



THE
RANTS GROUP
COMMERCIAL REAL ESTATE

FOR LEASE

WAREHOUSE SPACE IN DESCHUTES LANDING - BUILDING 3



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.
- ▶ Two gas heaters.
- ▶ 200 AMP 3 Phase 120/208 Volt service.
- ▶ Storefront window glazing.
- ▶ Glass entry way doors.
- ▶ Ample parking.

SUITE 303: 1,875 SF

\$1.40/SF
MODIFIED GROSS

CBA# 43110777



rants.group/8024RiverDrSE_303

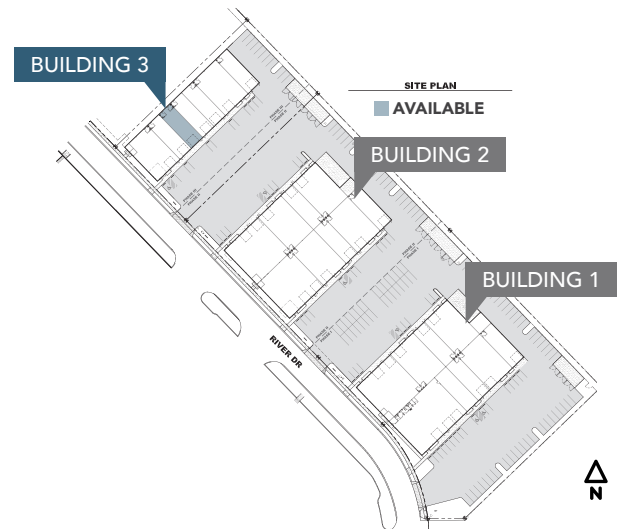
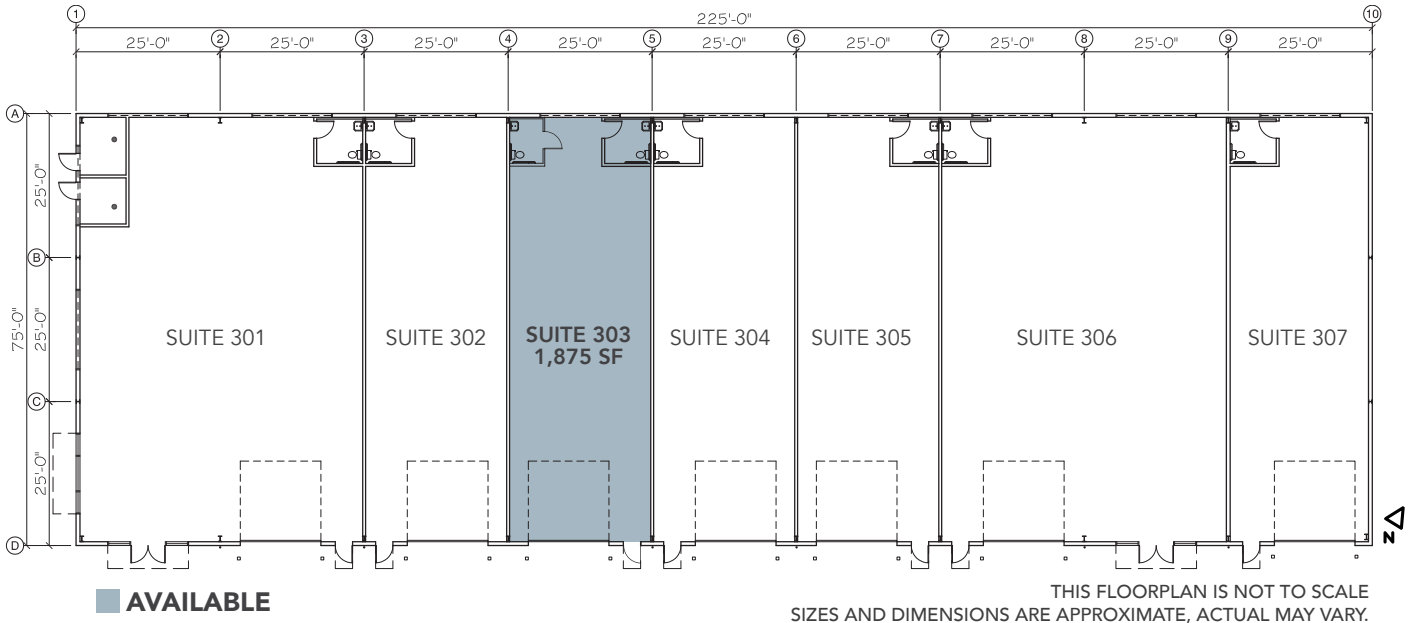
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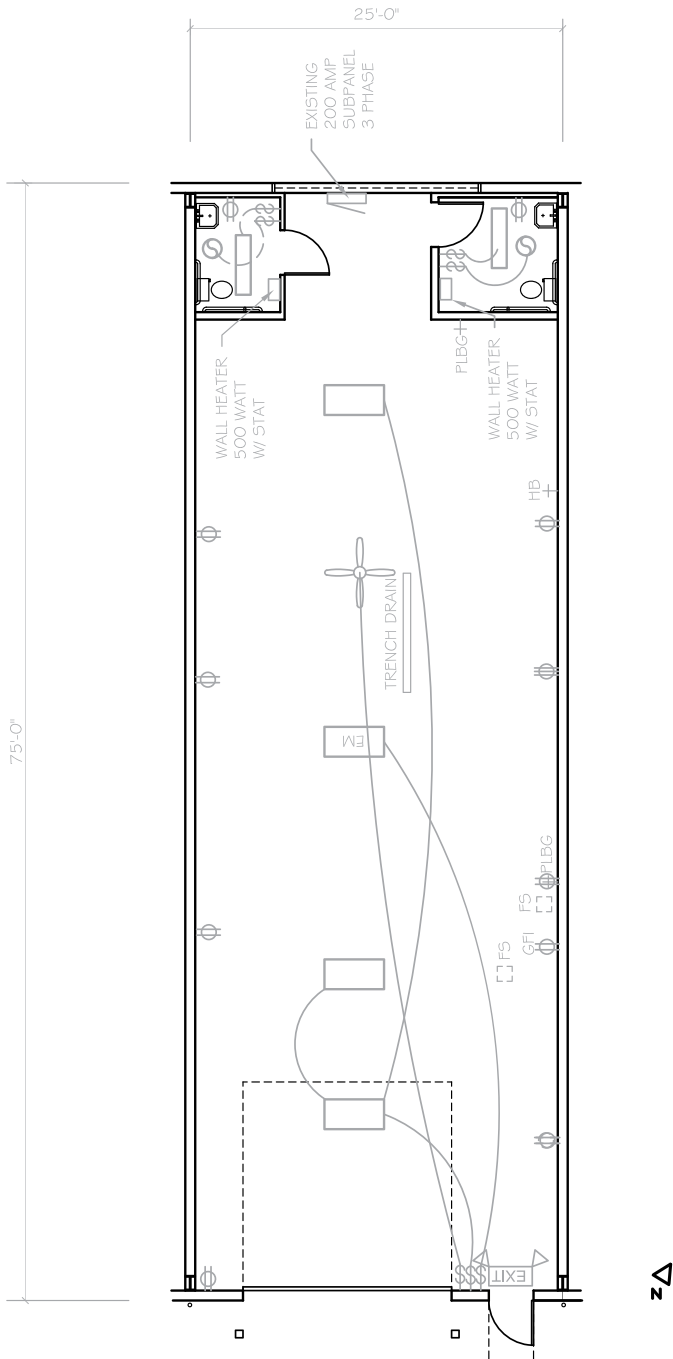
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THIS FLOORPLAN IS NOT TO SCALE
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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