

Manufacturing / Distribution Warehouse



- 13,368 total sq. ft. - 12,108 sf warehouse and 1,260 sf office
- \$.48/ sq. ft. • Unserviced
- 18' clear ceiling height • 1 (14'x14') grade level door • 1 (8'x8') dock door
- Air conditioned office space includes 5 private offices, 2 restrooms, open/lobby area
- Zoned LI (Light Industrial) • 24 Parking Stalls
- Insulated warehouse with T-8 lighting and gas heater
- Utilities: 400 AMP Service 277/480 Volt 3 Phase, 100 AMP Panel 120/208 Volt 3 Phase and 200 AMP Disconnect 120/208 Volt 3 Phase
- Fire Alarm Service (monitoring by Landlord)
- Water from City of Tumwater (paid by Landlord) • On site septic

Directions: Exit I-5 at Tumwater blvd- Go East, left at Old Hwy 99, to left on 79th, Left on Arab Drive (Warehouse is on the left)



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





7745 Arab Drive SE

For Lease



Parking Information

Uncovered: 35

7745 Arab Drive SE
 7745 Arab Dr SE
 Olympia WA 98501
 Thurston County
 Vicinity: Airport
 Cross Street: 79th

Building Information

Total Building SF:	57,000
Net Rentable Area:	57,000
Total Office SF:	1,260
Total Industrial SF:	19,740
Largest Contiguous SF:	21,000
Year Built:	1991
Sprinklers:	Yes
Construction Type:	Steel
Roof Type:	Steel
Building Class:	C
# of Buildings:	1
# of Floors:	1
# of Units:	3

Location

Market Area:	Olympia
Building Status:	Existing

Property Information

Tax ID #s:	38030000200
Total Land SF:	128,068
Acres:	2.94
Zoning:	LI
Investment:	No
Owner User:	No
Owner:	KDLP
Developer:	KDLP

Space Information for Suite A (Listing # 448256)

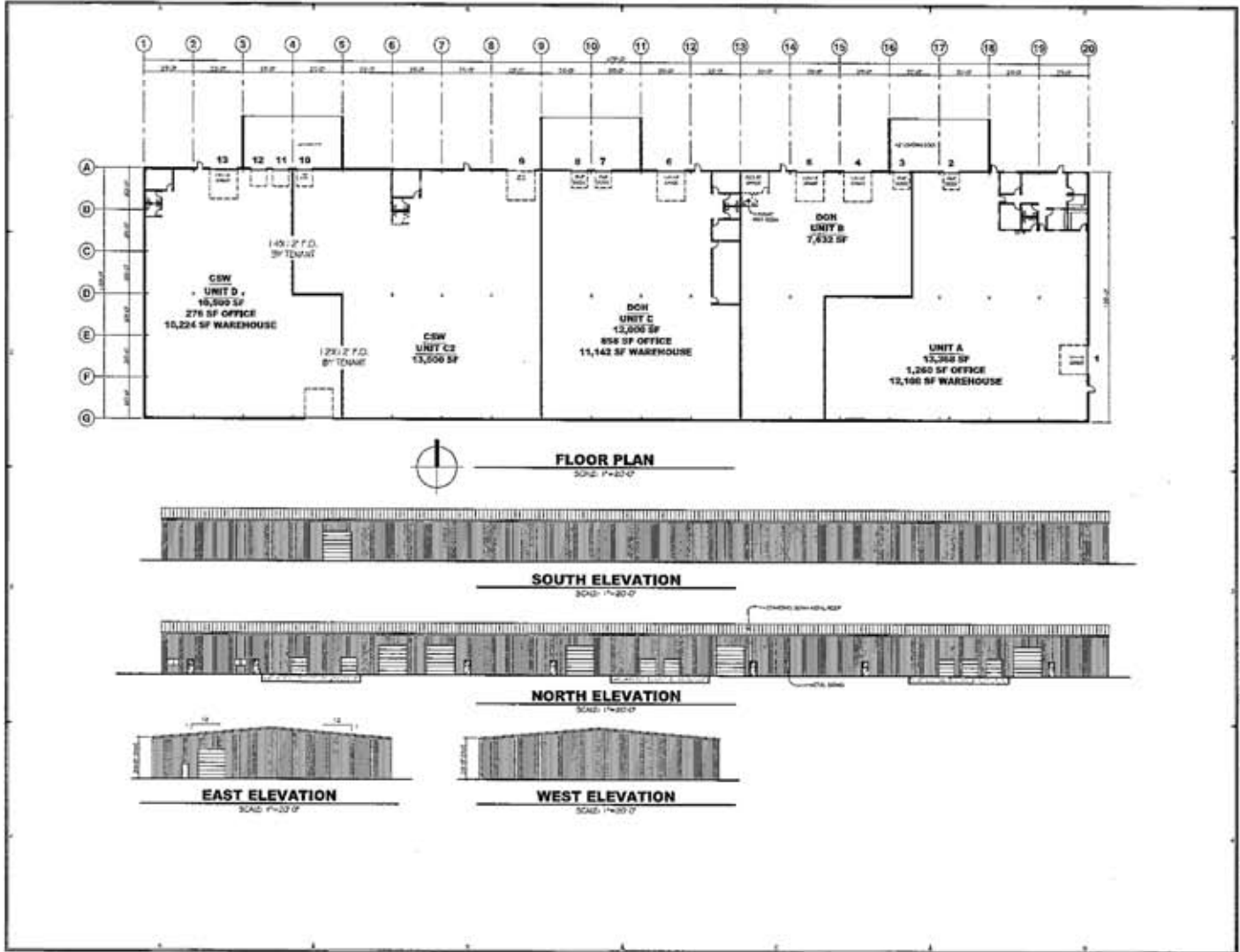
Asset Class: Industrial	Days on Mkt: 555	Agent: Shelley Foltz
Lease Type: Modified Gross	Rent Min: \$ 0.48 /sf	Email: shelley@rants-group.com
Status: Available	Rent Max: \$ 0.48 /sf	Office Phone: (360) 943-8060
Availability: Available	Tot Monthly Rent: \$ 6,417	Phone: (360) 943-8060
Date Avail:	Avail SF: 13,368	Company: Rants Group, The
Floor: 1	Vacant SF: 13,368	LOC: 3.0
Suite: A	Divide To SF: 13,368	Exclusions: Yes
Entire Floor: No		Last Modified: 8/09/2010
Sub Lease: No		
Move In: 30 Days		

Additional Industrial Space Detail:

Min Office SF: 1,260	Blended Rent Min: \$ 0.48 /sf	Ceiling Height: 18.0-18.0 ft
Max Office SF: 1,260	Blended Rent Max: \$ 0.48 /sf	Dock High Doors: 1
Min Industrial SF: 12,108	Ofc Rent Min:	Grade Level Doors: 1
Max Industrial SF: 12,108	Ofc Rent Max:	
Min Total SF: 13,368	Shell Rent Min:	
Max Total SF: 13,368	Shell Rent Max:	

Listing Broker Comments:

13,368 sf, located by Olympia airport includes 1,260 sf office and 12,108 sf warehouse. Air conditioned office with 6 private offices, 2 restrooms and open area. Warehouse has gas heat and is fully sprinkled. 1 grade level doors and 1 dock high doors. South on Old Hwy 99, left on 79th and left on Arab Dr. SE to building. 1+ acre of yard available.



KAUFMAN ENGINEERS
ARCHITECTS & ENGINEERS
1911 Market Street, Suite 200
Olympia, WA 98501

7745 ARAB
BUSH PLAZA INDUSTRIAL PARK, TUMWATER, WASHINGTON

DATE: 10/11/11
SCALE: 1/4"=20'-0"
PROJECT NO.: 11-001
DRAWN BY: JAC
CHECKED BY: JAC

NOT TO SCALE
THIS FLOOR PLAN IS A REPRESENTATION OF THE PROPOSED CONSTRUCTION AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL AUTHORITY.

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