

FOR LEASE INDUSTRIAL SPACE

MOTTMAN INDUSTRIAL PARK



3035 37th Ave

TUMWATER

FOR LEASE

\$1.20 PSF MODIFED GROSS



GREENE
COMMERCIAL

AVAILABLE SF
4,600 SF

ZONING
LI-C

AVAILABLE
AUGUST 1

SHOWING
CALL BROKER



EXCLUSIVELY LISTED BY



Tyler Kanda

COMMERCIAL BROKER

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PROPERTY HIGHLIGHTS

Current Electrical

200 amp, 277/480 V 3 phase service plus two 200 amp, 120/208 V panels derived from the 480 V source—expandable to meet heavier loads.

Current Gas

2 lb high pressure natural gas line (2 MM BTU+) already metered to the site.

Water

City water (sub metered) and sewer in place.

Space Features

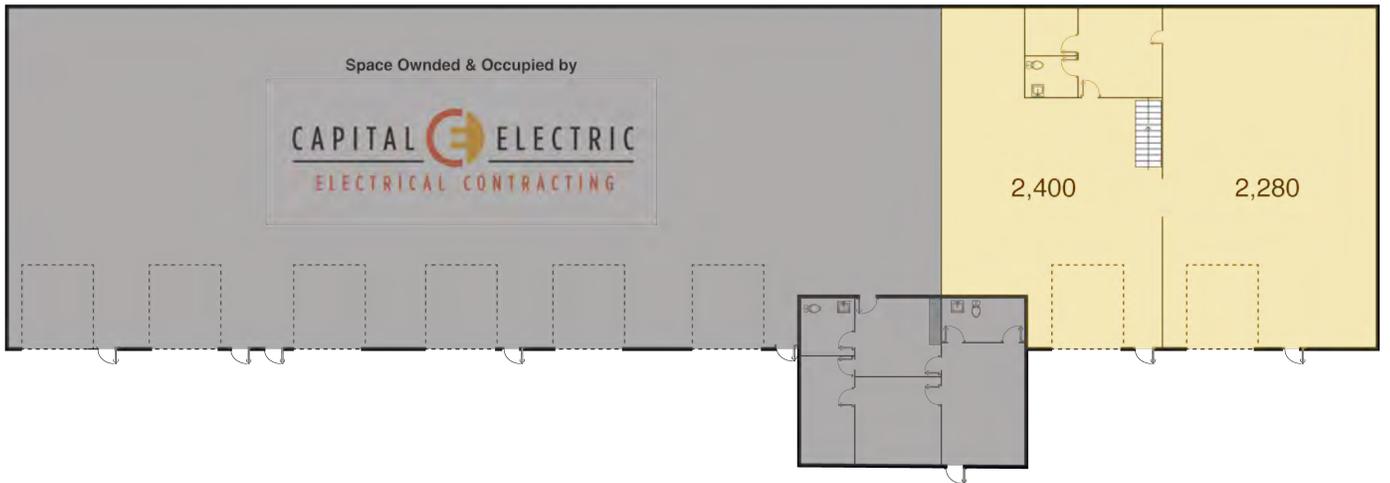
16' 8" clear height to the sprinkler line and two 12' × 14' grade level roll up doors for seamless loading.

On-site parking: 8 + dedicated stalls.
Located minutes from I-5 and Olympia's commercial core, this warehouse/service space is ready to power manufacturing, distribution, or specialty trade uses. Schedule a tour now to secure your lease before the space is gone.



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CAPITOL MEDICAL

HWY 101 ENTRANCE

SPSCC

PROPERTY

LOCATION SUMMARY

The building sits in the heart of the Mottman Industrial Park, officially inside the City of Tumwater yet only minutes from downtown Olympia. The site's address, 3035 37th Ave SW, Tumwater, places it amid a cluster of contractors, light manufacturing firms and service businesses, creating built-in synergy and a ready supplier network.

Highway & freight access

US-101/RW Johnson & Cooper Point On Ramps	1 mi / 3 min (Direct, signal light access via Mottman Road)
I-5 (Exit 104) On Ramps	2 mi / 5 min

Drive Times

To Seattle 60± minutes

To Portland 90± minutes

To Aberdeen 54± minutes

*Off-peak, posted speeds.

Proximity to key sub markets

- Tumwater civic core & Olympia Regional Airport – 5 minutes south east; the airport's New Market Industrial Campus and free trade zone offer additional logistics options.
- West Olympia retail/amenities (Capital Mall, Black Lake Blvd corridor) – ~2 miles northwest for banking, dining and big box services—helpful for staff convenience and “last mile” customer pick ups.
- Downtown Olympia & Port of Olympia – 10 minutes northeast, giving quick reach to government offices and break bulk maritime facilities.

Mottman Industrial park fundamentals

- Surrounding uses are predominantly light industrial with sprinkling of warehouse/showroom (e.g., moving & storage, building supply yards), signaling a business friendly environment with compatible operating hours and noise profiles.
- The park's grid (RW Johnson Blvd SW 37th Ave SW Mottman Rd) keeps internal truck circulation off residential streets, lowering community impact and permitting extended delivery windows.
- Fast freeway reach (I-5 & US-101) for regional freight,
- Balanced customer & labor pools from Tumwater, West Olympia and the South Sound,
- Multi-modal options via nearby transit and Olympia Regional Airport, and
- A stable industrial neighborhood that supports 24/7 operations.



DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
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Population

22,991

96,894

217,534



Renter Occupied Housing

6,114

19,930

58,589



Owner Occupied Housing

5,114

24,924

58,589



Median Household Income

\$61,671

\$77,502

\$80,597



Median Age

38.8

41.1

41.3

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