



FLEX/INDUSTRIAL SPACE AT TUMWATER COMMERCE PLACE



8913 SELECT COURT SE, TUMWATER, WA | SELECT SUITES @ TUMWATER COMMERCE PLACE

LISTING INFORMATION

This multi-tenant building offers suites from 1,825 to 3,650 square feet, with the option to combine units via a 25-ft wall opening. It's suitable for retail, office, or warehouse use and is located in Tumwater Commerce Business Park, near a 500-home residential development—perfect for business growth and customer access.

- ▶ (1) 14' x 14' overhead door per suite with a manual chain hoist and one window panel with glazing.
- ▶ (1) One restroom per unit.
- ▶ End-cap units equipped with 14' x 11' storefront glazing.
- ▶ Fully sprinkled for high pile storage up to 20' and has 8' aisles for class 1-4 commodities.
- ▶ Comcast Internet is available.
- ▶ 200 AMP 3 Phase 120/208 Volt Power.
- ▶ 20' eave height. (16' clear under the raters).
- ▶ Utilities individually metered.
- ▶ Heated with gas unit heaters.
- ▶ 74 Shared Parking Stalls.
- ▶ Approved for a mix of uses: retail, recreational, Light Industrial, Manufacturing, and Office.

1,825 - 7,300 SF

\$1.33 - \$1.35/MONTH
MODIFIED GROSS



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.



Danielle Rants, CCIM
PRESIDENT, MANAGING BROKER
(360) 352-7822
danielle@rantsgroup.com

Ian Zarosinski
BROKER
(360) 800-5808
ian@rantsgroup.com

360-943-8060
RANTSGROUP.com

8913 SELECT COURT SE, TUMWATER, WA | SELECT SUITES @ TUMWATER COMMERCE PLACE

AVAILABLE

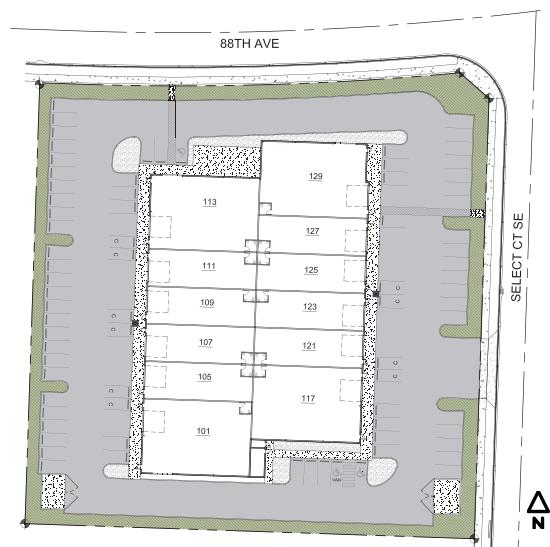


1,825 SF SUITE



3,650 SF SUITE

THESE PLANS ARE NOT TO SCALE
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



CONTACT

Danielle Rants, CCIM
PRESIDENT, MANAGING BROKER
(360) 352-7822
danielle@rantsgroup.com

Ian Zarosinski
BROKER
(360) 800-5808
ian@rantsgroup.com

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.

360.943.8060 | RANTSGROUP.com