



TWO RARE WAREHOUSE SPACES AVAILABLE IN DESCHUTES LANDING - BUILDING



8024 RIVER DRIVE SE, TUMWATER, WA 98501 | DESCHUTES LANDING - BUILDING 3

LISTING INFORMATION

Rare availability in the Tumwater Warehouse District at Deschutes Landing, a mix of artisans and small businesses in a Light Industrial zoned park. The building has a fire suppression system designed for 20' rack storage of Class I-IV commodities. Uses may include Retail, Recreational, Light Industrial, Manufacturing and Office.

- ▶ One 14' grade level door.
- ▶ 17' clear height.
- ▶ 20' eave height.
- ▶ Two ADA restrooms (Suite 303).
- ▶ One ADA restroom (Suite 305).
- ▶ Gas heat.
- ▶ 200 AMP 3 Phase 120/208 Volt service.
- ▶ Storefront window glazing.
- ▶ Glass entry way doors.
- ▶ Shared loading dock in parking lot.

SUITES AVAILABLE

SUITE 303: 1,875 SF

**\$1.30/SF
MODIFIED GROSS**

CBA# 43110777

SUITE 305: 1,875 SF

**\$1.30/SF
MODIFIED GROSS**

CBA# 44116779



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.

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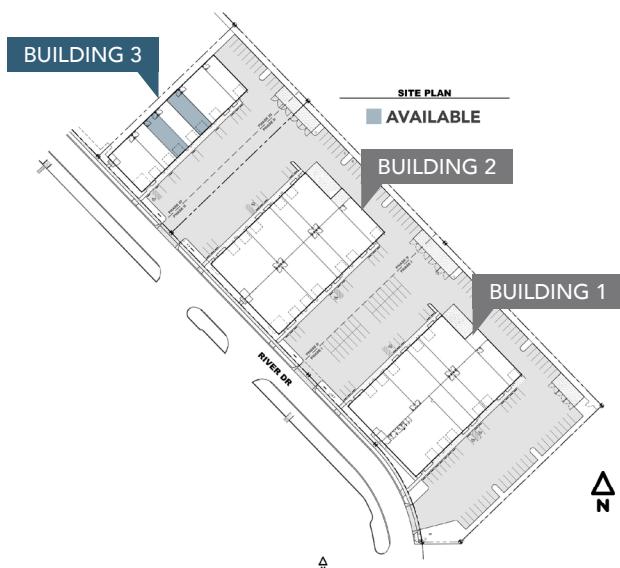
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 AVAILABLE

FLOOR AND SITE PLANS ARE NOT TO SCALE
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



CONTACT

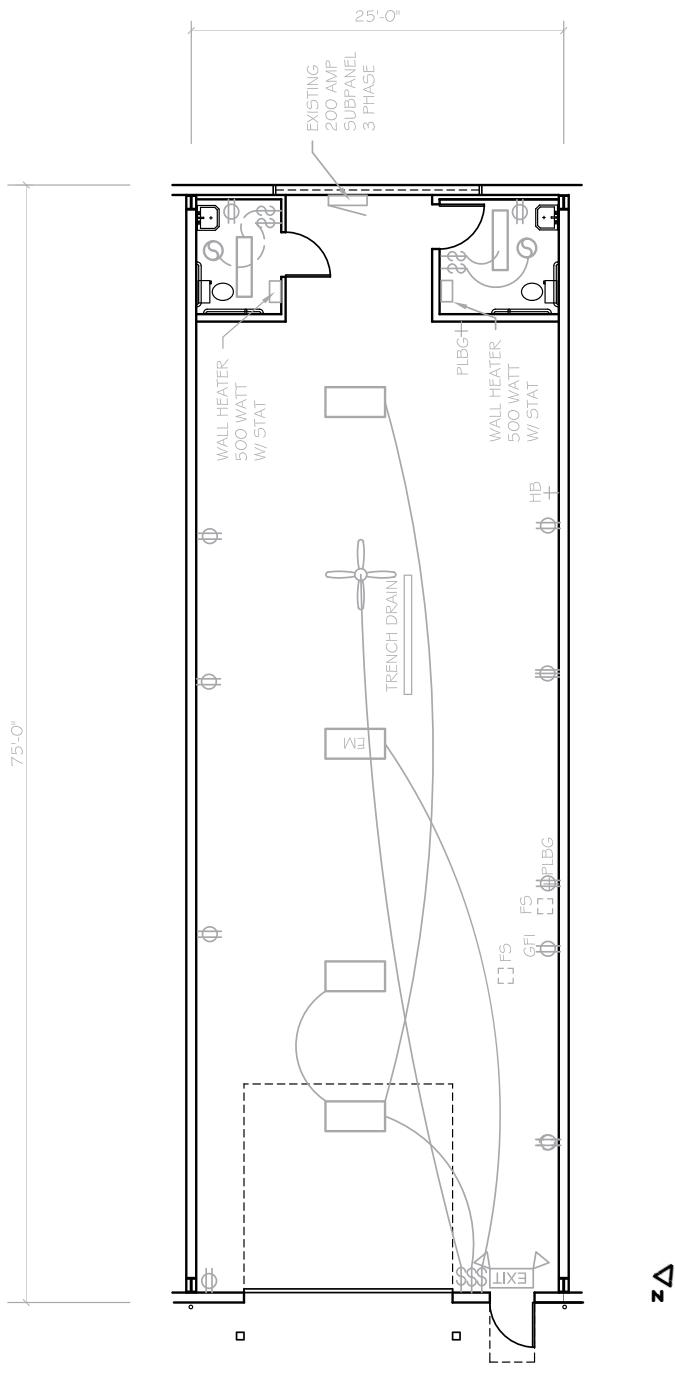
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8024 RIVER DRIVE SE, TUMWATER, WA 98501 | DESCHUTES LANDING - BUILDING 3 - SUITE 303



THIS FLOORPLAN IS NOT TO SCALE
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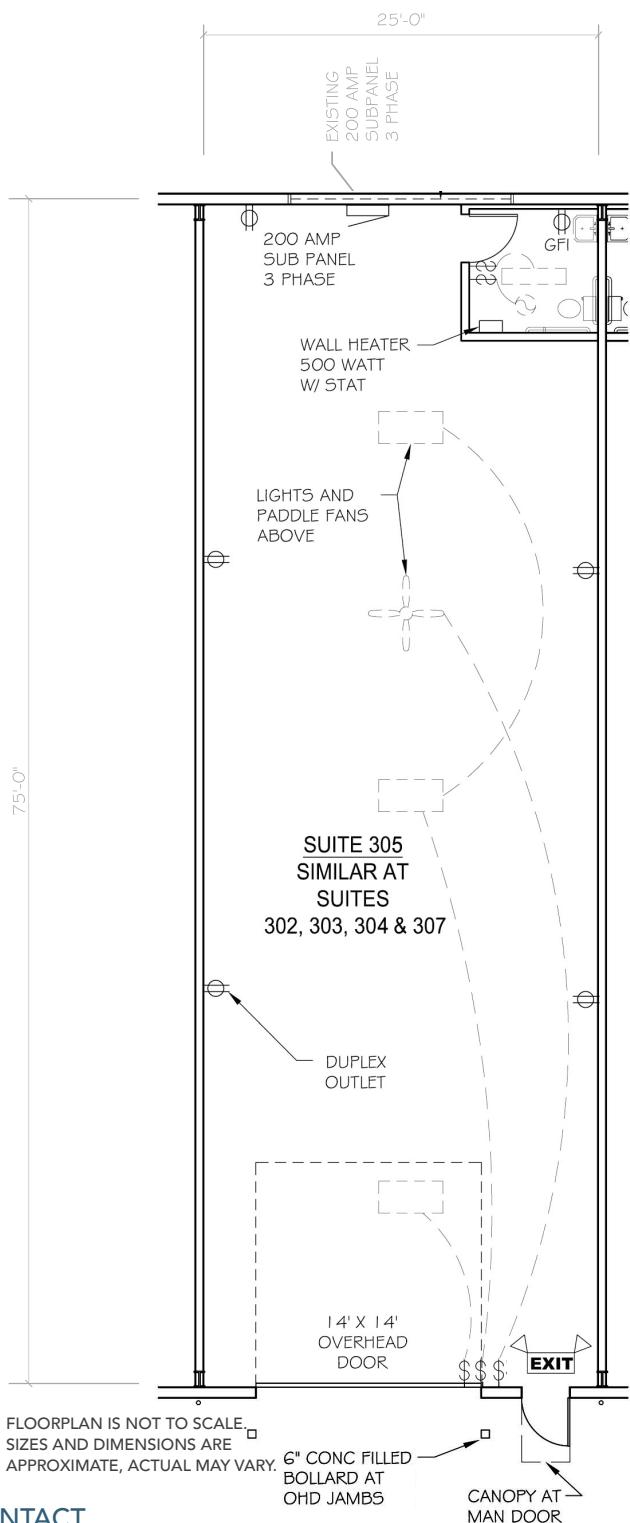
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8024 RIVER DRIVE SE, TUMWATER, WA 98501 | DESCHUTES LANDING - BUILDING 3 - SUITE 305

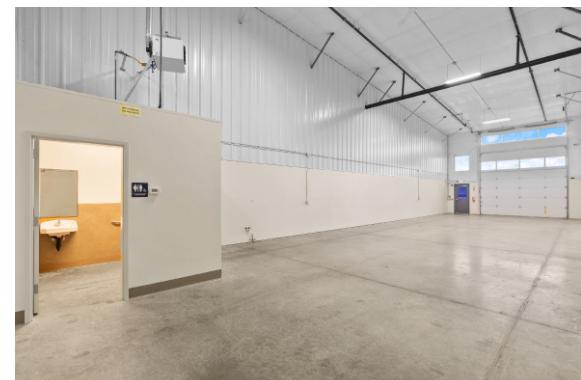
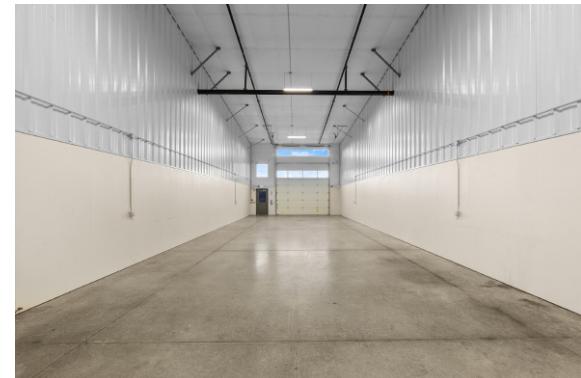


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