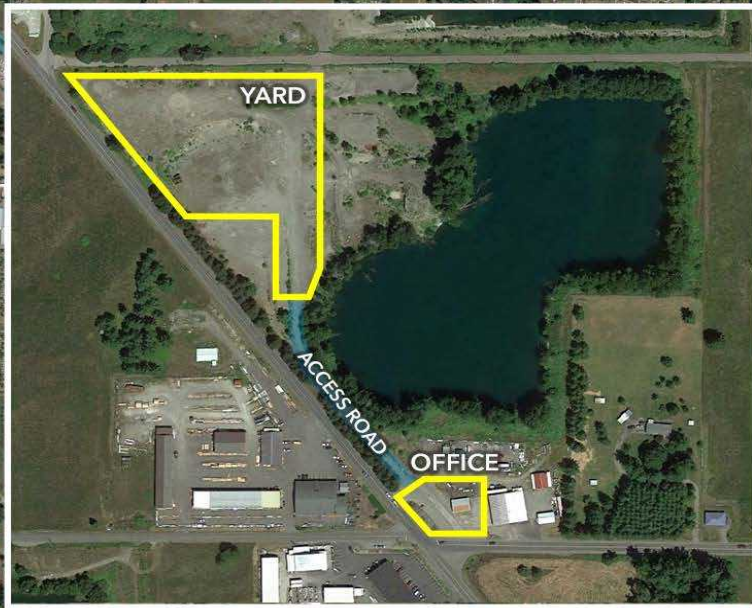


Land for Lease LARGE ROCHESTER INDUSTRIAL YARD

6490 196th Ave SW, Rochester, WA 98579

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



4.5 ACRES +/-
INDUSTRIAL LAND

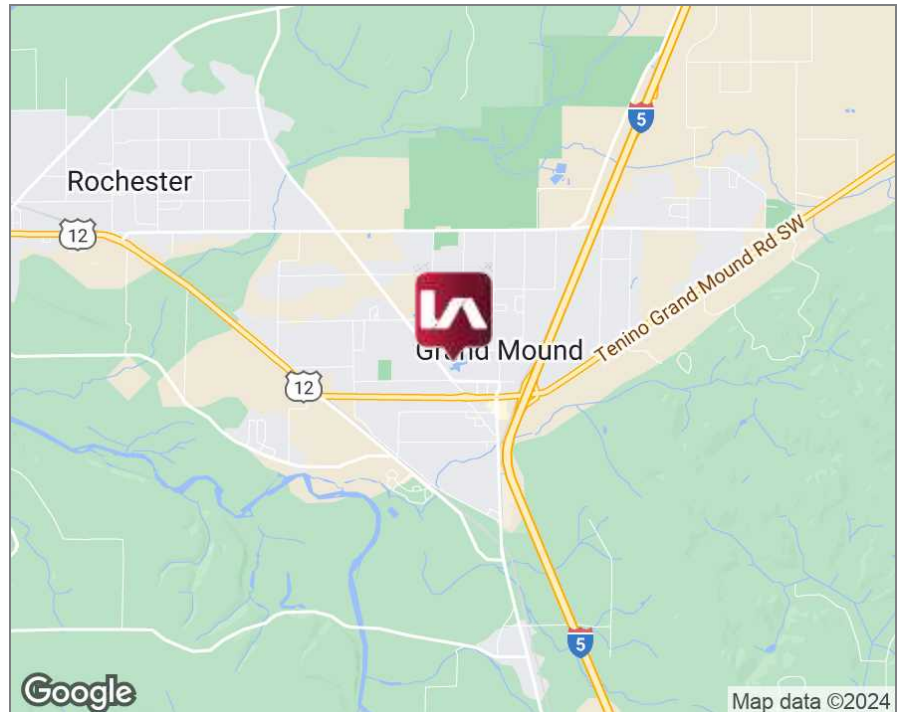


LISTING DATA

AVAILABLE SF: 196,000 SF
AVAILABLE AREAS: Yard: 4.5+/- Acres
Office: 1,200 SF
OFFICE YEAR BUILT: 1970

PROPERTY INFORMATION

- Utilities to Site
- Site graded and level, ready for occupancy
- Zoned Heavy Industrial, Rochester Urban Growth Area, Unincorporated Thurston County
- Two curb cuts for ingress / egress
- Call Broker for rates



CONTACT

Vanessa Herzog, SIOR, CCIM

vherzog@lee-associates.com

D 253.444.3020

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Land for Lease

LARGE ROCHESTER INDUSTRIAL YARD

6490 196th Ave SW, Rochester, WA 98579

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



CONTACT

Vanessa Herzog, SIOR, CCIM

vherzog@lee-associates.com

D 253.444.3020

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.