



FOR SALE. FOR LEASE.
FOR YOU.

FOR LEASE

449 Wichman Street S., Tenino

www.rants-group.com



- 3,343 sf Retail/Warehouse
- Includes 600 SF office, 2,743 SF Warehouse and approximately 1 acre of fenced yard
- \$2,950.00/Month - Unserviced
- Flat piece of property located on the south end of Tenino City Limits
- Perfect for auto with 4 grade doors and 18' ceiling height
- Zoned Light Industrial (LI)
- On city sewer and water
- Site can be expanded to include contiguous property
- **Entire 4.09 acres, including 3,343 sf building and fenced area available at \$4,950.00/mo.**



Shelley Foltz, Commercial Broker
shelley@rants-group.com



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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 or other professional advisor.

449 Wichman Street

For Lease



449 Wichman Street
 449 Wichman St S
 Tenino WA 98589
 Thurston County

Location

Market Area: Other Lewis/Thurston
 Building Status: Existing
[Property Website Link](#)

Building Information

Total Building SF: 3,343
 Net Rentable Area: 3,343
 Total Office SF: 600
 Total Industrial SF: 2,743
 Year Built: 1959
 Sprinklers: No
 # of Buildings: 1
 # of Floors: 1

Property Information

Tax ID #s: 74904500100
 Total Land SF: 178,160
 Acres: 4.09
 Investment: No
 Owner User: No

Sustainability/Green Building

LEED Cert: No
 Energy Star Cert: No

Space Information (Listing # 456724) | [PDF Attachment](#)

Asset Class: Retail, Industrial
 Lease Type: Modified Gross
 Status: Available
 Date Avail:
 Entire Floor: No
 Sub Lease: No
 Move In: Immediately

Rent Min: \$ 0.88 /sf
 Rent Max: \$ 0.88 /sf
 Avail SF: 3,343
 Divide To SF: 3,343

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: 10/13/2010

Additional Industrial Space Detail:

Min Office SF: Blended Rent Min: \$ 0.88 /sf
 Max Office SF: Blended Rent Max: \$ 0.88 /sf
 Min Industrial SF: 3,343 Ofc Rent Min:
 Max Industrial SF: 3,343 Ofc Rent Max:
 Min Total SF: Shell Rent Min: \$ 0.88 /sf
 Max Total SF: Shell Rent Max: \$ 0.88 /sf

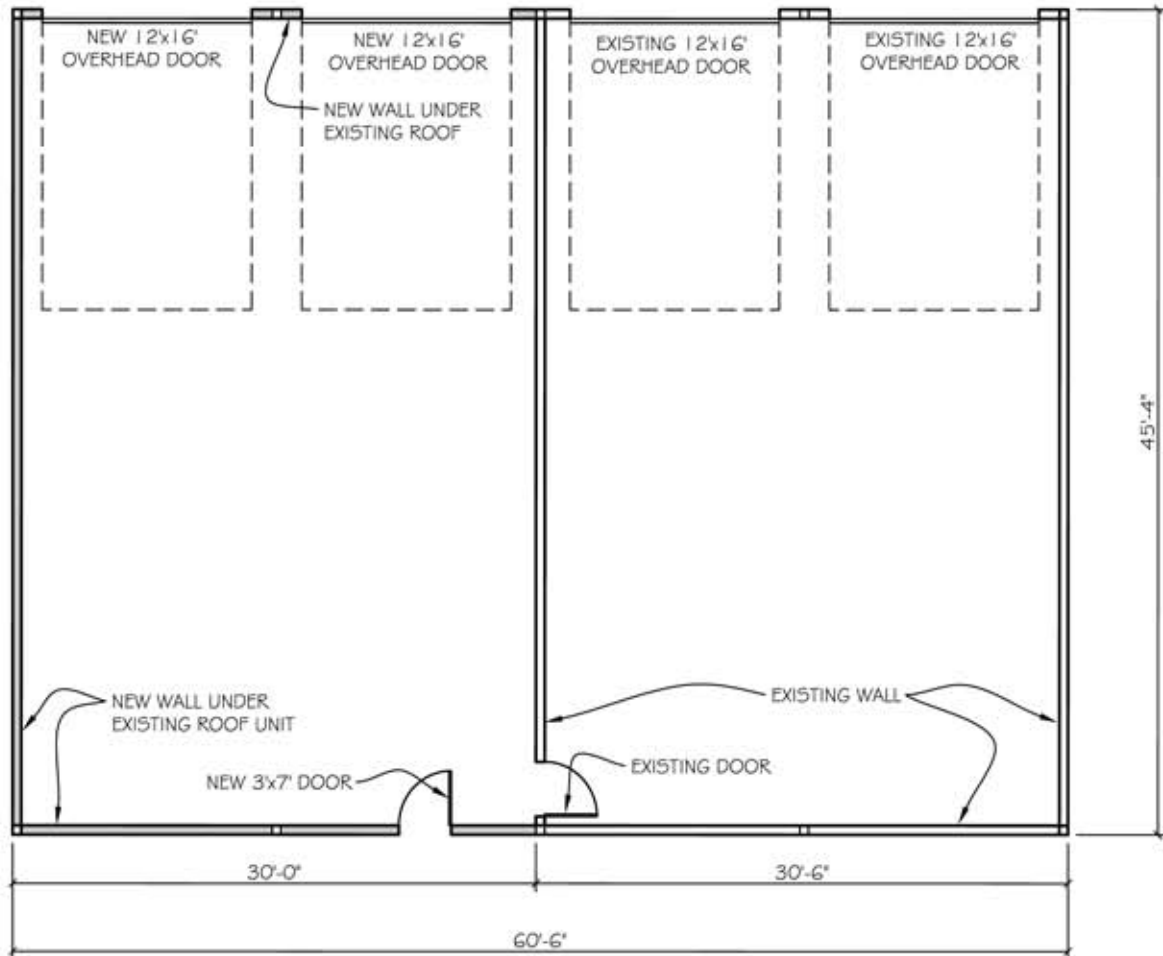
Ceiling Height:
 Dock High Doors:
 Grade Level Doors:

Listing Broker Comments:

3,343 sf Retail/Warehouse space and approximately 1 acre fenced land. Perfect for auto with 18' ceiling height. Zoned LI. On city sewer and water. Building and one acre listed at \$2,950 per month. Entire 4.09 acres, including 3,343 sf building and fenced area available at \$4,950.00 per month. Directions: From I-5 take Exit #99 (93rd Avenue/Scott Lake), east on 93rd Avenue to Old Hwy 99 SE. Go through Tenino, building located on the left.

Public (Internet) Comments: Retail/ Warehouse Space

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FLOOR PLAN

SCALE: 1/8" = 1'-0"

