



FOR SALE. FOR LEASE.  
FOR YOU.

# FOR LEASE

1306 SE Fones Road, Olympia

[www.rants-group.com](http://www.rants-group.com)



- 3,900+/- SF warehouse and 1,100+/- SF office/showroom
- \$.57/sf, \$ 2,850/month, unserviced
- Landlord pays property taxes and insurance, and structural/grounds maintenance
- Zoned Light Industrial
- Office/showroom area includes open area, 10X10 private office, AC and 2 ADA restrooms
- Heated warehouse with dock and grade level doors, and storage room.
- Small industrial complex across from Home Depot



Carolyn Graden, Commercial Broker  
[carolyn@rants-group.com](mailto:carolyn@rants-group.com)



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### Associated Petroleum

For Lease



#### Sustainability/Green Building

LEED Cert: No  
Energy Star Cert: No

#### Associated Petroleum

1306 SE Fones Rd  
Olympia WA 98501  
Thurston County

#### Building Information

Total Building SF: 8,000  
Net Rentable Area: 8,000  
Total Industrial SF: 8,000  
Year Built: 1995  
Sprinklers: No  
# of Buildings: 1  
# of Floors: 1  
A/C: Yes  
Industrial Type: 4  
Clearance Height Min: 17.0  
Dock High Doors: 1  
Grade Level Doors: 1  
Sewer: Yes  
Paved: Yes

#### Location

Market Area: Olympia  
Building Status: Existing

#### Property Information

Tax ID #s: 11819110700  
Total Land SF: 194,713  
Acres: 4.47  
Zoning: Light industrial  
Investment: No  
Owner User: No

#### Industrial Information

Industrial Type: Warehouse/Office  
Ceiling Height: 17.00  
Dock High Doors: Yes  
Grade Level Doors: Yes  
Cranes: No

#### Space Information for Suite 1306 (Listing # 462479) | [floor plan](#)

<b>Asset Class:</b> Industrial	<b>Days on Mkt:</b> 528	<b>Agent:</b> <a href="#">Carolyn Graden, CCIM</a>
<b>Lease Type:</b> Modified Gross	<b>Rent Min:</b> \$ 0.57 /sf	<b>Email:</b> <a href="mailto:carolyn@rants-group.com">carolyn@rants-group.com</a>
<b>Status:</b> Available	<b>Rent Max:</b> \$ 0.57 /sf	<b>Office Phone:</b> (360) 943-8060
<b>Availability:</b> Vacant	<b>Tot Monthly Rent:</b> \$ 2,850	<b>Phone:</b> (360) 943-8060
<b>Date Avail:</b>	<b>Avail SF:</b> 5,000	<b>Company:</b> Rants Group, The
<b>Floor:</b> 1	<b>Vacant SF:</b> 5,000	<b>LOC:</b> 3.0
<b>Suite:</b> 1306	<b>Divide To SF:</b> 5,000	<b>Exclusions:</b> No
<b>Entire Floor:</b> No		<b>Last Modified:</b> 4/13/2011
<b>Sub Lease:</b> No		
<b>Move In:</b> Immediately		

#### Additional Industrial Space Detail:

<b>Min Office SF:</b> 1,100	<b>Blended Rent Min:</b> \$ 0.57 /sf	<b>Ceiling Height:</b> 17.0 ft
<b>Max Office SF:</b>	<b>Blended Rent Max:</b> \$ 0.57 /sf	<b>Dock High Doors:</b> 1
<b>Min Industrial SF:</b> 3,900	<b>Ofc Rent Min:</b> \$ 0.57 /sf	<b>Grade Level Doors:</b> 1
<b>Max Industrial SF:</b> 3,900	<b>Ofc Rent Max:</b> \$ 0.57 /sf	
<b>Min Total SF:</b> 5,000	<b>Shell Rent Min:</b> \$ 0.57 /sf	
<b>Max Total SF:</b> 5,000	<b>Shell Rent Max:</b> \$ 0.57 /sf	

#### Listing Broker Comments:

3900+/- SF warehouse with 1100+/- SF office/showroom in small industrial complex across from Home Depot. Office/showroom area includes open area, 10X10 private office, AC and 2 ADA restrooms. Heated warehouse with dock and grade level doors, and storage room. Landlord pays property taxes and insurance, and structural/grounds maintenance.

