



FOR SALE. FOR LEASE.
FOR YOU.

FOR LEASE

18501 Loganberry Street SW, Rochester, WA

www.rants-group.com

Unique Opportunity - Land and Buildings For Lease



Just north of Exit 88, with great I-5 exposure • \$5,000.00/month
5.79 acres with 1,008 sf beautiful log cabin office building,
1,296 sf industrial building with 2 roll-up doors, plus two 6,000 sf
steel material storage sheds with overhead sprinkler system.

Fully fenced with security system in place.

Large pole sign adjacent to I-5.

Paved parking area. Well maintained property.

Good for contractor office, storage and yard or other use.



Shelley Foltz, Commercial Broker
shelley@rants-group.com



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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 or other professional advisor.

Wiens Log Homes

For Lease



Wiens Log Homes
18501 Loganberry St SW
Rochester WA 98579
Thurston County

Building Information

Total Building SF: 16,894
Net Rentable Area: 16,894
Total Industrial SF: 16,894
Year Built: 1992
Sprinklers: No
of Buildings: 4
of Floors: 1

Location

Market Area: Other Lewis/Thurston
Building Status: Existing
[Property Website Link](#)

Property Information

Tax ID #s: 31412700100
31412600100
Total Land SF: 252,212
Acres: 5.79
Zoning: RCC
Investment: No
Owner User: No
Expenses: \$ 0.07

Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

Industrial Information

Dock High Doors: No
Grade Level Doors: No
Cranes: No

Space Information (Listing # 479251)

Asset Class: Industrial	Days on Mkt: 438	Agent: Shelley Foltz, CCIM
Lease Type: NNN	Rent Min:	Email: shelley@rants-group.com
Status: Available	Rent Max: \$ 3.55	Phone: (360) 943-8060
Availability: Available	Tot Monthly Rent: \$ 5,000	Company: Rants Group, The
Date Avail:	NNN Expenses: \$ 0.07	Office Phone: (360) 943-8060
Entire Floor: No	Avail SF: 16,894	LOC: 3.0
Sub Lease: No	Divide To SF: 16,894	Exclusions: No
Move In: Immediately		Last Modified: 12/14/2011
Frontage: Interstate 5		

Additional Industrial Space Detail:

Min Office SF: 1,008	Blended Rent Min:	Ceiling Height:
Max Office SF: 1,008	Blended Rent Max: \$ 3.55 /sf	Dock High Doors:
Min Industrial SF: 15,886	Ofc Rent Min:	Grade Level Doors:
Max Industrial SF: 15,886	Ofc Rent Max:	
Min Total SF: 16,894	Shell Rent Min:	
Max Total SF: 16,894	Shell Rent Max:	

Listing Broker Comments:

Just north of Exit 88, with great I-5 exposure. 5.79 acres fenced with 1,008 sf beautiful log cabin office building & 1,296 sf industrial building, 2,590 storage shed, plus two 6,000 sf steel material storage sheds with overhead sprinkler system. Good for contractor office, storage and yard or other use.

Public Comments:

Land & buildings for lease with great I-5 exposure

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Industrial Building



Work/Storage Building



Steel Material Storage Shed C



Steel Material Storage Shed D



Office Building



Restroom

