



FOR LEASE

Meridian Campus



2601 Willamette Dr NE, Lacey



- Premier location in master planned industrial park
- \$.55 /SF, NNN
- 10,000 SF Concrete masonry tilt construction
- Includes 2,400 SF office/showroom, 5,400 SF warehouse
- 2,400 SF mezzanine included (not calculated in rentable square footage)
- Warehouse is fully sprinkled and includes radiant heat
- 24 foot clear ceiling, 3 phase power
- 2 dock doors, 1 grade level door
- Port of Olympia free trade zone

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

Phone (360) 943-8060
Fax (360) 943-9368
www.rants-group.com

Carolyn Graden
Commercial Agent
carolyn@rants-group.com



Shelley Foltz
Commercial Agent
shelley@rants-group.com



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.



LEASE INFORMATION



RSS Management - Building B
2601 Willamette Dr NE
Lacey WA 98516
Thurston County

Building Information

Building Status: Existing
Total Building SF: 64,000
Net Rentable Area: 64,000
Total Industrial SF: 64,000
Year Built: 2000
Sprinklers: Yes
Security System: Yes
Building Class: A
of Buildings: 1
of Floors: 2
A/C: Yes

Parking Information

Uncovered: 135
Total: 135

Location

Market Area: Lacey

Property Information

Tax ID #s: 42080000600
Total Land SF: 205,000
Acres: 4.71
Zoning: Industrial
Investment: No
Owner User: No
Owner: RSS Management
Developer: RSS Management

Public Building Comments

Easy freeway access - 25 minutes to Port of Tacoma & 40 minutes to Seattle.

Space Information (Listing # 453416)

Asset Class: Industrial
Lease Type: NNN
Status: Available
Availability: Vacant
Date Avail:
Entire Floor: No
Sub Lease: No
Move In: Immediately
Frontage: Willamette Dr.

Days on Mkt: 215
Rent Min: \$ 0.55 /sf
Rent Max: \$ 0.55 /sf
NNN Expenses: \$ 0.15
Avail SF: 7,800
Vacant SF: 7,800
Divide To SF: 7,800

Agent: Shelley Foltz
Email: shelley@rants-group.com
2nd Agent: Carolyn Graden
Email: carolyn@rants-group.com
Office Phone: (360) 943-8060
Phone: (360) 943-8060
Company: Rants Group, The

Additional Industrial Space Detail:

Min Office SF: 2,400
Max Office SF: 2,400
Min Industrial SF: 7,800
Max Industrial SF: 7,800
Min Total SF:
Max Total SF:

Blended Rent Min: \$ 0.55 /sf
Blended Rent Max: \$ 0.55 /sf
Ofc Rent Min:
Ofc Rent Max:
Shell Rent Min:
Shell Rent Max:

Ceiling Height: 24.0 ft
Dock High Doors: 2
Grade Level Doors: 1

Listing Broker Comments:

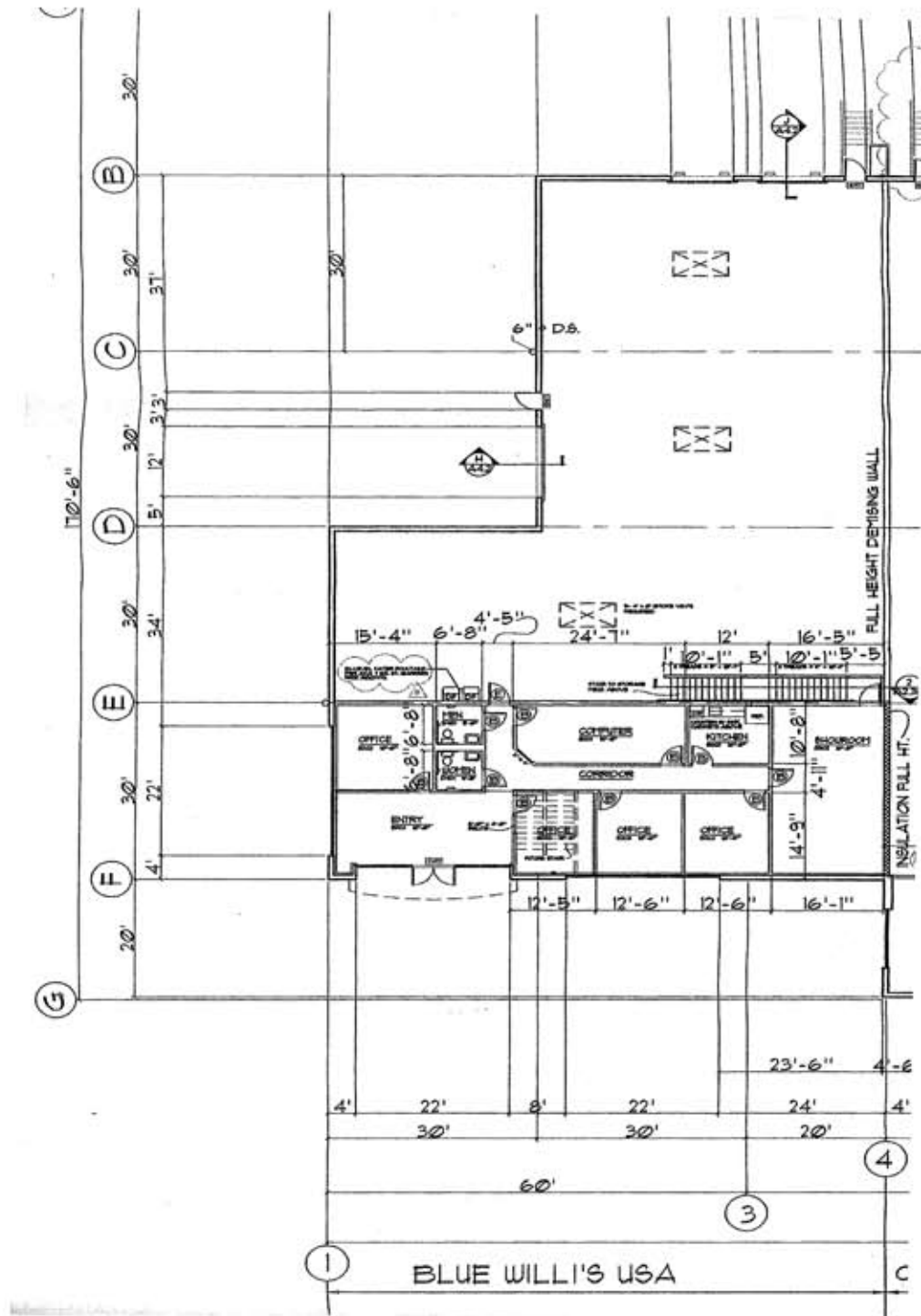
Concrete masonry tilt, distribution warehouse situated in premier location in Meridian Campus. Includes 5,400 sf warehouse and 2,400 sf office/showroom and 2,400 sf mezzanine. Mezzanine is a bonus - not included in the RSF. Warehouse is fully sprinkled, includes radiant heat, 24' clear ceiling, 2 dock doors, 1 grade level door & 3 phase power. I-5 @ Exit 111 in Meridian Campus.

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FLOOR PLAN



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