

Tenino Warehouse



772 Sussex Ave Tenino Wa 98589



BUILDING BASICS

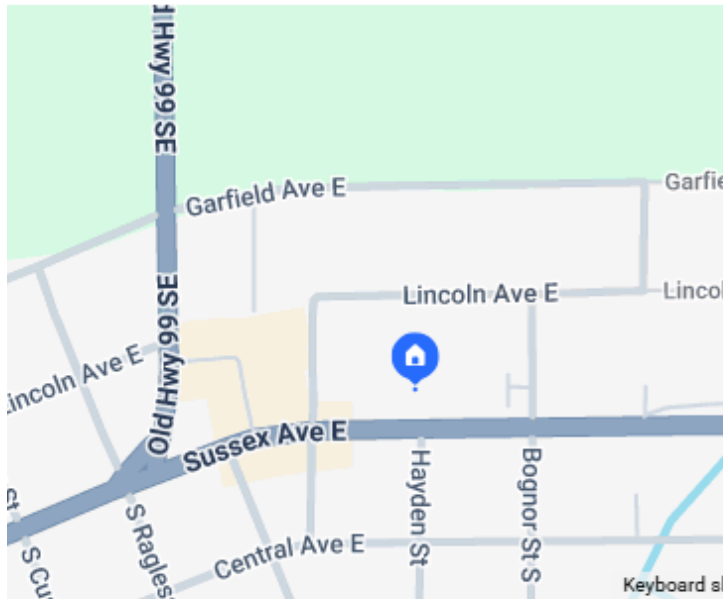
Site Address 772 Sussex Ave
Tenino Wa 98589

Tax Parcel 70970501200

Building Sq Ft 4000

Year Built 2000

Zoning Retail



BUILDING HIGHLIGHTS

LOCATION & DESCRIPTION

Situated in a quiet, rural pocket just outside downtown Tenino, 7272 Sussex Ave offers the perfect balance of country feel and convenient access. The property is minutes from I-5, providing an easy commute to Olympia, Tumwater, Centralia, and JBLM. Enjoy the privacy and space of a peaceful setting while remaining close to local shops, schools, dining, and everyday amenities. Ideal for those seeking room to breathe without sacrificing connectivity.

SITE IMPROVEMENTS

True NNN Lease – Tenant pays all operating expenses including taxes, insurance, utilities, maintenance, and exterior upkeep. Landlord responsibility limited to roof and structure only, offering a low-management, passive investment opportunity.

SALE PRICE

\$995,000



Your paragraph text

Commerical Rent Roll								Lease	
Tenant	% Of building	Base	Annual	Sq Ft	Sq ft yr	NNN	NNN Annual	Begin	End
Permier Stone and Quartz	100%	\$5,287.75	\$63,453.00	4000	\$1.32	\$1,018.85	\$12,226.20	3/1/2022	2/28/2027
	100%	\$5,287.75	\$63,453.00	4000	\$1.32	\$1,018.85	\$12,226.20		
Operating Expences									
Common area Maintenance	Tenat maintains								
Property Tax 2025	\$7,412.40								
Insurance 2025	\$4,183.19								
Utilites	Tenant Pays Direct								
Leagal & Professional fees	\$838.00								
	\$12,433.59								

PROPERTY PHOTOS

