



FOR LEASE

\$.43 PSF

Distribution Warehouse Close to I-5

www.rants-group.com



9603 A Lathrop Industrial Dr.



- 26,862 total square feet
- 23,138 sf warehouse, 1,862 sf Office and 1,862 sf mezzanine
- \$0.43 psf NNN
- 1/2 acre of fenced yard area w/electric security
- 19 parking stalls
- 2 - 14x14 Grade level doors, 4 - 10x10 Loading dock doors
- 24' clear ceiling height
- Gas Heat in warehouse
- Fully sprinkled

The Rants Group
724 Columbia St. NW, Suite 200
Olympia, WA 98501

Phone (360) 943-8060
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Shelley Foltz
Commercial Agent
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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, accountant, or other professional advisor.





9603 Lathrop Industrial Dr SW
Olympia WA 98512
Thurston County

Map/Grid: /
Area: 705- Olympia

Building Information

Building Status: Existing
Construction Type: Metal
Year Built: 1997
Year Renovated:
Parcel #: 58610000100
of Floors: 1
of Elevators:
Building Class:
Air Conditioning: Yes
Lot Size: 170,319
Tot Land Acre: 3.91
Total Units: 2
Sprinklers: Yes
of Buildings: 1
Avg. SQFT/Floor:
Owner: Kaufman Brothers
Developer: Kaufman
Expenses:

Parking Information:

Covered:
Uncovered:
Spaces per 1000sf:
Total Parking:

Total Bldg SF: 40,000
Total Bldg NRA: 40,000
Total Off SF 0
Total Ind SF 0
Total Ret SF 0
Total Res SF 0

Industrial Information

Ceiling Height: 24.0
Dock High Doors: 4
Doors Rail Access:
Grade Level Doors: 2

Some information contained herein may have been obtained from public records or other sources deemed reliable but is not guaranteed.

Industrial Information for Suite (Listing # 407675)

Space Information

Status: Available
Net Office Rent/SF/Mo: \$ 1.21
Min Net Blended Rent/SF/Mo: \$ 0.43
Max Net Blended Rent/SF/Mo: \$ 0.43
Shell Rent: \$ 0.37
Sub Lease: No

Space Information Cont...

Available SF: 26,862
Divide To: 26,862
Lease Type: NNN
Rail Serv: No
Availability:
Date Avail: 12/1/2008
Last Modified: 2/5/2009

Agent Contact Information

Agent: Shelley Foltz
Email: shelley@rants-group.com
Office Phone: (360) 943-8060
Phone: (360) 943-8060
Company: Rants Group, The
Exclusions: No

Terms:

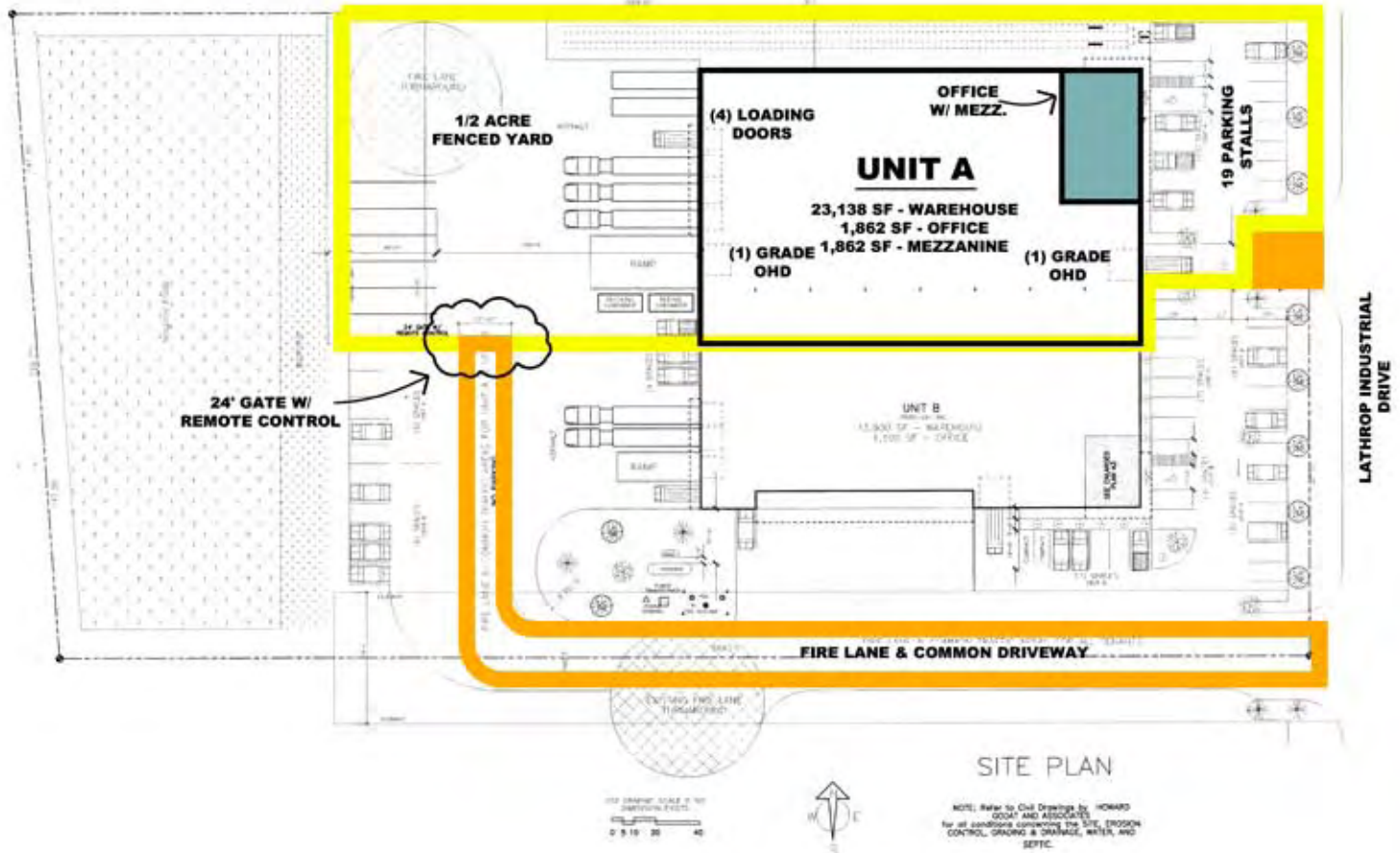
Listing Broker Comments: 26,862 total square feet. 23,138sf warehouse, 1,862sf Office and 1,862 sf Mezzanine. 2 grade level doors, 4 loading docks, 24' Eave Height, 1/2 acre of fenced yard area with electric gate. Fully sprinkled. New carpet & paint in office. (NNN est. .09/psf) Conveniently located close to I-5 in a Business park setting.

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FLOOR PLAN



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