



FOR SALE. FOR LEASE.
FOR YOU.

FOR LEASE

2505 21st Avenue SW, Tumwater

www.rants-group.com



- Retail Warehouse
- 9,350 Square Foot Building
- Includes: 1,750 sf office
6,000 sf insulated warehouse w/ electric heaters
1,600 sf covered bay
- \$.60/psf, triple net
- Three 14' x 16' overhead doors
- One 22' x 16' overhead door
- Great visibility on south side of Hwy 101, directly across from Olympia Auto Mall
- Includes 3/4 acre of fenced yard
- Additional 1.83 acres yard space available for \$1,400/month
- Former use was truck service center & auto receiving



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.

Retail Warehouse/Auto Service

For Lease



Retail Warehouse/Auto Service
 2505 21st SW
 Tumwater WA 98512
 Thurston County

Location

Market Area: Olympia
 Building Status: Existing

Building Information

Total Building SF: 9,350
 Net Rentable Area: 9,350
 Total Office SF: 1,750
 Total Industrial SF: 7,600
 Year Built: 1989
 Sprinklers: No
 Construction Type: Steel
 Security System: Yes
 Building Class: C
 # of Buildings: 1
 # of Floors: 1
 Industrial Type: 4
 Grade Level Doors: 4
 Yard: Yes
 Fenced: Yes

Property Information

Tax ID #s: 12821440303
 Total Land SF: 51,400
 Acres: 1.18
 Zoning: Lt Industrial
 Investment: No
 Owner User: No
 Expenses: \$ 0.06

Sustainability/Green Building

LEED Cert: No
 Energy Star Cert: No

Industrial Information

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

Space Information (Listing # 501998)

Asset Class: Industrial	Days on Mkt: 0	Agent: Shelley Foltz, CCIM
Lease Type: NNN	Rent Min: \$ 0.60 \$/sf/mo	Email: shelley@rants-group.com
Status: New	Rent Max: \$ 0.60 \$/sf/mo	Phone: (360) 943-8060
Availability: Available	NNN Expenses: \$ 0.06 \$/sf/mo	Company: Rants Group, The
Date Avail: 1/13/2012	Avail SF: 9,350	Office Phone: (360) 943-8060
Entire Floor: No	Divide To SF: 9,350	LOC: 3.0
Sub Lease: No		Exclusions: No
Move In: Immediately		Last Modified: 1/13/2012
Frontage: Hwy 101		

Additional Industrial Space Detail:

Min Office SF:	Blended Rent Min: \$ 0.60 /sf	Ceiling Height:
Max Office SF:	Blended Rent Max: \$ 0.60 /sf	Dock High Doors: 4
Min Industrial SF: 9,350	Ofc Rent Min:	Grade Level Doors:
Max Industrial SF: 9,350	Ofc Rent Max:	
Min Total SF:	Shell Rent Min: \$ 0.60 /sf	
Max Total SF:	Shell Rent Max: \$ 0.60 /sf	

Listing Broker Comments:

9,350 sf building, includes 1,750 sf office, 6,000 sf insulated warehouse w/electric heaters & 1,600 sf covered bay, (3) 14' x 16' overhead doors & (1) 22' x 16' overhead door. Includes approx 3/4 acre of fenced yard space. Formerly used for truck service center and auto receiving yard. Great visibility from Hwy 101 - across from Olympia Auto Mall. Additional 1.83 ac fenced yard available at \$1,400/mo.

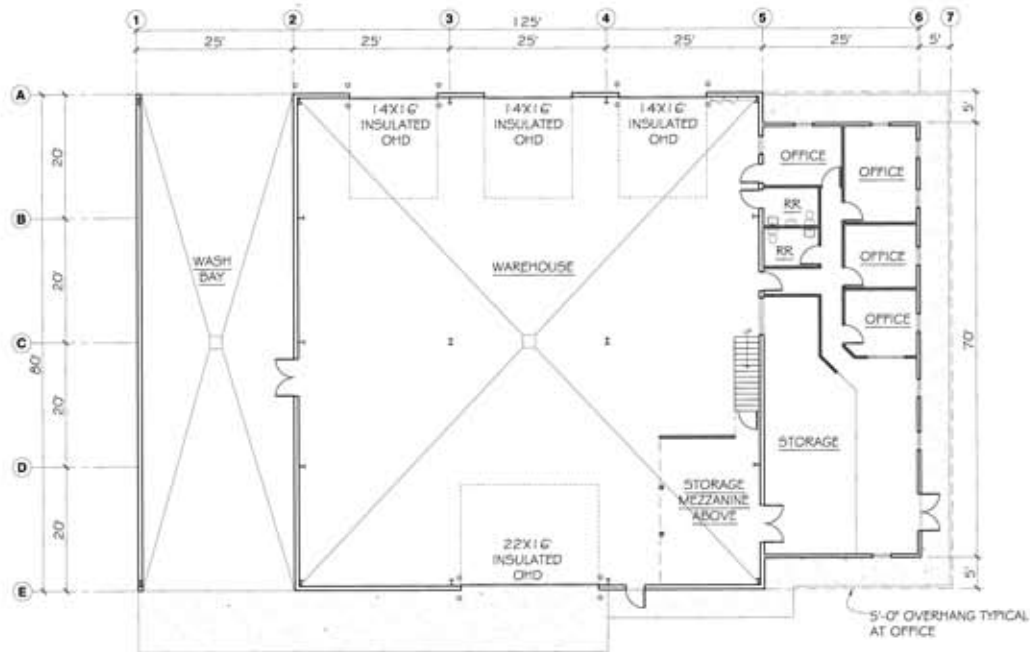
Public Comments:

Retail Warehouse - former Auto Service Center

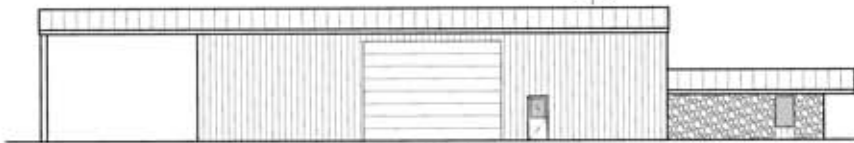
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Search Tags:

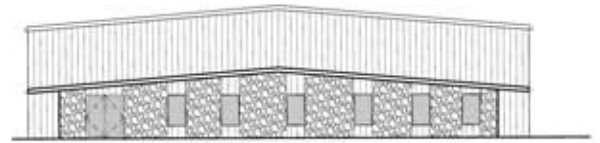
Car Lot, Industrial/Office, Industrial/Retail, Warehouse, Yard



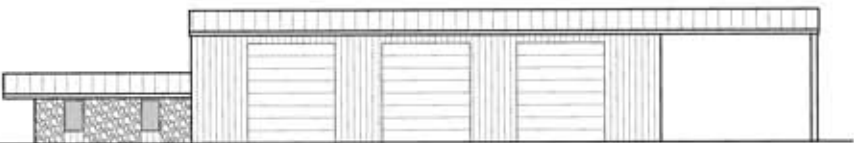
FLOOR PLAN
SCALE: 1/8"=1'-0"



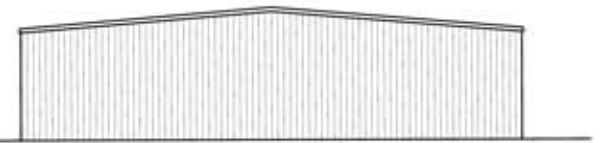
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



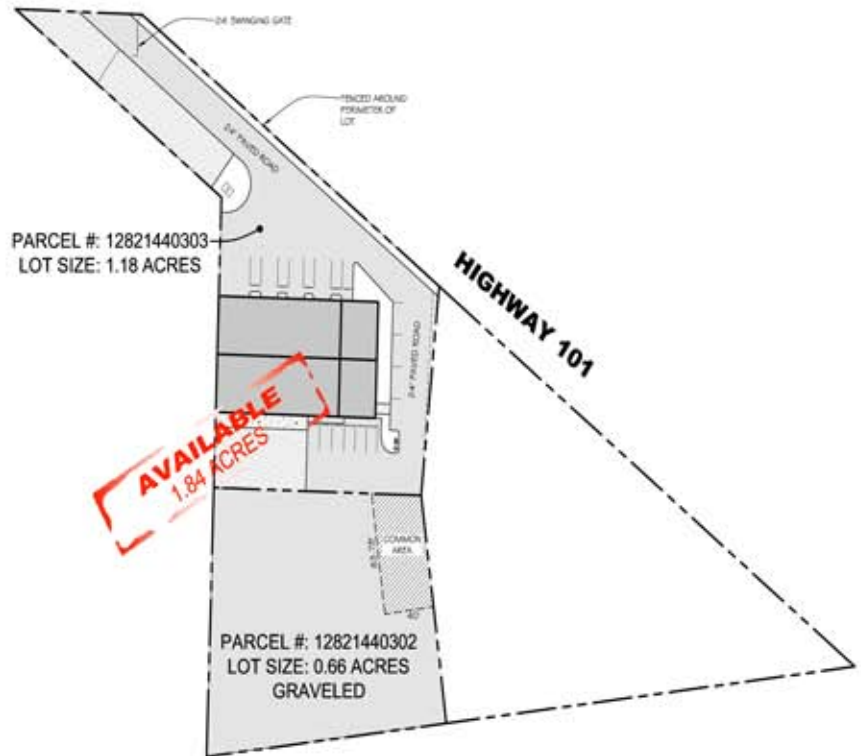
EAST ELEVATION
SCALE: 1/8"=1'-0"



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



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



PARCEL #: 12821440302
 LOT SIZE: 0.66 ACRES
 GRAVELED



SITE PLAN
 SCALE: 1"=50'-0"