



FOR SALE. FOR LEASE.  
FOR YOU.

# FOR LEASE

8009 River Drive SE, Olympia

[www.rants-group.com](http://www.rants-group.com)



- **50,625 sf available, divisible to 25,625 sf**
- **625 sf office space included**
- **50,625 sf - \$.34 psf (divisible @ \$.36 psf)**
- **5 dock high doors (can expand to 12), (2) 14' x15' grade level doors**
- **Three phase power**
- **Well insulated**
- **Fully sprinkled for high pile storage**
- **Triple Net (NNN) - \$.05 PSF**
- **Zoned light industrial**



Shelley Foltz, Commercial Broker  
[shelley@rants-group.com](mailto:shelley@rants-group.com)



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### 8009 River Drive SE

For Lease



(c)CBA

#### Parking Information

# Uncovered:	53
Total:	53

**8009 River Drive SE**  
 8009 River Dr SE  
 Olympia WA 98501  
 Thurston County  
 Cross Street: Old Hwy 99

#### Building Information

Total Building SF:	101,450
Net Rentable Area:	101,450
Total Office SF:	1,250
Total Industrial SF:	100,200
Year Built:	2000
Sprinklers:	Yes
Building Class:	C
# of Buildings:	1
# of Floors:	1
# of Units:	2
A/C:	No
Industrial Type:	2
Clearance Height Min:	30.0
Dock High Doors:	10
Grade Level Doors:	4
Gas:	Yes
Sewer:	Yes
Paved:	Yes
Amps:	277
Volts:	480
Phase:	3

#### Location

Map:	27/B1
Market Area:	Olympia
Building Status:	Existing
<a href="#">Property Website Link</a>	

#### Property Information

Tax ID #s:	44160000600
Total Land SF:	210,395
Acres:	5.00
Investment:	No
Owner User:	No
Owner:	Kaufman
Expenses:	\$ 0.05

#### Industrial Information

Industrial Type:	Warehouse/Distribution
Ceiling Height:	30.00
Dock High Doors:	Yes
Grade Level Doors:	Yes

#### Space Information (Listing # 397209)

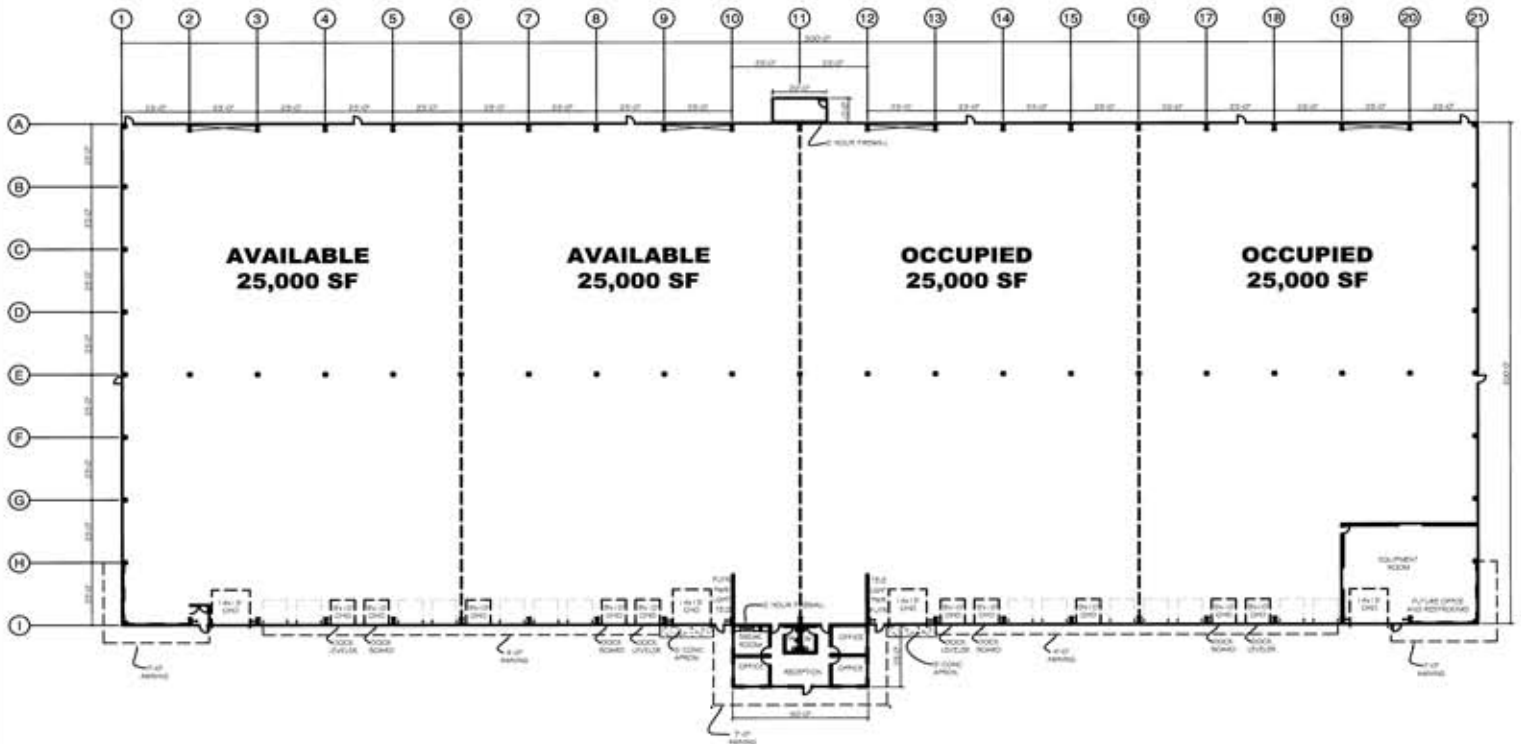
Asset Class:	Industrial	Days on Mkt:	1,535	Agent:	<a href="#">Shelley Foltz, CCIM</a>
Lease Type:	NNN	Rent Min:	\$ 0.34 /sf	Email:	<a href="mailto:shelley@rants-group.com">shelley@rants-group.com</a>
Status:	Available	Rent Max:	\$ 0.36 /sf	Phone:	(360) 943-8060
Availability:	Available	NNN Expenses:	\$ 0.05	Company:	Rants Group, The
Date Avail:	1/1/2011	Avail SF:	50,625	Office Phone:	(360) 943-8060
Sub Lease:	No	Divide To SF:	25,000	LOC:	3%
Move In:	Immediate			Exclusions:	No
				Last Modified:	10/12/2011

#### Additional Industrial Space Detail:

Min Office SF:	625	Blended Rent Min:	\$ 0.34 /sf	Ceiling Height:	30.0 ft
Max Office SF:	625	Blended Rent Max:	\$ 0.36 /sf	Dock High Doors:	5
Min Industrial SF:	25,000	Ofc Rent Min:		Grade Level Doors:	2
Max Industrial SF:	50,000	Ofc Rent Max:			
Min Total SF:	25,000	Shell Rent Min:	\$ 0.34 /sf		
Max Total SF:	50,625	Shell Rent Max:	\$ 0.36 /sf		

#### Listing Broker Comments:

Great distribution Warehouse near Olympia Airport. Many options for this building which includes 625 sf office 10'9" x 10' Dock high doors (expandable to 24), (4) 14x15 grade level doors, well insulated, fully sprinkled, and Three phase power. 50,625 sf @ .34/psf, or divisible to 25,000 sf @ .36/psf. Exit I-5 at Tumwater Blvd, go east and turn rt on Old Hwy 99, left on 79th and right on River Dr to bldg. on right. Available Now



**8009 FLOOR PLAN**