



FOR LEASE

Manufacturing/ Distribution Warehouse

www.rants-group.com



3139 Ferguson Ct SW, Tumwater



- 66,600 Sq. Ft. Industrial Space
- Divisible to 21,600 SF and 45,000 SF
- 8 Dock high & 3 grade level doors
- Fully sprinkled
- On 6.53 acres with 5 acres secured yard
- Great access from both sides of warehouse
- \$.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
Commercial Agent
shelley@rants-group.com



Carolyn Graden
Commercial Agent
carolyn@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.



Amcor - Ferguson

For Lease



Amcor - Ferguson
3139 Ferguson Ct SW
Tumwater WA 98512
Thurston County

Building Information

Building Status: Existing
Total Building SF: 66,600
Net Rentable Area: 66,600
Total Industrial SF: 66,600
Year Built: 1983
Year Renovated: 1996
Sprinklers: Yes
Construction Type: Concrete
of Buildings: 1
of Floors: 1
A/C: No

Location

Market Area: Tumwater

Property Information

Tax ID #: 63080003800
Total Land SF: 284,446
Acres: 6.53
Zoning: Light Industrial
Investment: No
Owner User: No

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Space Information (Listing # 444507)

Asset Class: Industrial
Lease Type: NNN
Status: Available
Availability: Vacant
Date Avail:
Entire Floor: Yes
Sub Lease: Yes
Move In: Immediately

Days on Mkt: 413
Rent Min: \$ 0.20 /sf
Rent Max: \$ 0.29 /sf
NNN Expenses: \$ 0.05
Avail SF: 66,600
Vacant SF: 66,600
Divide To SF: 21,600

Agent: Carolyn Graden
Email: carolyn@rants-group.com
2nd Agent: Shelley Foltz
Email: shelley@rants-group.com
Office Phone: (360) 943-8060
Phone: (360) 943-8060
Company: Rants Group, The
LOC: 3.0
Exclusions: No
Last Modified: 12/28/2009

Additional Industrial Space Detail:

Min Office SF:
Max Office SF:
Min Industrial SF: 21,600
Max Industrial SF: 66,600
Min Total SF:
Max Total SF:

Blended Rent Min: \$ 0.20 /sf
Blended Rent Max: \$ 0.29 /sf
Ofc Rent Min:
Ofc Rent Max:
Shell Rent Min:
Shell Rent Max:

Ceiling Height: 18.0-30.0 ft
Dock High Doors: 8
Grade Level Doors: 3

Listing Broker Comments:

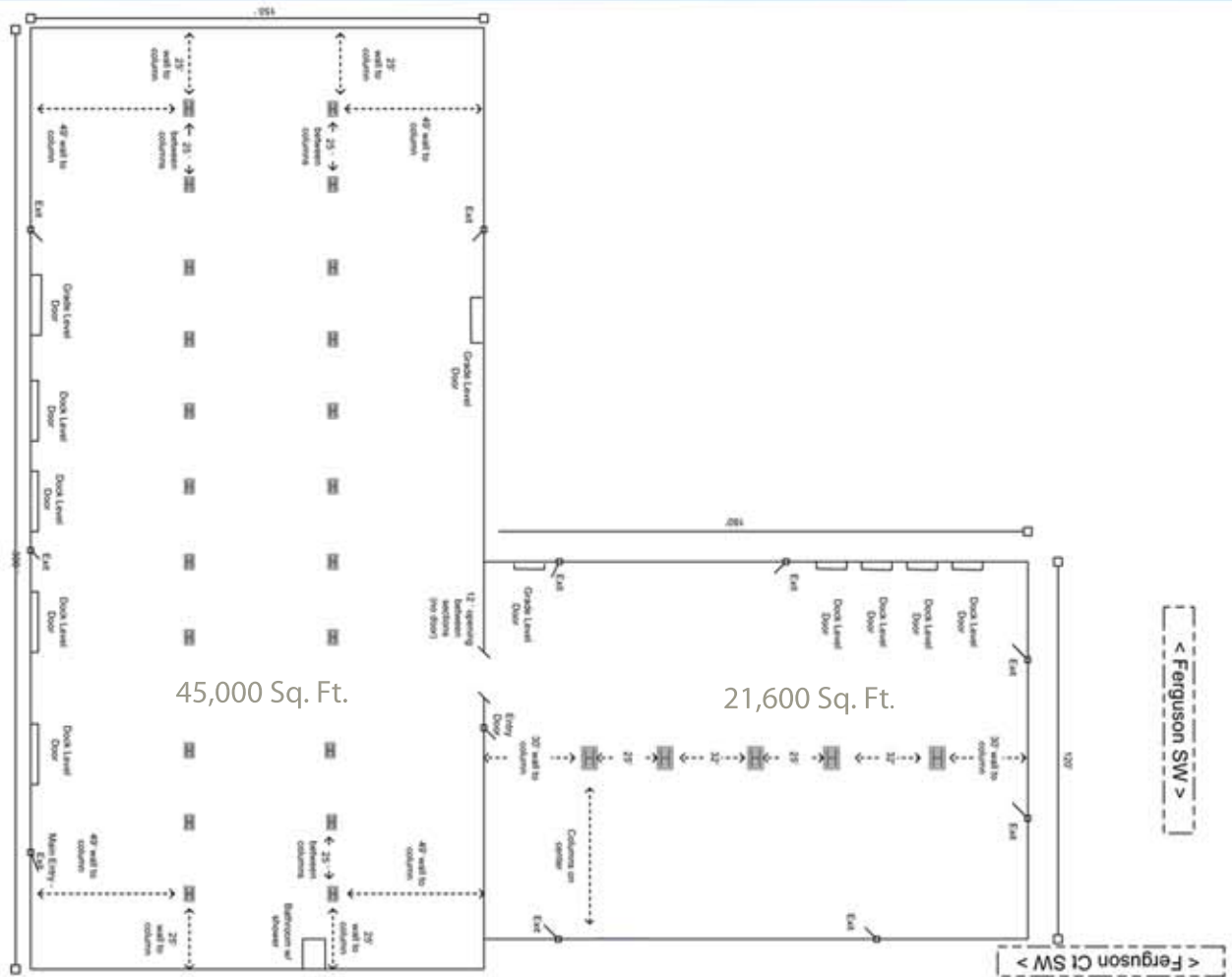
Former manufacturing facility in industrial park. Yard area, dock and grade level doors. Two sections - #1 45,000 SF built in 1983, 4 dock high + 2 grade level doors. 18' ceilings. Heavy electrical. Restroom. #2 21,600 SF built in 1996, 4 dock high + 1 grade level door, 30' ceilings. \$.20 psf applies to first 12 months of lease, as-is. If you need some office space, let's talk.

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FLOOR PLAN



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