



FOR SALE. FOR LEASE.
FOR YOU.

FOR LEASE

Industrial Space in Tumwater
www.rants-group.com



2900 37th Avenue SW, Tumwater

- \$0.47 PSF- NNN
- Total Building Square Feet- 37,783
- Total Industrial SF- 29,455
 - Includes 515 SF of Office Space, Lunchroom, Restroom
 - Four 9 x 10 Dock High Doors, Two 12 x 14 Grade Level Doors, 24' Clear Span
- Total Office SF- 8,328
 - 4,815 SF on Ground Level: Floor Plan Includes Restrooms, Computer Room, Administrative Offices, Bullpen Areas, Display/Retail Area
 - 2,998 SF on 2nd Floor: Current Layout Includes Restroom, Conference/Meeting Room & Private Offices
- Built as Corporate Office & Distribution Center
- City Utilities
- Good Parking and Easy Access



Carolyn Graden, Commercial Broker
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Pacific Salon

For Lease



Pacific Salon
 2900 37th Ave SW
 Tumwater WA 98512
 Thurston County
 Cross Street: RW Johnson

Building Information	
Total Building SF:	37,783
Net Rentable Area:	37,783
Total Office SF:	8,328
Total Industrial SF:	29,455
Year Built:	1999
Sprinklers:	Yes
Construction Type:	Tiltwall
Building Class:	B
# of Buildings:	1
# of Floors:	2
# of Units:	1
A/C:	Yes
Industrial Type:	4
Clearance Height Min:	24.0
Dock High Doors:	4
Grade Level Doors:	2
Cranes:	0
Sewer:	Yes
Yard:	Yes
Paved:	Yes

Location	
Market Area:	Tumwater
Building Status:	Existing
Property Information	
Tax ID #s:	63040000200
Total Land SF:	111,513
Acres:	2.56
Investment:	No
Owner User:	No
Expenses:	\$ 0.09
Industrial Information	
Industrial Type:	Warehouse/Office
Ceiling Height:	24.00

Space Information (Listing # 497657)

Asset Class: Industrial	Days on Mkt: 22	Agent: Carolyn Graden, CCIM
Lease Type: NNN	Rent Min: \$ 0.47 /sf	Email: carolyn@rants-group.com
Status: Price Change	Rent Max: \$ 0.47 /sf	Phone: (360) 943-8060
Availability: Occupied	Tot Monthly Rent: \$ 19,600	Company: Rants Group, The
Date Avail: 1/1/2012	NNN Expenses: \$ 0.09	Office Phone: (360) 943-8060
Entire Floor: Yes	Avail SF: 37,783	LOC: 2.5
Sub Lease: No	Divide To SF: 37,783	Exclusions: No
Move In: January 2012		Last Modified: 10/25/2011

Additional Industrial Space Detail:

Min Office SF: 8,328	Blended Rent Min: \$ 0.47 /sf	Ceiling Height: 24.0 ft
Max Office SF: 8,328	Blended Rent Max: \$ 0.47 /sf	Dock High Doors: 4
Min Industrial SF: 29,455	Ofc Rent Min: \$ 0.75 /sf	Grade Level Doors: 2
Max Industrial SF: 29,455	Ofc Rent Max: \$ 0.75 /sf	
Min Total SF: 37,783	Shell Rent Min: \$ 0.39 /sf	
Max Total SF: 37,783	Shell Rent Max: \$ 0.39 /sf	

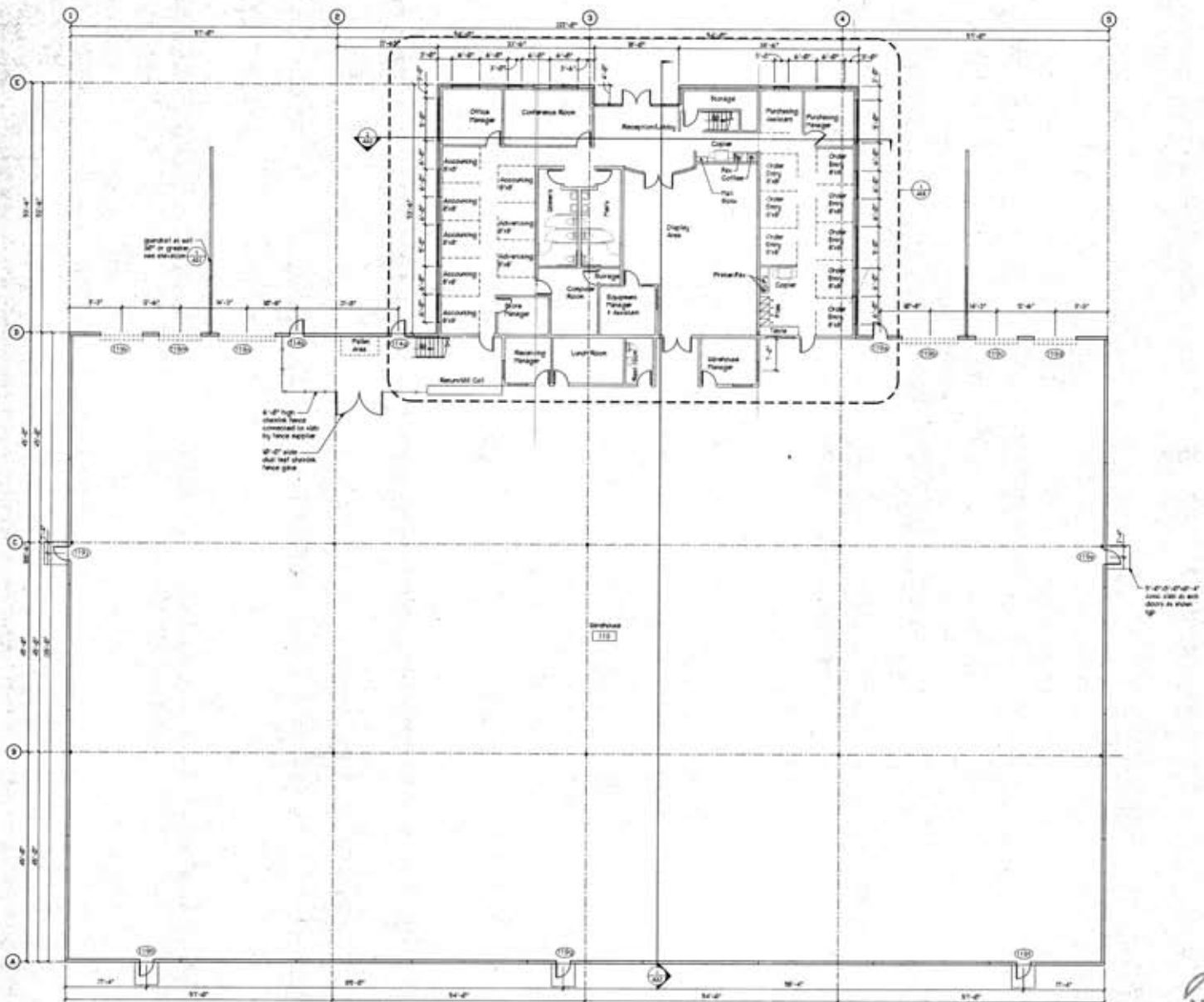
Listing Broker Comments:

Warehouse includes 515 SF of office space, lunchroom & restroom. Four 9 X 10 dock high doors, Two 12 X 14 grade level doors, 24' clear span Two story bump out for office. 4,815 square feet on ground level. Floor plan includes restrooms, computer room, administrative offices, bullpen areas, display/retail area. 2,998 square feet on 2nd floor. Current layout includes restroom, conference/meeting room & private offices. Built as a corporate office & distribution center. City utilities. Good parking and easy access. Currently occupied by Mud Bay, Inc. Shown by appt. only.

Public Comments: **Light Industrial office/distribution building**
 Warehouse includes 515 SF of office space, lunchroom & restroom. Four 9 X 10 dock high doors, Two 12 X 14 grade level doors, 24' clear span Two story bump out for office. 4,815 square feet on ground level. Floor plan includes restrooms, computer room, administrative offices, bullpen areas, display/retail area. 2,998 square feet on 2nd floor. Current layout includes restroom, conference/meeting room & private offices. Built as a corporate office & distribution center. City utilities. Good parking and easy access.

Search Tags:

Business Park, Distribution, Industrial/Office, Industrial/Retail, Warehouse



FLOOR PLAN



