



NEW TUMWATER WAREHOUSE WITH FLEXIBLE OFFICE SPACE



8991 SELECT COURT SE, TUMWATER, WA | TUMWATER COMMERCE PLACE

LISTING INFORMATION

Now available in the Tumwater Commerce Business Park, this newly constructed industrial building offers up to $\pm 36,000$ SF of warehouse space with flexible build-to-suit office configurations. Designed for efficient operations, the property features generous clear heights, multiple loading options, ample power, and a fully fenced site—all with convenient access to I-5 and the growing Tumwater market.

- ▶ 4 dock-high doors
- ▶ 4 grade-level doors.
- ▶ 20'-26' clear height.
- ▶ 3-phase 600 amp 120/280v power.
- ▶ 30 parking stalls.
- ▶ Fenced perimeter.
- ▶ Build-to-suit office.

$\pm 36,000$ SF

INDUSTRIAL SHELL:
\$0.85/SF/MO + NNN

OFFICE SHELL:
\$1.35/SF/MO, NNN

EXPENSES: \$0.22 PSF

CBA# 41682366



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