

For Sale

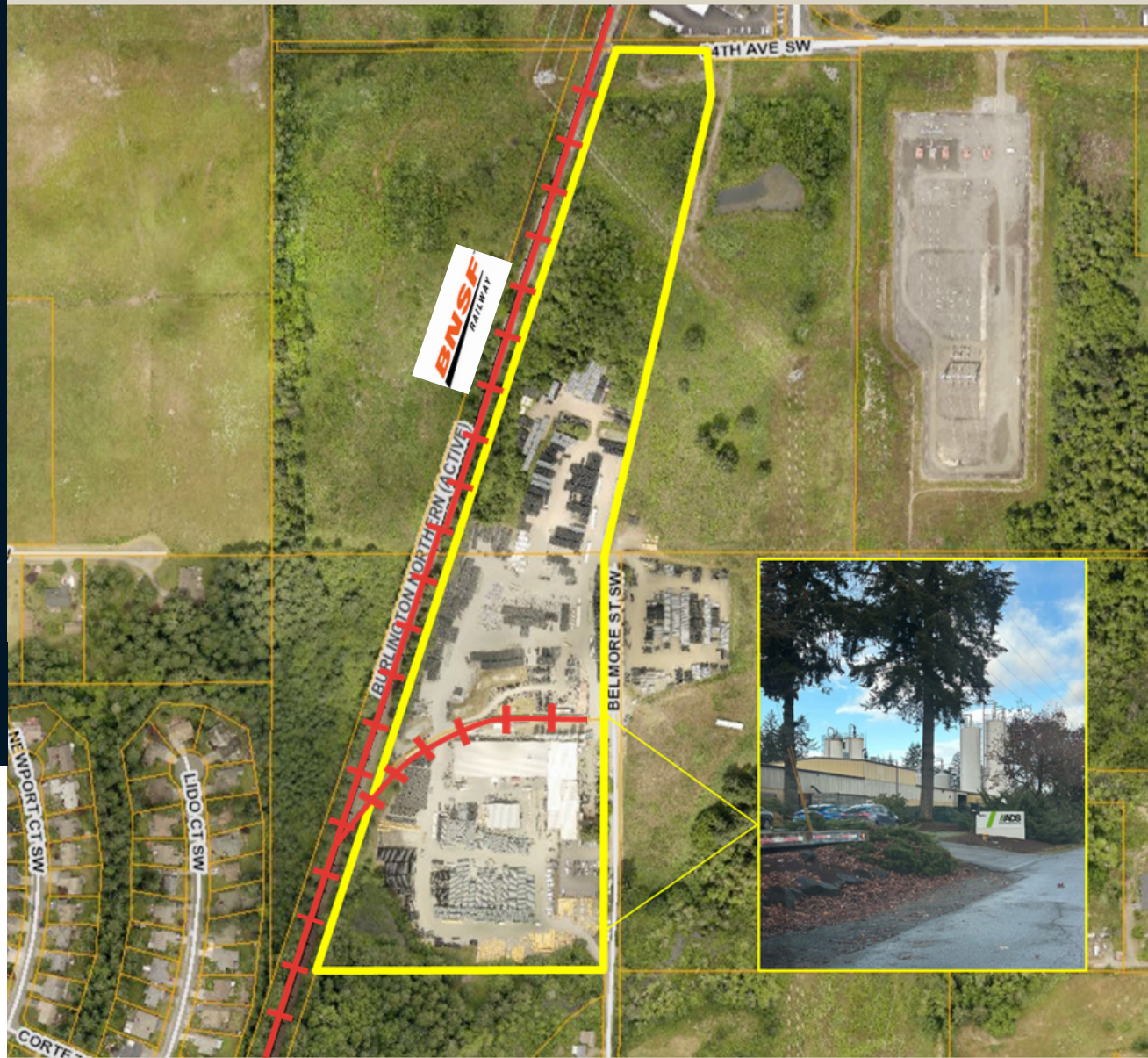
Covered Land Play or Owner-User Manufacturing Plant

6001 Belmore St SW
Tumwater, WA

± 44,248 SF on 23.44 acres of land

Property Specifications

- Primary building ±39,448 SF of manufacturing/warehouse space (1973)
- ±1,600 SF of 2-story office
- Secondary building ±4,800 SF (2009)
- Actively rail-served by BNSF
- LI (Light Industrial) Zoning
- Significant yard/laydown area
- Nine (9) plastic resin silos
- Power: 7400a 277-480v 3-phase*
- Price: Submit Offer



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Connor Raffety

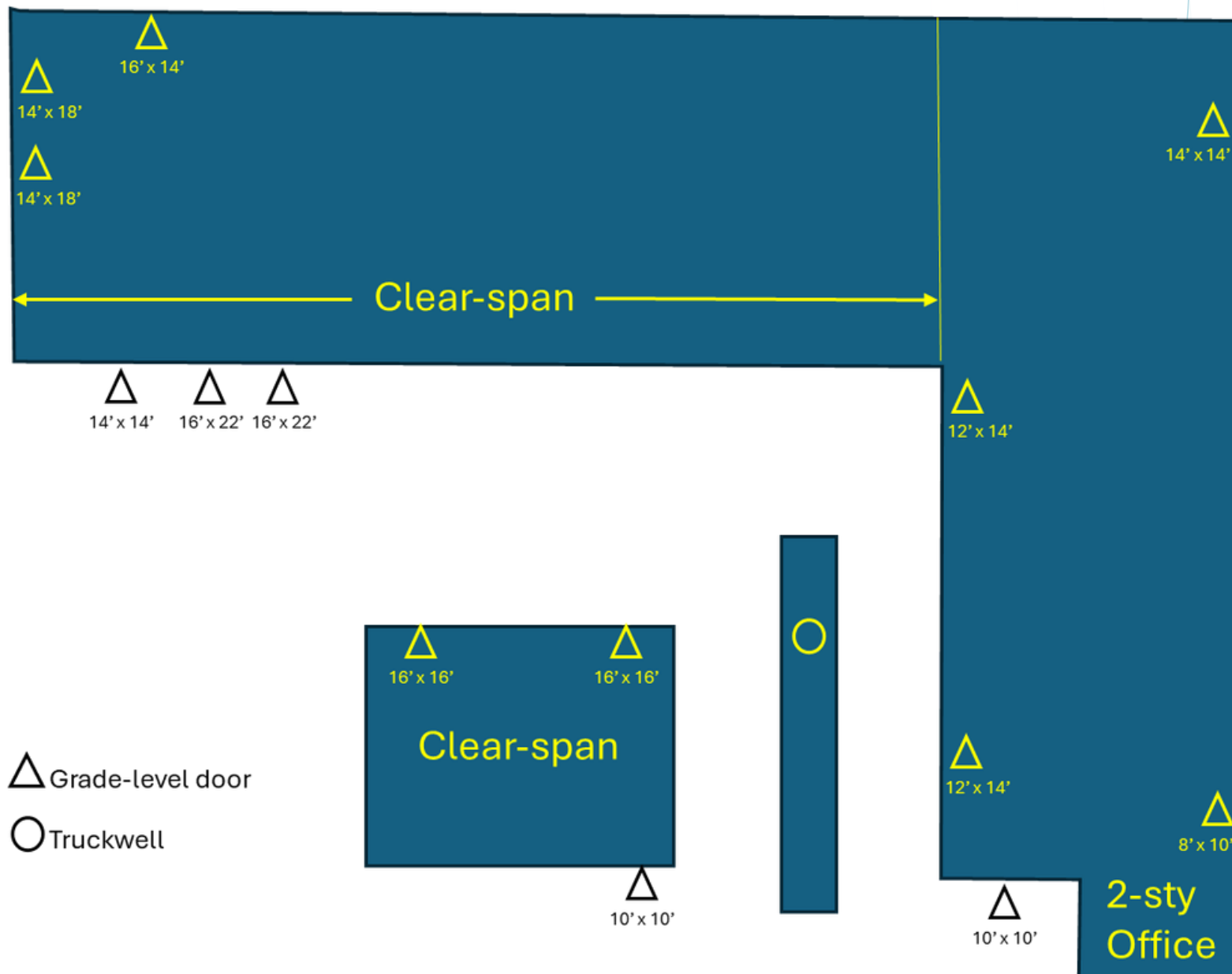
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*to be confirmed by buyer

Jones Lang LaSalle Brokerage, Inc.

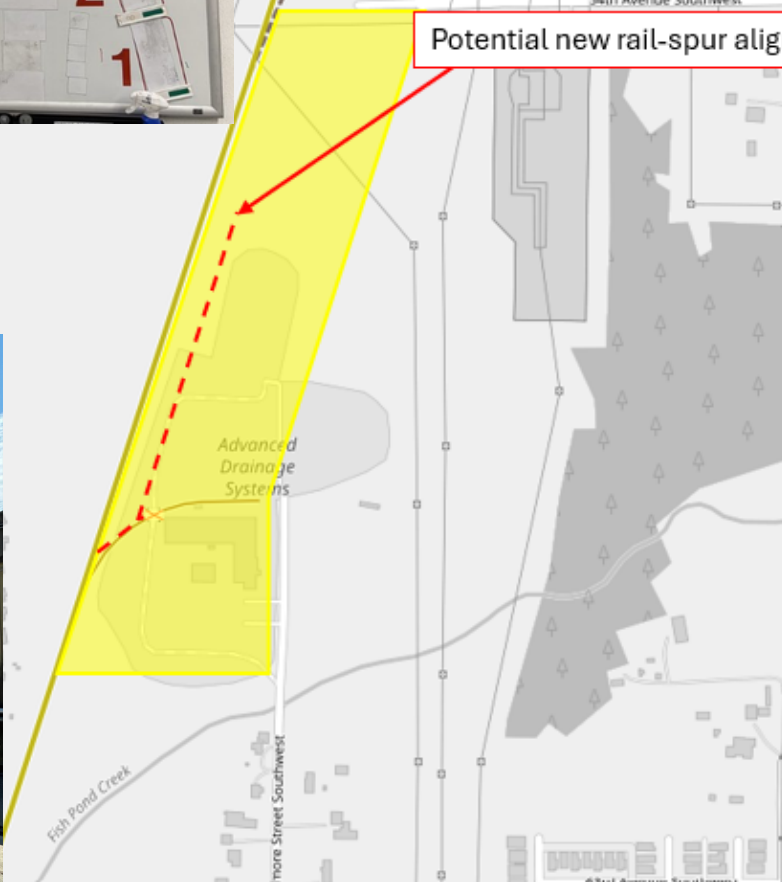
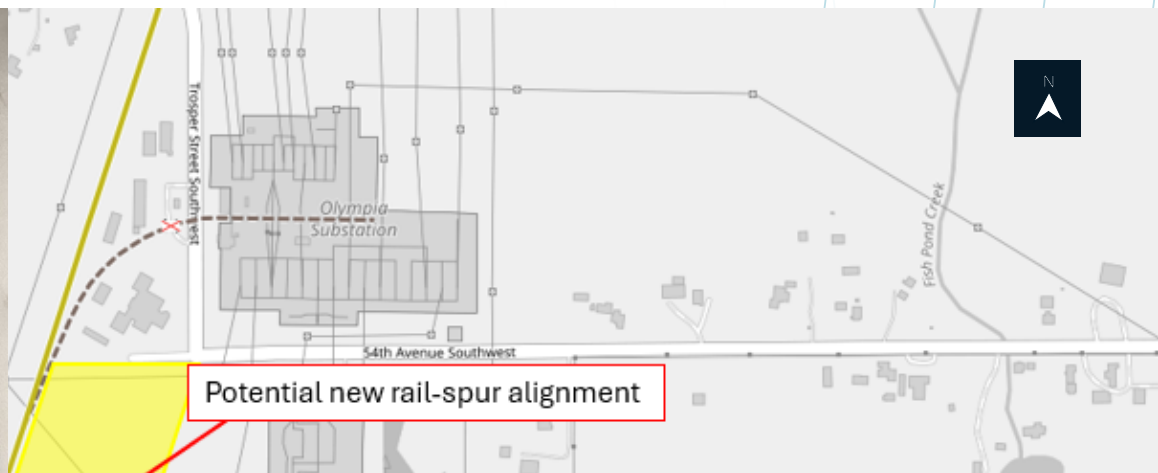
Buildings Site Plan



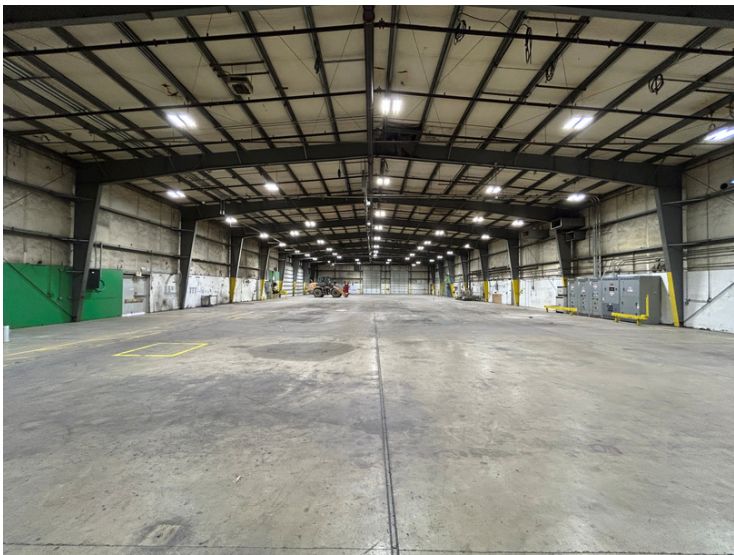
Location Details



Location Details: Rail Map



Location Images



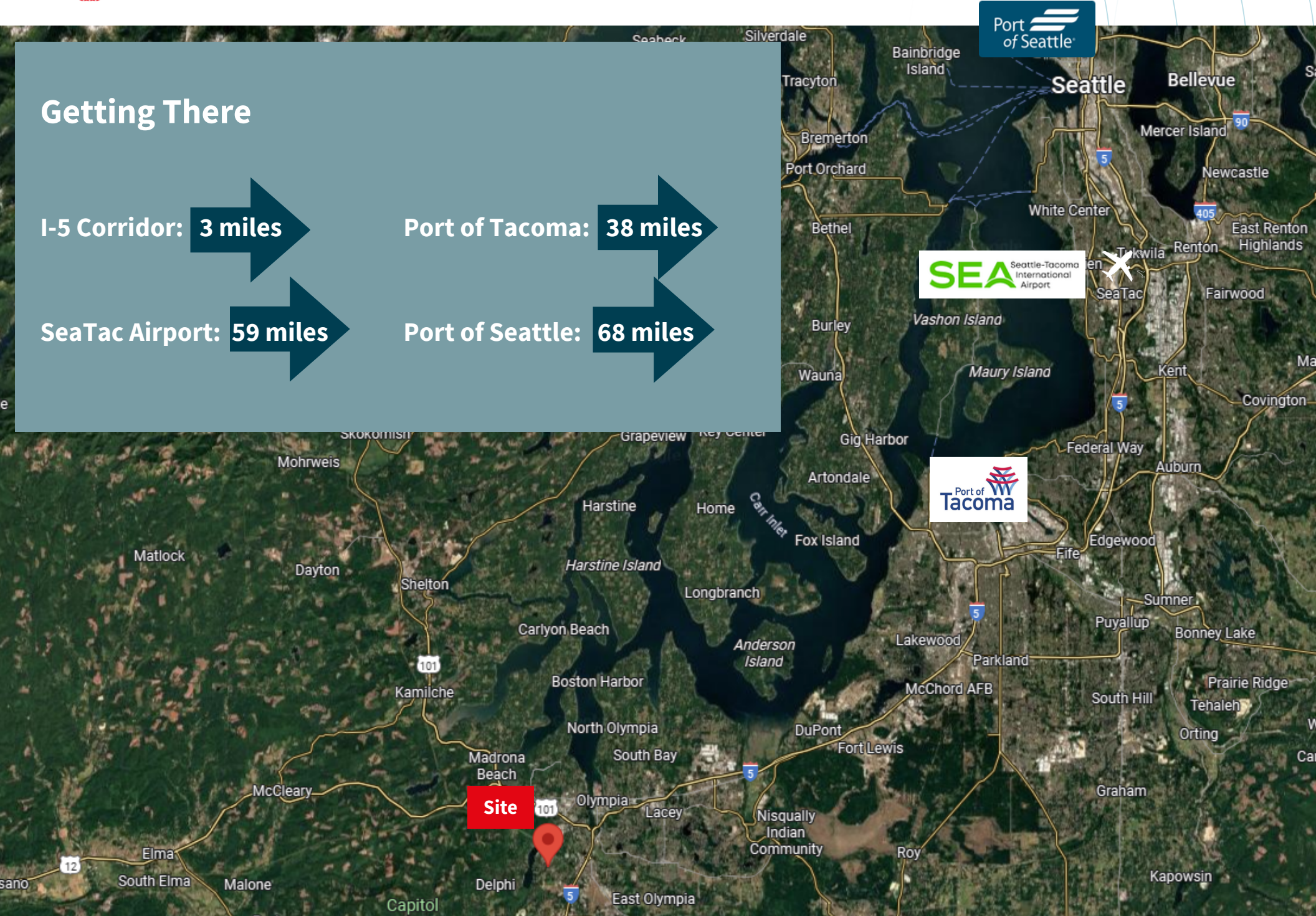
Getting There

I-5 Corridor: **3 miles**

Port of Tacoma: **38 miles**

SeaTac Airport: **59 miles**

Port of Seattle: **68 miles**

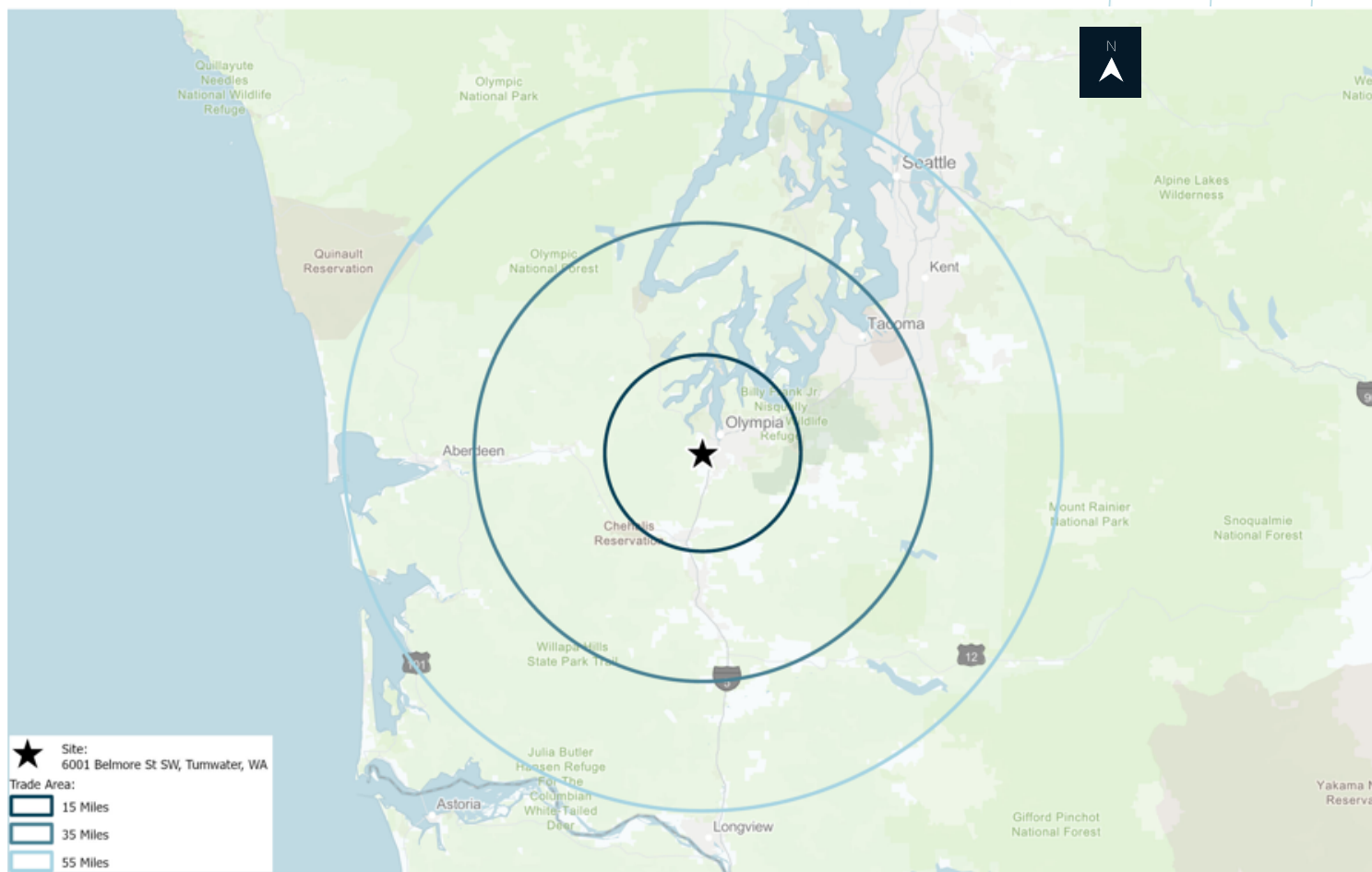


Population and Employment Summary

About Thurston County

Thurston County, Washington, is located at the southern end of Puget Sound in the beautiful Pacific Northwest. It is 60 miles south of Seattle, Washington and is 100 miles north of Portland, Oregon.

Thurston County is home to more than 300,500 residents, and is the sixth most populated county among Washington State's 39 counties. It is among the fastest growing counties in the Pacific Northwest.



Trade Area	15 MILES	35 MILES	55 MILES
Population	289,236	1,306,949	3,245,539
Households	115,855	496,707	1,272,461
Average Household Size	2.46	2.58	2.5
Total Business (NAICS)	8,927	36,946	103,636
Total Employees	132,878	581,592	1,627,887
Median Age	41	39.2	38.7
Median Household Income	\$95,607	\$95,167	\$105,155

Thank you

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Jones Lang LaSalle Brokerage, Inc. a Licensed Real Estate Broker