



# FOR LEASE

**Distribution Warehouse**  
www.rants-group.com



**2670 Crites Street SW Tumwater, WA**

- 20,000 Sq. Ft. Industrial Space
- Includes 750+/- Sq. Ft. Office Space w/ reception, private offices and restrooms
- 7 Dock high & 4 grade level doors
- Fully sprinkled
- Abundant parking 23+ stalls
- Great access from both sides of warehouse
- Building situated on 3.4 acres
- \$.20/psf, Triple net

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

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

**Shelley Foltz**  
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**Carolyn Graden**  
Commercial Agent  
carolyn@rants-group.com



## Crites/Mottman Industrial

For Lease



**Crites/Mottman Industrial**  
2670 Crites St SW  
Tumwater WA 98512  
Thurston County

### Building Information

**Building Status:** Existing  
**Total Building SF:** 40,000  
**Net Rentable Area:** 40,000  
**Total Office SF:** 1,730  
**Total Industrial SF:** 40,000  
**Year Built:** 1992  
**Sprinklers:** Yes  
**# of Buildings:** 1  
**# of Floors:** 1  
**A/C:**

### Location

**Market Area:** Tumwater  
**Second Addr:** corner of Crites & 26th Ave.  
**Cross Street:** 26th Avenue

### Property Information

**Tax ID #s:** 76280000700  
**Acres:** 3.42  
**Investment:** No  
**Owner User:** No  
**Owner:** RSS Management

### Parking Information

# Uncovered: 47

### Sustainability/Green Building

**LEED Cert:** No  
**Energy Star Cert:** No

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

### Space Information for Suite north 1/2 (Listing # 309326)

<b>Asset Class:</b> Industrial	<b>Days on Mkt:</b> 779	<b>Agent:</b> Carolyn Graden
<b>Lease Type:</b> NNN	<b>Rent Min:</b>	<b>Email:</b> <a href="mailto:carolyn@rants-group.com">carolyn@rants-group.com</a>
<b>Status:</b> Available	<b>Rent Max:</b> \$ 0.20 /sf	<b>2nd Agent:</b> Shelley Foltz
<b>Availability:</b> Vacant	<b>NNN Expenses:</b> \$ 0.12	<b>Email:</b> <a href="mailto:shelley@rants-group.com">shelley@rants-group.com</a>
<b>Date Avail:</b>	<b>Avail SF:</b> 20,000	<b>Office Phone:</b> (360) 943-8060
<b>Suite:</b> north 1/2	<b>Divide To SF:</b> 20,000	<b>Phone:</b> (360) 943-8060
<b>Entire Floor:</b> No		<b>Company:</b> Rants Group, The
<b>Sub Lease:</b> Yes		<b>LOC:</b> 3.0
<b>Terms:</b> Sublease thru 7/31/2010.		<b>Exclusions:</b> No
<b>Move In:</b> immediate		<b>Last Modified:</b> 12/28/2009

### Additional Industrial Space Detail:

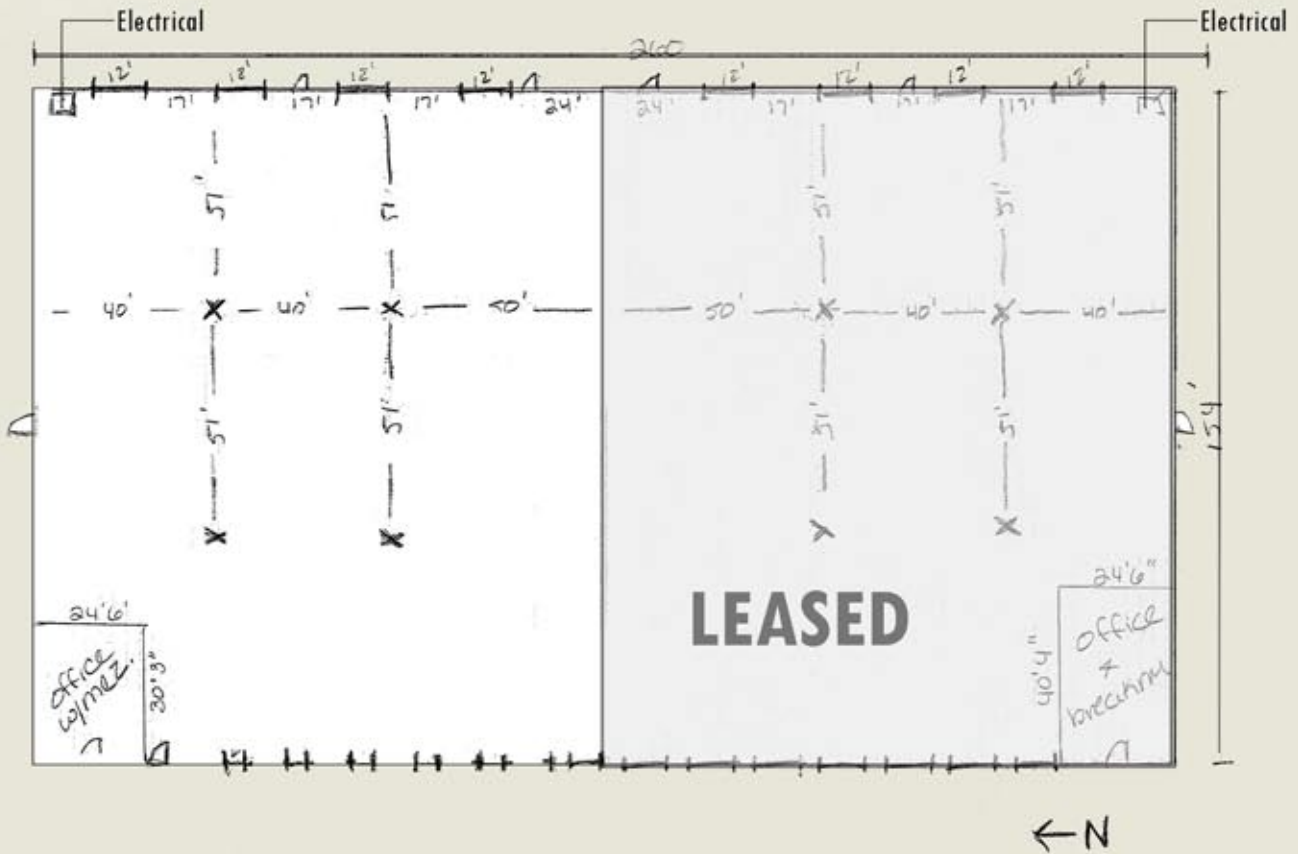
<b>Min Office SF:</b>	<b>Blended Rent Min:</b>	<b>Ceiling Height:</b> 24.0 ft
<b>Max Office SF:</b>	<b>Blended Rent Max:</b> \$ 0.20 /sf	<b>Dock High Doors:</b> 7
<b>Min Industrial SF:</b> 20,000	<b>Ofc Rent Min:</b>	<b>Grade Level Doors:</b> 4
<b>Max Industrial SF:</b> 20,000	<b>Ofc Rent Max:</b>	
<b>Min Total SF:</b>	<b>Shell Rent Min:</b> \$ 0.20 /sf	
<b>Max Total SF:</b>	<b>Shell Rent Max:</b> \$ 0.20 /sf	

**Listing Broker Comments:** Great building at a great price! Clean, well maintained, easy in & out. 4 grade & 7 dock high doors. 750+/- sf office space w/2 private offices, 2 restrooms, reception with built in counter, small showroom, overhead mezzanine storage and storage under stairs. Sprinkled. NNN=\$.12.

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