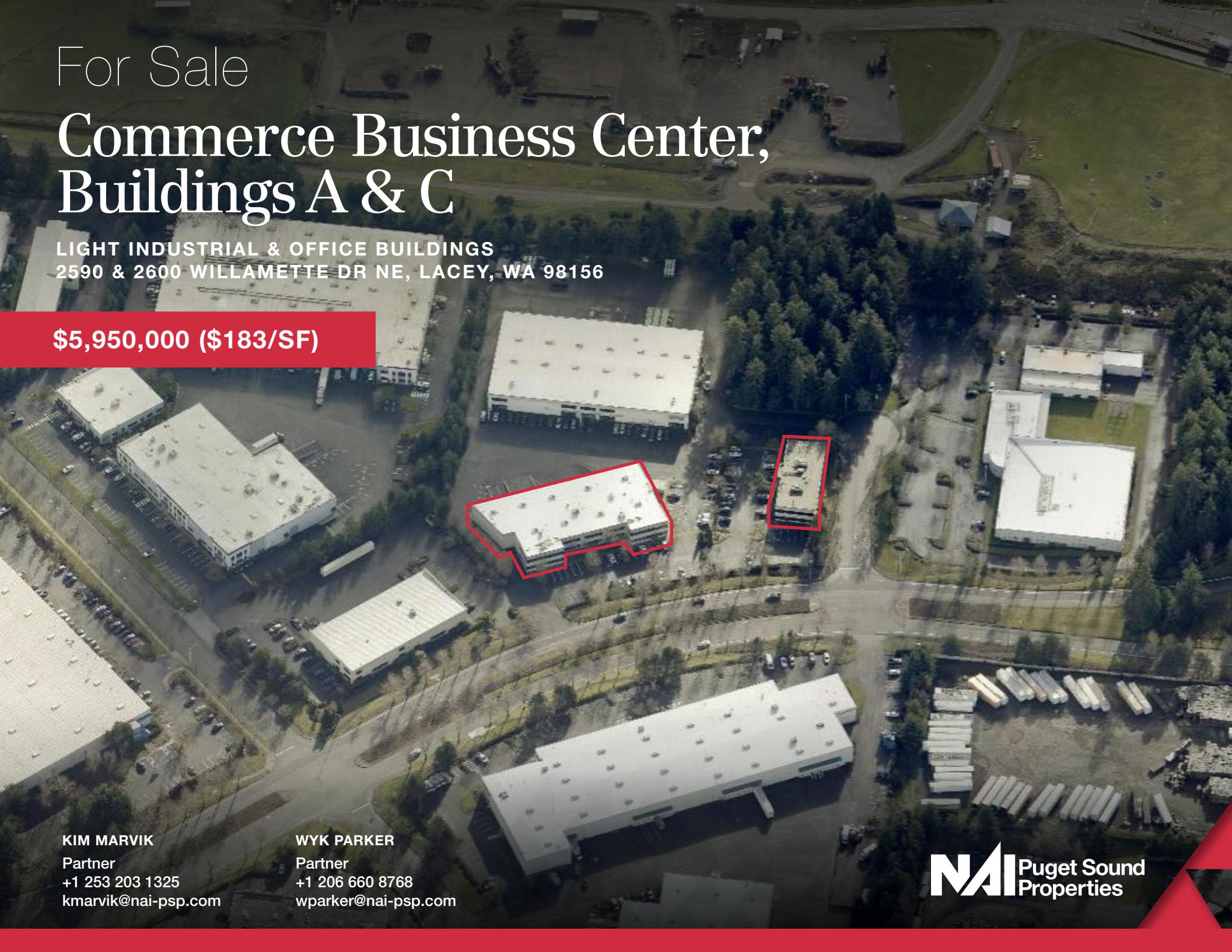


For Sale

Commerce Business Center, Buildings A & C

LIGHT INDUSTRIAL & OFFICE BUILDINGS
2590 & 2600 WILLAMETTE DR NE, LACEY, WA 98156

\$5,950,000 (\$183/SF)



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NAI Puget Sound
Properties

Retailer Map



Investment Highlights

NAI Puget Sound Properties is pleased to offer Commerce Business Center, Buildings A & C, for purchase.

The property is in the heart of the desirable Meridian Campus, one of City of Lacey's most desirable commercial districts consisting of approximately 1,100 acres. The property is close to the prestigious Lacey Gateway commercial center, Cabela's, Home Depot Distribution Center, Target Distribution Center, Medline, Providence, WSDOT Region 3 Headquarters, and a host of additional employers, both local and regional.

A summary of this offering is the following:

OFFERING PRICE	\$5,950,000 (\$183/RSF)
NET OPERATING INCOME (PROJECTED)	\$406,361
CAPITALIZATION RATE (PROJECTED)	7%
BUILDING AREA	32,622 RSF
LAND AREA	126,215 SF (2.9 AC)
TOTAL TENANTS	4
OCCUPANCY	100%





Property Overview

	Building A	Building C
ADDRESS	2600 Willamette Dr NE	2590 Willamette Dr NE
TYPE	Industrial/Commercial	Office/Commercial
BUILDING SIZE	20,714 SF	11,908 SF
OCCUPANCY	100%	100%
YEAR BUILT	2000	2001
SITE AREA	83,134 SF	43,081 SF
ZONING	LI (Light Industrial)	LI (Light Industrial)
PARCEL NUMBERS	5807-00-00100	4206-00-0030



Investment Highlights

- + Quality diverse tenancies in government and private sectors.
- + Stabilized income with annual scheduled increases and projected near-term upside income opportunity.
- + Quality concrete & steel construction and modern design.
- + Well maintained property and professionally managed.
- + **Excellent location:** Located on Willamette Dr. in the desirable Meridian Campus and half mile to north and south Interstate-5 access.
- + The property is in a high growth area in Washington State.
- + **Dense Trade Areas:** The current demographic base within a 10-minute radius of the center has a population of 149,284.
- + **High Traffic:** Traffic counts are more than 17,000 cars per day on Willamette Drive and Hogum Bay Road, and over 107,000 cars per day at Interstate-5 exit 111 that is a half mile from the property.



Demographic Overview

2590 & 2600 WILLAMETTE DR NE

	1 MILE	3 MILES	5 MILES
Population	6,861	50,175	100,304
Households	2,552	19,071	39,091
Median Age	32.9	37.3	38.9
Median HH Income	\$84,926	\$95,605	\$93,768
Avg. HH Income	\$103,486	\$116,049	\$114,845

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LACEY, WA 98156

EXCLUSIVELY LISTED BY:

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