



FOR LEASE

Mottman Industrial - Warehouse & Office

www.rants-group.com



2806 29th Ave SW, Tumwater, WA

- 2,782 sq. ft. Warehouse
- 140 sq. ft. office and restroom
- \$.60 PSF, \$1,800/month
- Mezzanine storage - 644 sf on South side & 756 sf on North side
- Tenant pays interior maintenance, utilities, business equipment, telephone and liability insurance

Directions: Exit Hwy 101 at Crosby Blvd, left on Crosby, right on Mottman Road, left on RW Johnson, right on 29th to property on right.

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
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



2806 29th Ave SW
Tumwater WA 98512
Thurston County

Map/Grid: /
Area: 715- Tumwater

Building Information

Building Status: Existing
Construction Type:
Zoning: Light Industrial
Year Built: 1989
Year Renovated:
Parcel #: 63050000900
of Floors: 1
of Elevators:
Building Class:
Air Conditioning:
Total Units:
Sprinklers: No
of Buildings:
Owner:
Developer:
Expenses:

Parking Information:

Covered Spaces:
Uncovered Spaces:
Spaces per 1000sf:
Total Parking:

Industrial Building Information

Ceiling Height:
Dock High Doors:
Grade Level Doors:
Cranes: No
Rail Service: No
Industrial Type:

Total Bldg SF: 12,000
Lot Size: 84,942
Acres: 1.95
Total Bldg NRA: 12,000
Total Off SF: 0
Total Ind SF: 12,000
Total Ret SF: 0
Total Res SF: 0

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

Space Information (Listing # 458203)

| | | |
|-----------------------------------|-----------------------------------|--|
| Asset Class: Industrial | Rent Min: \$ 0.60 /sf | Agent: Shelley Foltz |
| Lease Type: Modified Gross | Rent Max: \$ 0.60 /sf | Email: shelley@rants-group.com |
| Status: New | Tot Monthly Rent: \$ 1,800 | Office Phone: (360) 943-8060 |
| Availability: Available | Avail SF: 3,000 | Phone: (360) 943-8060 |
| Date Avail: 8/1/2009 | Divide To SF: 3,000 | Company: Rants Group, The |
| Floor: 1 | | |
| Entire Floor: No | | Exclusions: No |
| Sub Lease: No | | |
| Move In: Immediately | | |

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: |
| Min Industrial SF: 3,000 | Ofc Rent Min: | Grade Level Doors: |
| Max Industrial SF: 3,000 | Ofc Rent Max: | |
| Min Total SF: | Shell Rent Min: \$ 0.60 /sf | |
| Max Total SF: | Shell Rent Max: \$ 0.60 /sf | |

Listing Broker Comments: 2,782 sf warehouse w/ 140 sf office and restroom in Mottman Industrial Park. Mezzanine storage - 664 sf on south side and 756 sf on the north side. Tenant pays interior maintenance, utilities, business equipment, telephone and liability insurance.

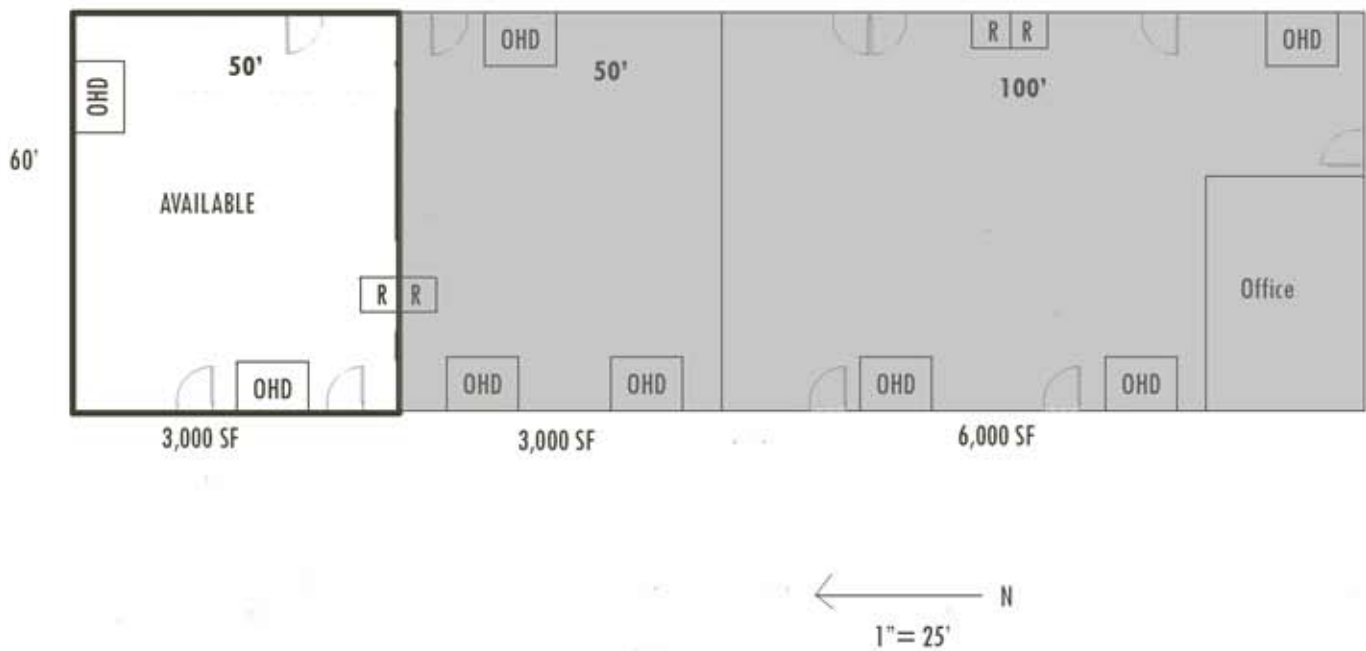
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Property Floor Plan



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