



TURN-KEY COLD STORAGE WAREHOUSE | 3-PHASE POWER | TWO BUILDINGS



545 RONLEE LN NW, OLYMPIA, WA

Positioned in west Olympia, 545 Ronlee Ln NW offers an excellent opportunity to acquire temperature-controlled industrial property designed for cold storage and distribution. The site features two well-configured warehouse buildings totaling approximately ±8,000 SF on a secure ±1.19-acre parcel, making it ideal for owner-users or investors seeking a versatile industrial asset with strong utility infrastructure and convenient regional access.

- ▶ Property Type: Industrial / Warehouse
- ▶ Year Built: 2002
- ▶ Two Warehouse Buildings
- ▶ Cold Storage Capable
- ▶ Clear Height: ±17'-21'
- ▶ Grade-Level Doors: 4 total (12' x 12')
- ▶ Fenced Yard - Secure Gate Access
- ▶ Ample On-site Parking
- ▶ Community Well
- ▶ Zoning: RCC (Rural Commercial Center)
- ▶ Shipping container is available to stay.
- ▶ Power: 480Y/277V 3-phase; ±400 amps; Step-down to 208/120V
- ▶ Access: Convenient to Highway 101

±8,000 SF TOTAL

LAND: ±1.19 ACRES

SALE: \$1,595,000

CBA# 44694032



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EXECUTIVE SUMMARY

545 Ronlee Ln NW presents a compelling industrial investment or owner-user opportunity within the established Bayside Business Park. The property consists of two warehouse buildings totaling approximately ±8,000 square feet, situated on a ±1.19-acre fenced and gated site. Originally constructed in 2002, both buildings are designed to support cold storage, refrigeration, and temperature-controlled operations, making the asset well-suited for food distribution, agricultural uses, or specialized industrial applications.

The facility is powered by robust electrical infrastructure, including 480Y/277V 3-phase service with panels up to approximately 400 amps and step-down transformers to 208/120V, enabling efficient operation of heavy refrigeration and mechanical systems. Building A (±4,000 SF) features two warehouse bays with three grade-level roll-up doors, while Building B (±4,000 SF) includes warehouse space complemented by office, kitchenette, and storage areas, along with one grade-level door and clear heights ranging from approximately 17' to 21'.

The property's Rural Commercial Center (RCC) zoning supports a range of industrial and commercial uses, and the fully fenced yard with secured access provides functionality for outdoor storage and operations. Previously utilized for agricultural distribution through March 2026, the site is well-positioned for continued industrial use.

Strategically located with convenient access to Highway 101 and nearby commercial services, the property offers both operational efficiency and long-term value in the Olympia industrial market.

PARCEL DETAILS

PARCEL #: 33570000400

545 Ronlee Ln NW
Olympia, WA Land: 0.17 Acres (1.19 AC)
Storage Warehouse A: ±4,000 SF
Storage Warehouse B: ±4,000 SF
Zoning: RCC - Rural Commercial Center

Abbreviated Legal: Section 13 Township 18 Range
3W Plat BAYSIDE BUSINESSPARK LT 4 Document
3177064



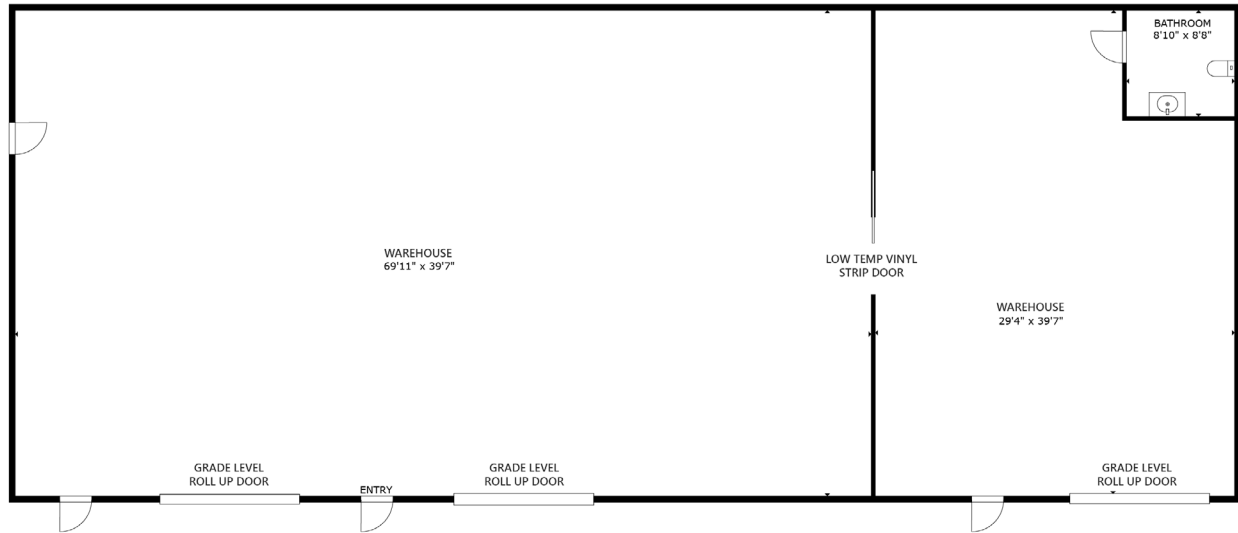
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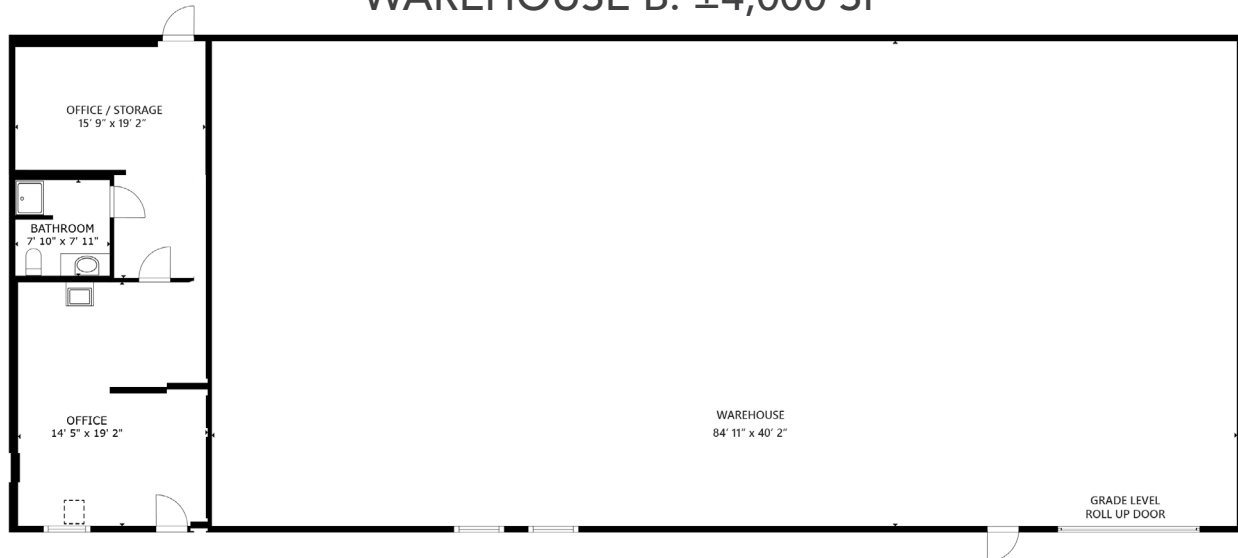
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FLOOR PLANS

WAREHOUSE A: ±4,000 SF



WAREHOUSE B: ±4,000 SF



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

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WAREHOUSE A - 545 RONLEE LN NW, OLYMPIA, WA



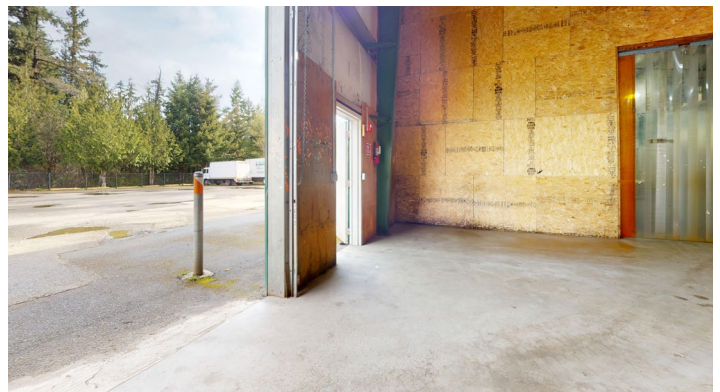
WAREHOUSE A LARGER SPACE



WAREHOUSE A SMALLER SPACE



WAREHOUSE A LARGER SPACE



WAREHOUSE A SMALLER SPACE



WAREHOUSE A

WAREHOUSE B

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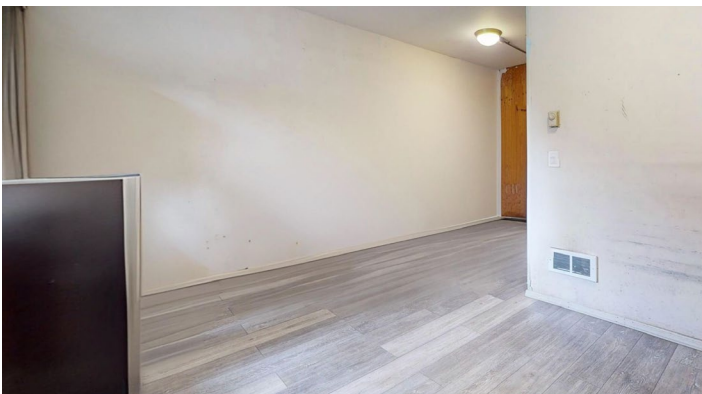
WAREHOUSE B - 545 RONLEE LN NW, OLYMPIA, WA



WAREHOUSE B



WAREHOUSE B



WAREHOUSE B FRONT OFFICE/RECEPTION



WAREHOUSE B BACK OFFICE/STORAGE



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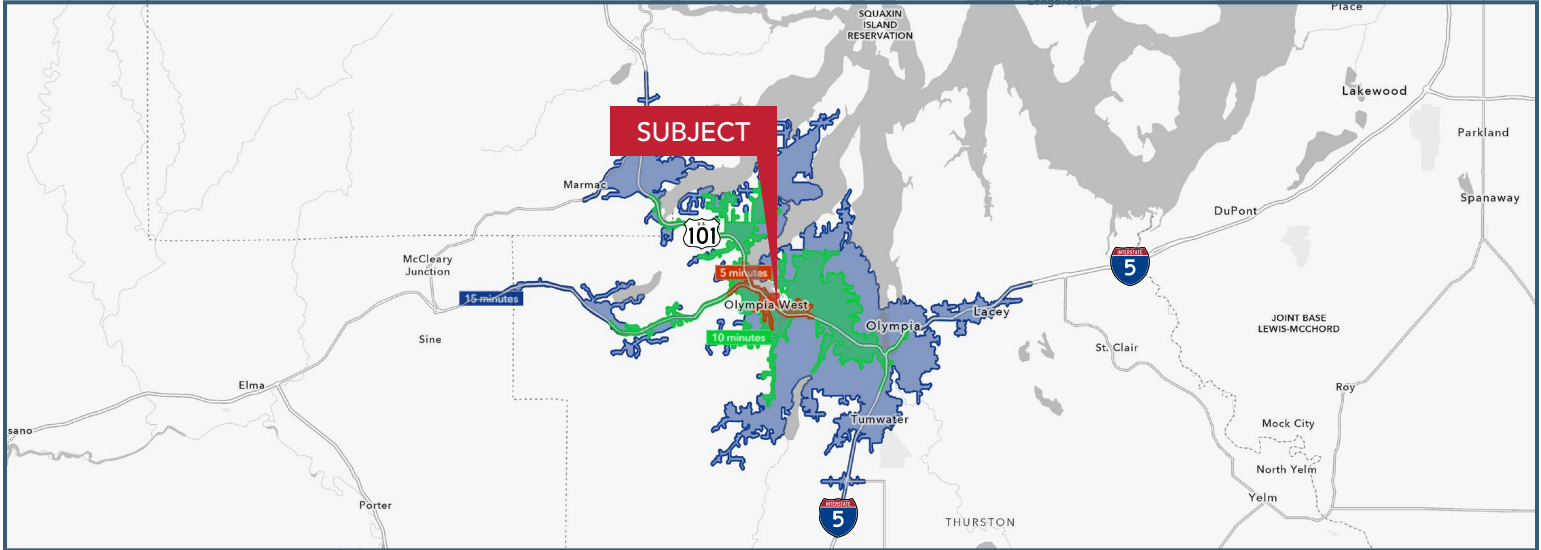
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DEMOGRAPHIC SUMMARY (5, 10, 15 MIN DRIVE TIME)



DEMOGRAPHIC SUMMARY

POPULATION

	5 MIN	10 MIN	15 MIN
2025 POPULATION (EST)	11,341	69,705	164,713
2030 POPULATION (PROJ)	11,725	72,423	170,846
2025 HOUSEHOLDS (EST)	5,020	30,563	68,419
2030 HOUSEHOLDS (PROJ)	5,224	32,002	71,424
2025 HOUSEHOLD INCOME (AVG)	\$101,732	\$109,544	\$109,686
2030 HOUSEHOLD INCOME (AVG)	\$113,994	\$121,984	\$121,500
2025 HOUSEHOLDS OWNER-OCCUPIED	2,296	15,655	38,312
2025 HOUSEHOLDS RENTER-OCCUPIED	2,724	14,908	30,107

2025-2030 TRENDS

	5 MIN	10 MIN	15 MIN
POPULATION	0.67%	0.77%	0.73%
HOUSEHOLDS	0.80%	0.92%	0.86%
FAMILIES	0.61%	0.75%	0.75%
OWNER HOUSEHOLDS	1.61%	1.34%	1.26%
MEDIAN HOUSEHOLD INCOME	2.36%	1.95%	1.97%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2020



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