



FOR SALE. FOR LEASE.  
FOR YOU.

# FOR LEASE

80 Marion Road, Elma, WA

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



## Great Office/Warehouse Opportunity in Elma

5,000 sf office / warehouse space available • \$.55 psf

Unserviced - tenant pays utilities, interior and exterior maintenance

3,500 sf warehouse - fully insulated and heated

1,500 sf air conditioned office - includes 2 private offices, open office/work area, full kitchen and restroom with shower, plus washer/dryer hook-up

2 roll up grade level doors and 3 phase power

Approximately 1 acre of paved yard next to warehouse



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



PHONE: 360.943.8060 • FAX: 360.943.9368 • 724 Columbia Street NW, #200, Olympia, WA 98501

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### 80 Marion Road Building

For Lease



#### 80 Marion Road Building

80 Marion Rd  
Elma WA 98541  
Grays Harbor County  
Vicinity: Elma  
Second Addr: 80 Marion Street  
Cross Street: Corner of Penny Lane and Marion

#### Building Information

Total Building SF: 5,000  
Net Rentable Area: 5,000  
Total Office SF: 1,500  
Total Industrial SF: 3,500  
Year Built: 2006  
Sprinklers: No  
Construction Type: Steel  
Security System: No  
Roof Type: Metal  
# of Buildings: 1  
# of Floors: 1  
# of Units: 2  
A/C: Yes  
Industrial Type: 4  
Clearance Height Min: 14.0  
Clearance Height Max: 15.0  
Grade Level Doors: 4  
Yard: Yes  
Paved: Yes  
Phase: 3 Phase

#### Location

Market Area: Grays Harbor  
Building Status: Existing

#### Property Information

Tax ID #s: 047000600000  
Total Land SF: 91,912  
Acres: 2.11  
Zoning: Light Industrial  
Investment: No  
Owner User: Yes  
Owner: Bill Black  
Developer: Owner  
Anchors: None

#### Industrial Information

Industrial Type: Warehouse/Office  
Ceiling Height: 14.00  
Dock High Doors: No  
Grade Level Doors: Yes  
Cranes: No

#### Parking Information

Total: 20

#### Sustainability/Green Building

LEED Cert: No  
Energy Star Cert: No

#### Space Information (Listing # 485248)

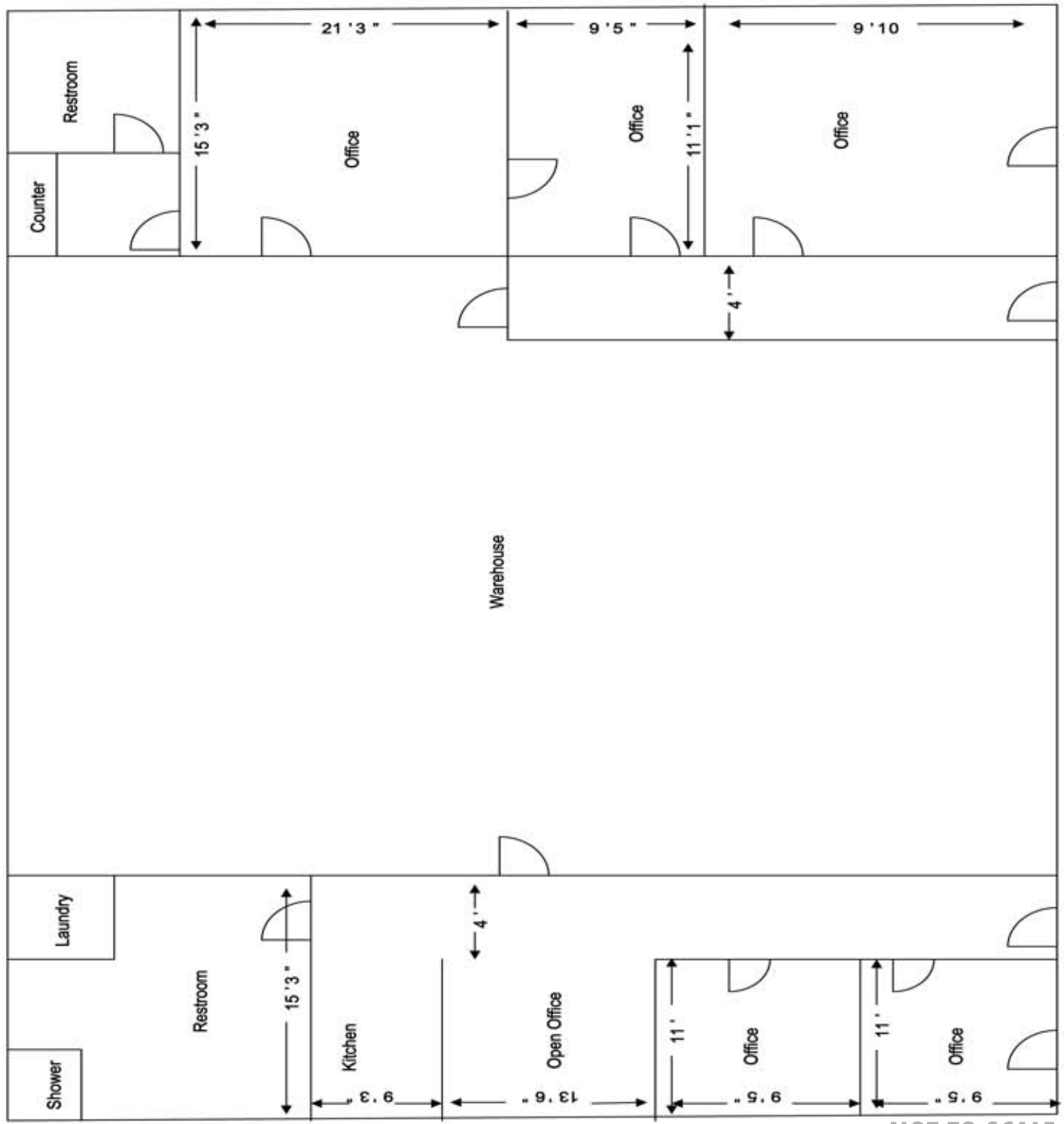
<b>Asset Class:</b> Industrial	<b>Days on Mkt:</b> 351	<b>Agent:</b> <a href="#">Shelley Foltz, CCIM</a>
<b>Lease Type:</b> Modified Gross	<b>Rent Min:</b> \$ 0.55 /sf/mo	<b>Email:</b> <a href="mailto:shelley@rants-group.com">shelley@rants-group.com</a>
<b>Status:</b> Back on Market	<b>Rent Max:</b> \$ 0.55 /sf/mo	<b>Phone:</b> (360) 943-8060
<b>Availability:</b> Available	<b>Tot Monthly Rent:</b> \$ 2,750	<b>Company:</b> Rants Group, The
<b>Date Avail:</b> 1/31/2011	<b>Avail SF:</b> 5,000	<b>Office Phone:</b> (360) 943-8060
<b>Floor:</b> 1	<b>Vacant SF:</b> 5,000	<b>LOC:</b> 3.0%
<b>Entire Floor:</b> Yes	<b>Divide To SF:</b> 2,500	<b>Exclusions:</b> No
<b>Sub Lease:</b> No		<b>Last Modified:</b> 1/16/2012
<b>Move In:</b> Immediately		

#### Additional Industrial Space Detail:

<b>Min Office SF:</b> 750	<b>Blended Rent Min:</b> \$ 0.55 /sf	<b>Ceiling Height:</b>
<b>Max Office SF:</b> 1,500	<b>Blended Rent Max:</b> \$ 0.55 /sf	<b>Dock High Doors:</b>
<b>Min Industrial SF:</b> 1,750	<b>Ofc Rent Min:</b> \$ 0.55 /sf	<b>Grade Level Doors:</b> 4
<b>Max Industrial SF:</b> 3,500	<b>Ofc Rent Max:</b> \$ 0.55 /sf	
<b>Min Total SF:</b> 2,500	<b>Shell Rent Min:</b> \$ 0.55 /sf	
<b>Max Total SF:</b> 5,000	<b>Shell Rent Max:</b> \$ 0.55 /sf	

#### Listing Broker Comments:

Great warehouse/office opportunity in Elma. West on Hwy 8 to 3rd Ave. exit, left on 3rd to Marion on left. 5,000 sf office/warehouse. Includes 3,500sf warehouse space with 750 sf air conditioned office (east end) and 750 sf office (west end). Easily divisible to 2,500 sf. Warehouse is fully insulated and heated. Office includes 2 private offices, open office, full kitchen and restroom with shower, plus washer/dryer hook up. Includes approximately 1 acre of paved yard next to warehouse.



NOT TO SCALE