



FOR LEASE

\$2,950/mo

Retail/ Warehouse Space

www.rants-group.com



449 Wichman, Tenino

- 3,343 Gross SF Available
- Includes 600 SF office & - 2,743 SF Warehouse
- Unserviced (\$2,950 mo)
- Flat piece of property located on the south end of Tenino City Limits
- RV Hook-up with power
- Three phase power
- 18' ceiling height
- Water; City of Tenino
- Sewer to be installed January 2010
- Lot size: 4.09 Acres - Property is level
- Zoned LI (Light Industrial)

The Rants Group
724 Columbia St. NW, Suite 200
Olympia, WA 98501

Phone (360) 943-8060
Fax (360) 943-9368
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Shelley Foltz
Commercial Agent
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This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





449 Wichman St S
Tenino WA 98589
Thurston County

Map/Grid: /
Area: 735- Other Lewis/Thurston
Web Site: www.rants-group.com

Building Information

Building Status: Existing
Construction Type:
Zoning:
Year Built: 1959
Year Renovated:
Parcel #: 74904500100
of Floors: 1
of Elevators:
Building Class:
Air Conditioning:
Total Units:
Sprinklers: No
of Buildings: 1
Owner:
Developer:
Expenses:

Parking Information:

Covered Spaces:
Uncovered Spaces:
Spaces per 1000sf:
Total Parking:

Industrial Building Information

Ceiling Height:
Dock High Doors:
Grade Level Doors: 4
Cranes: No
Rail Service: No
Industrial Type: Warehouse/Office

Retail Building Information

Anchors:
Pads:
Center Type:

Total Bldg SF: 3,343
Lot Size: 178,160
Acres: 4.09
Total Bldg NRA: 3,343
Total Off SF: 600
Total Ind SF: 2,743
Total Ret SF: 0
Total Res SF: 0

Some information contained herein may have been obtained from public records or other sources deemed reliable but is not guaranteed.

Space Information (Listing # 456724)

Asset Class: Retail, Industrial
Lease Type: Modified Gross
Status: Hold
Date Avail: 6/30/2009
Entire Floor: No
Sub Lease: No
Move In: Immediately

Rent Min:
Rent Max:
Tot Monthly Rent:
Avail SF: 3,343
Divide To SF: 3,343

Agent: Shelley Foltz
Email: shelley@rants-group.com
Office Phone: (360) 943-8060
Phone: (360) 943-8060
Company: Rants Group, The

Additional Industrial Space Detail:

Min Office SF:
Max Office SF:
Min Industrial SF: 3,343
Max Industrial SF: 3,343
Min Total SF:
Max Total SF:

Blended Rent Min:
Blended Rent Max:
Ofc Rent Min:
Ofc Rent Max:
Shell Rent Min: \$ 0.88 /sf
Shell Rent Max: \$ 0.88 /sf

Ceiling Height:
Dock High Doors:
Grade Level Doors:

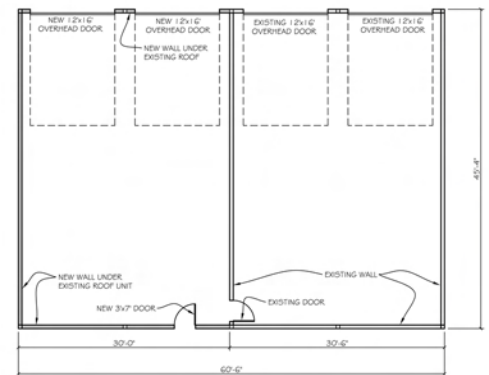
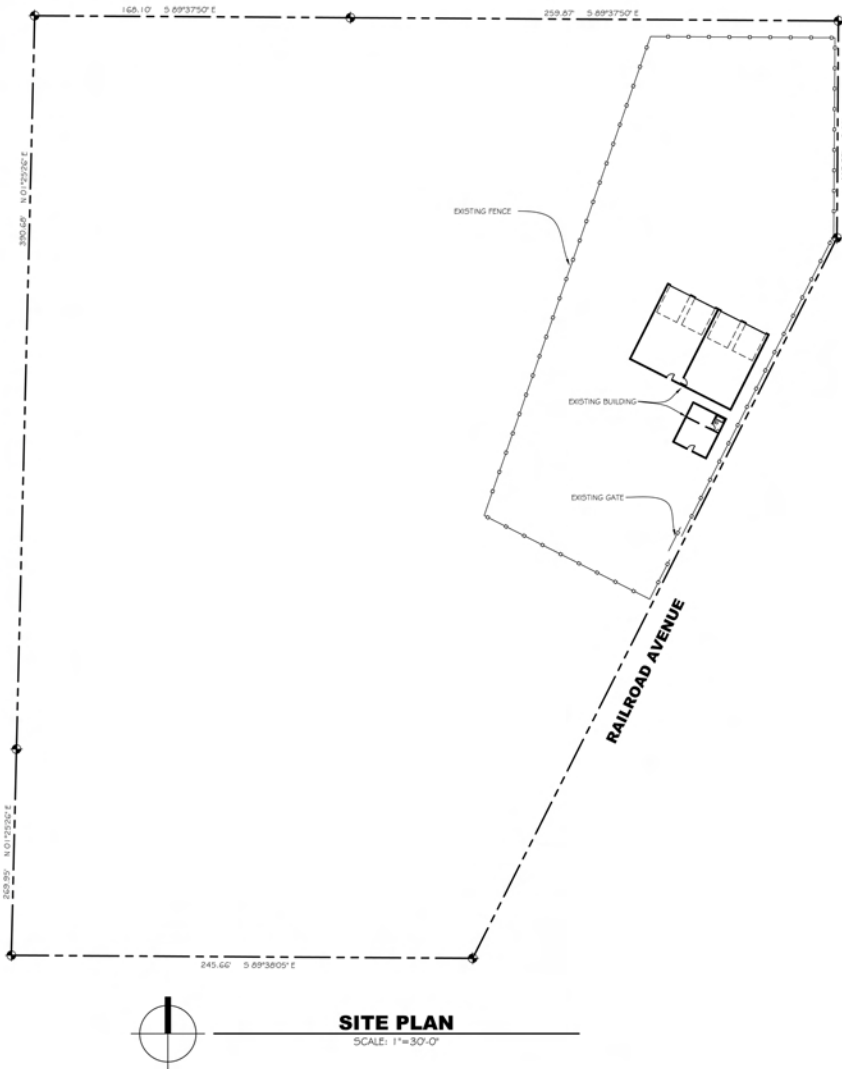
Listing Broker Comments: Retail/Warehouse space. Situated on 4.08 acres - property is flat. RV hook-up w/power. Perfect for auto. 18' ceiling height. Zoned LI. Sewer to be installed Jan 2010. Directions: From I-5 take Exit #99 (93rd Avenue/Scott Lake), east on 93rd Avenue to Old Hwy 99 SE. Go through Tenino, building located on the left.

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FLOOR PLAN



FLOOR PLAN

SCALE: 1/8"=1'-0"

PROJECT DATA

PROJECT DESCRIPTION: ENCLOSE HALF OF AN EXISTING "POLE BARN" BUILDING. THE PORTION OF THE BUILDING BEING ENCLOSED IS AN EXISTING ROOF UNIT (THE HALF OF THE BUILDING NOT BEING MODIFIED IS ALREADY ENCLOSED)

ADDRESS: 449 WICHMAN
 PARCEL NUMBER: 74904500100
 LOT SIZE: 4.09 ACRES (176,160.4 SF)
 BUILDING SIZE: 60'-0" x 45'-4" (2,742.6 SF)

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