



FOR SALE. FOR LEASE.  
FOR YOU.

# FOR LEASE

9603 Lathrop Industrial Drive SW, Olympia, WA

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



- 26,862 square foot distribution warehouse close to I-5
- 23,138 sf warehouse, 1,862 sf Office and 1,862 sf mezzanine
- \$0.43 psf NNN
- ½ acre of fenced yard area w/electric security
- 19 parking stalls
- 2 - 14x14 Grade level doors, 4 - 10x10 Loading dock doors
- 24' Eave height
- Gas Heat in warehouse
- Fully sprinkled



Shelley Foltz, Commercial Broker  
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### 9603 Lathrop

For Lease



**9603 Lathrop**  
9603 Lathrop Industrial Dr SW  
Olympia WA 98512  
Thurston County

#### Building Information

Total Building SF:	40,000
Net Rentable Area:	40,000
Year Built:	1997
Sprinklers:	Yes
Construction Type:	Metal
# of Buildings:	1
# of Floors:	1
# of Units:	2
A/C:	Yes
Industrial Type:	2
Dock High Doors:	4
Grade Level Doors:	2
Yard:	Yes
Fenced:	Yes
Phase:	3

#### Location

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

#### Property Information

Tax ID #s:	58610000100
Total Land SF:	170,319
Acres:	3.91
Zoning:	LI
Investment:	Yes
Owner User:	No
Owner:	Kaufman Brothers
Developer:	Kaufman
Expenses:	\$ 0.06

#### Industrial Information

Industrial Type:	Warehouse/Distribution
Dock High Doors:	Yes
Grade Level Doors:	Yes
Cranes:	No

#### Space Information (Listing # 407675)

<b>Asset Class:</b>	Industrial	<b>Agent:</b>	<a href="#">Shelley Foltz, CCIM</a>
<b>Lease Type:</b>	NNN	<b>Rent Min:</b>	\$ 0.43 /sf
<b>Status:</b>	Available	<b>Rent Max:</b>	\$ 0.43 /sf
<b>Availability:</b>	Vacant	<b>NNN Expenses:</b>	\$ 0.06
<b>Date Avail:</b>	1/1/2011	<b>Avail SF:</b>	26,862
<b>Sub Lease:</b>	No	<b>Vacant SF:</b>	26,862
<b>Move In:</b>	Immediately	<b>Divide To SF:</b>	26,862
		<b>Office Phone:</b>	(360) 943-8060
		<b>Phone:</b>	(360) 943-8060
		<b>Company:</b>	Rants Group, The
		<b>LOC:</b>	3%
		<b>Exclusions:</b>	No
		<b>Last Modified:</b>	1/12/2011

#### Additional Industrial Space Detail:

<b>Min Office SF:</b>		<b>Blended Rent Min:</b>	\$ 0.43 /sf	<b>Ceiling Height:</b>	24.0-24.0 ft
<b>Max Office SF:</b>		<b>Blended Rent Max:</b>	\$ 0.43 /sf	<b>Dock High Doors:</b>	4
<b>Min Industrial SF:</b>	26,862	<b>Ofc Rent Min:</b>		<b>Grade Level Doors:</b>	2
<b>Max Industrial SF:</b>	26,862	<b>Ofc Rent Max:</b>			
<b>Min Total SF:</b>		<b>Shell Rent Min:</b>			
<b>Max Total SF:</b>		<b>Shell Rent Max:</b>			

#### 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' Ceiling Height, 1/2 acre of fenced yard area with electric gate. Fully sprinkled. New carpet & paint in office. (NNN est .06/psf) Conveniently located close to I-5 in a Business park setting.

**Public (Internet) 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' Ceiling Height, 1/2 acre of fenced yard area with electric gate. Fully sprinkled. New carpet & paint in office. (NNN est .06/psf) Conveniently located close to I-5 in a Business park setting.

