



## 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 rafter).
- ▶ 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



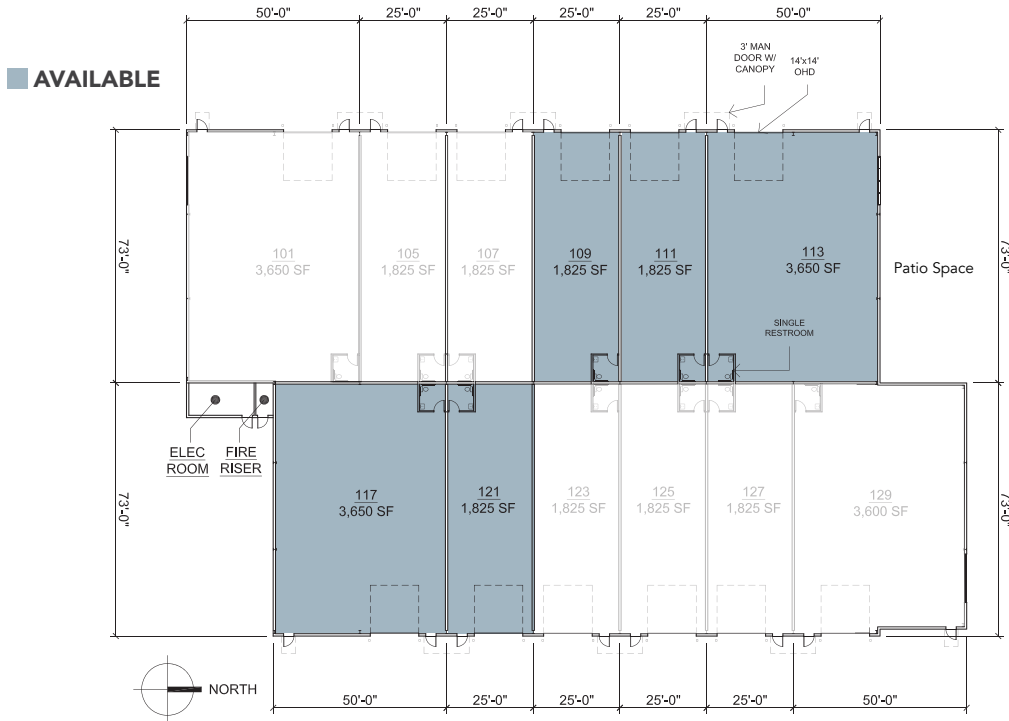
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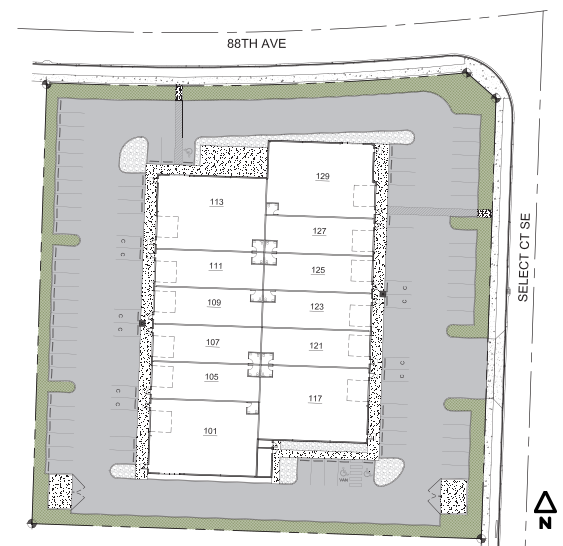
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THESE PLANS ARE NOT TO SCALE  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### CONTACT

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