



FOR SALE. FOR LEASE.
FOR YOU.

FOR LEASE

2963 RW Johnson Boulevard SW, Tumwater

www.rants-group.com

Mottman Industrial Park Warehouse



- 10,000 sf warehouse
- 2,000 sf office (5 offices, open area, break/work room & 2 restrooms)
- 2,000 sf mezzanine storage
- \$.50 psf - NNN
- 1 grade level door
- 2 dock - 10' high doors
- 17' clear ceiling height
- Fenced yard space
- 200 amp, 102v single phase power



Shelley Foltz, Commercial Broker
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Ells Building

For Lease



Parking Information

# Covered:	15
Total:	15

Sustainability/Green Building

LEED Cert:	No
Energy Star Cert:	No

Ells Building

2963 RW Johnson Blvd
Tumwater WA 98512
Thurston County
Cross Street: Mottman Rd

Building Information

Total Building SF:	12,000
Net Rentable Area:	12,000
Total Office SF:	2,000
Total Industrial SF:	10,000
Year Built:	1993
Sprinklers:	No
Construction Type:	Steel
Security System:	Yes
Building Class:	B
# of Buildings:	1
# of Floors:	1
# of Units:	1
A/C:	Yes
Industrial Type:	4
Clearance Height Min:	17.0
Dock High Doors:	2
Grade Level Doors:	1
Gas:	Yes
Sewer:	Yes
Yard:	Yes
Fenced:	Yes
Paved:	Yes
Electric Standard:	Yes
Amps:	200

Location

Market Area:	Tumwater
Building Status:	Existing
Property Website Link	

Property Information

Tax ID #s:	63050002800
Total Land SF:	41,382
Acres:	0.95
Zoning:	LI
Investment:	Yes
Owner User:	No
Expenses:	\$ 0.06

Industrial Information

Industrial Type:	Warehouse/Office
Ceiling Height:	17.00

Space Information (Listing # 482166)

Asset Class:	Industrial	Days on Mkt:	297	Agent:	Shelley Foltz, CCIM
Lease Type:	NNN	Rent Min:	\$ 0.50 /sf	Email:	shelley@rants-group.com
Status:	Back on Market	Rent Max:	\$ 0.50 /sf	Phone:	(360) 943-8060
Date Avail:	11/19/2010	NNN Expenses:	\$ 0.06	Company:	Rants Group, The
Entire Floor:	No	Avail SF:	12,000	Office Phone:	(360) 943-8060
Sub Lease:	Yes	Divide To SF:	12,000	LOC:	3.0
Terms:	sub lease thru 12/31/12			Exclusions:	No
Move In:	Immediate			Last Modified:	9/12/2011

Additional Industrial Space Detail:

Min Office SF:	2,000	Blended Rent Min:	\$ 0.50 /sf	Ceiling Height:	17.0-17.0 ft
Max Office SF:	2,000	Blended Rent Max:	\$ 0.50 /sf	Dock High Doors:	2
Min Industrial SF:	10,000	Ofc Rent Min:	\$ 0.50 /sf	Grade Level Doors:	1
Max Industrial SF:	10,000	Ofc Rent Max:	\$ 0.50 /sf		
Min Total SF:	12,000	Shell Rent Min:	\$ 0.50 /sf		
Max Total SF:	12,000	Shell Rent Max:	\$ 0.50 /sf		

Listing Broker Comments:

12,000 sf warehouse/office, which includes 2,000 sf office, one grade & 2 dock doors, some fenced yard space and additional 2,000 sf mezzanine storage space. 17' clear ceiling height. Building is available for sub lease through 12/31/2012. Can negotiate longer lease if desired. From Hwy 101, Exit Crosby Blvd SW, left on Crosby & right on Mottman Rd, left on RW Johnson Blvd to property on right.

Public Comments:

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