

**FOR LEASE**

6348 SW 196th Avenue  
Rochester, WA 98579



\*RENDERINGS



# ROCHESTER MANUFACTURING SPACES

DESIGNED TO ACCOMMODATE MIX OF RETAIL, OFFICE & WAREHOUSE

First Western Properties—Tacoma Inc. | 253.472.0404 | 6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

# 6348 SW 196TH AVE



## ESTIMATED OPENING: SUMMER 2025

4.85 ACRES - 211,266 SF

- Thurston County
- Parcel #55701000000
- Approximately 2-3 minutes from I-5.
- Grand Mound Exit
- Wetlands: None
- Light Industrial
- In Opportunity Zone
- 14ft x 14ft - roll up door w/ side entry door

*Please call broker for rent information.*

## NEARBY TENANTS



Population



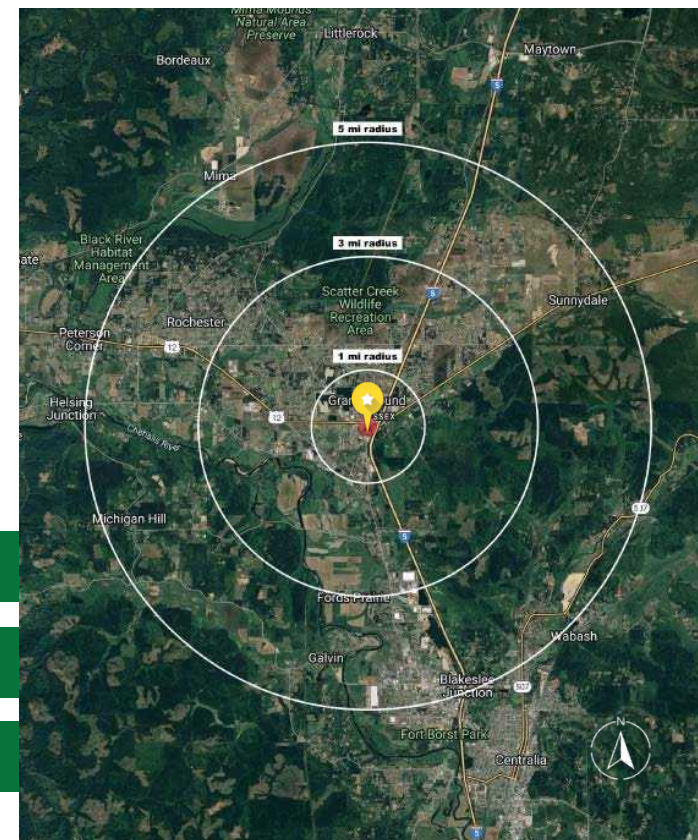
Average HH Income

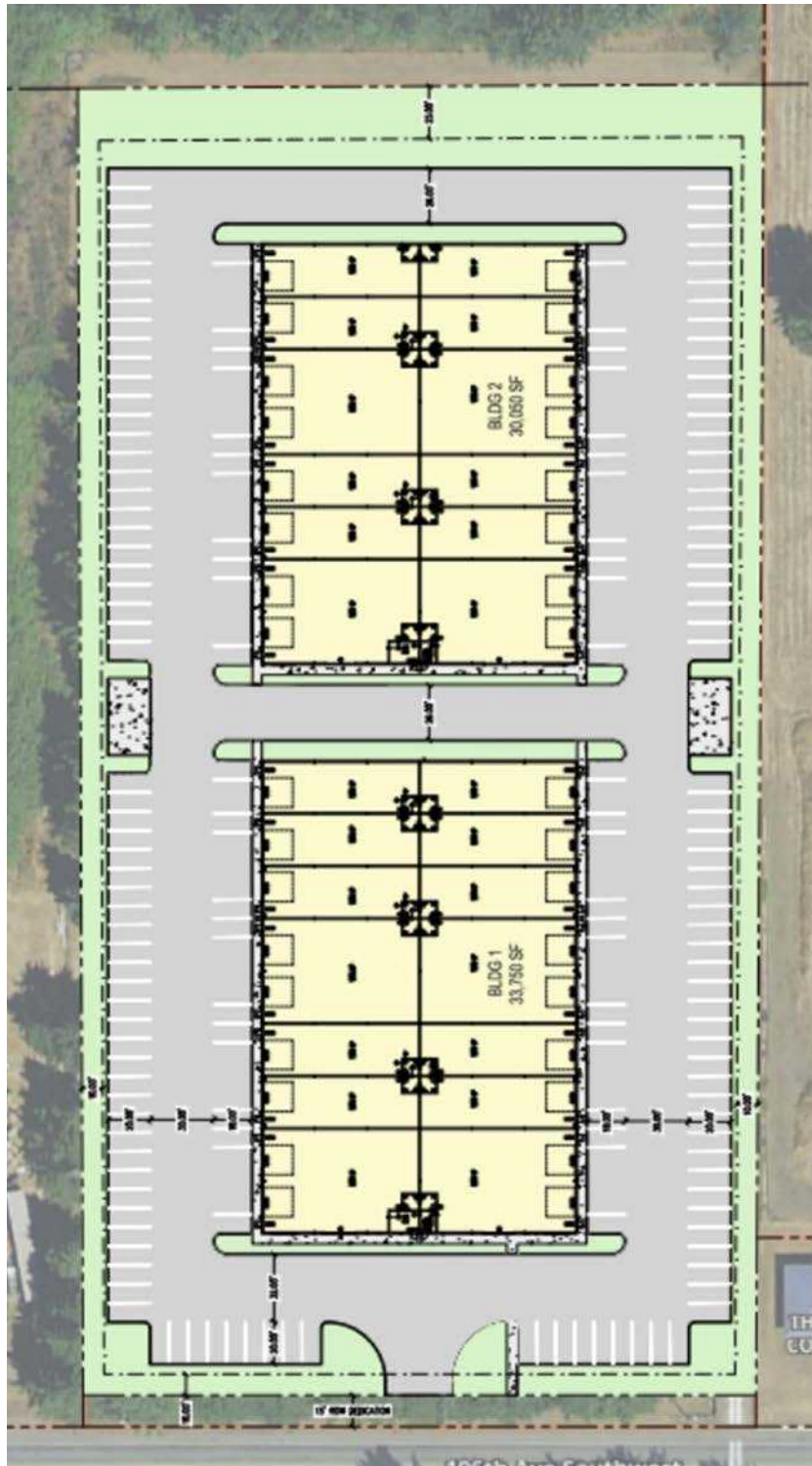


Daytime Population

Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	2,160	\$107,672	1,153
Mile 3	8,087	\$117,770	3,699
Mile 5	20,655	\$112,827	11,047





## TWO (2) SIZES AVAILABLE:

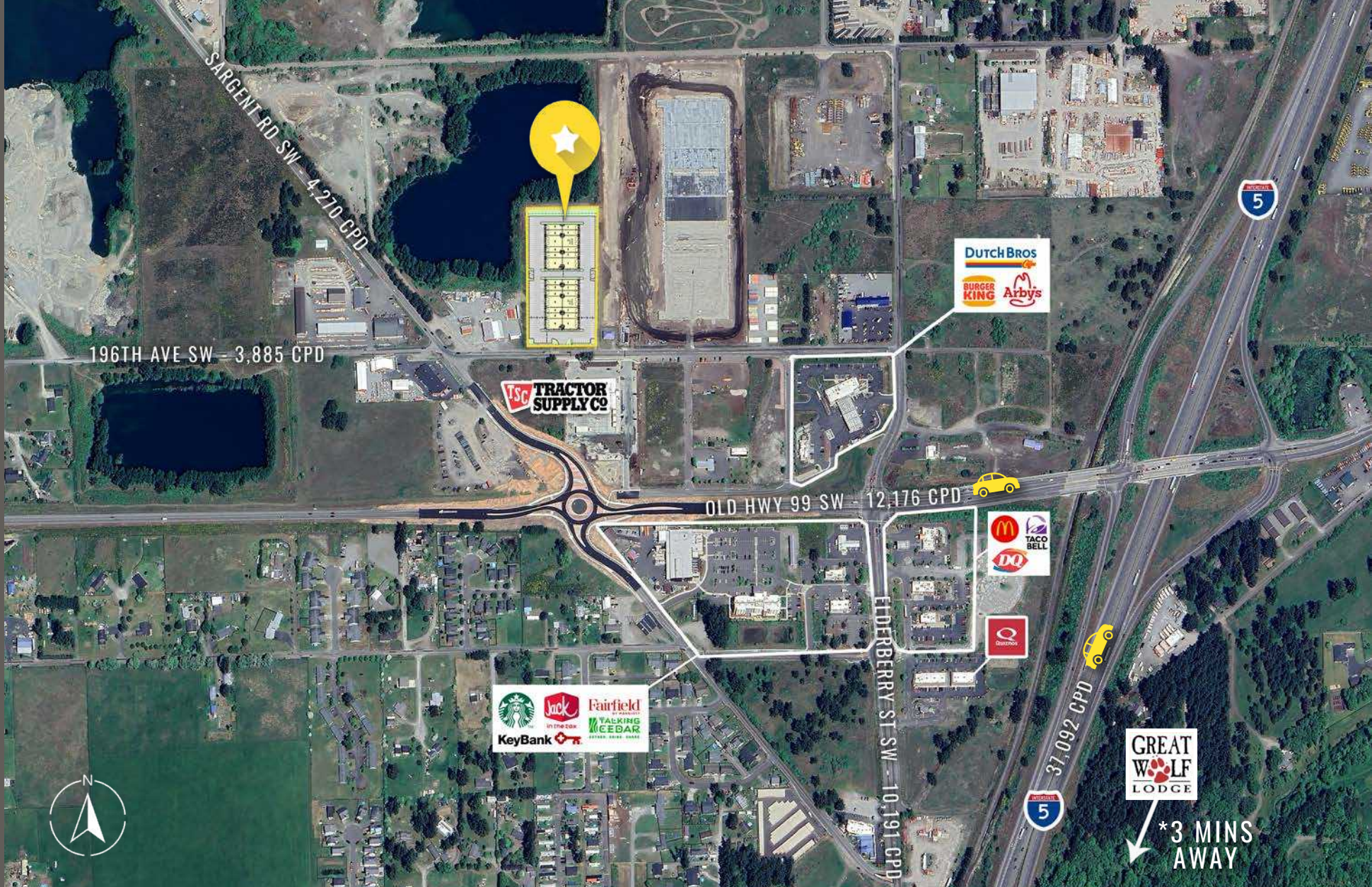
1,875 SF (25' X 75')

3,750 SF (50' X 75')

- 22' Eve Height
- 14' x 14' roll up door plus entry door
- ADA Bathroom
- 120 parking spaces
- Electric heat
- Air conditioning available
- 200 amps 3 phase 120/208 volt power
- Gas available in street
- Separate meters for electric and gas



LOCATION DETAILS



Located Moments from Interstate 5



Located Near Major Tenants



12,176 CPD Old HWY 99 SW



37,092 CPD Interstate 5

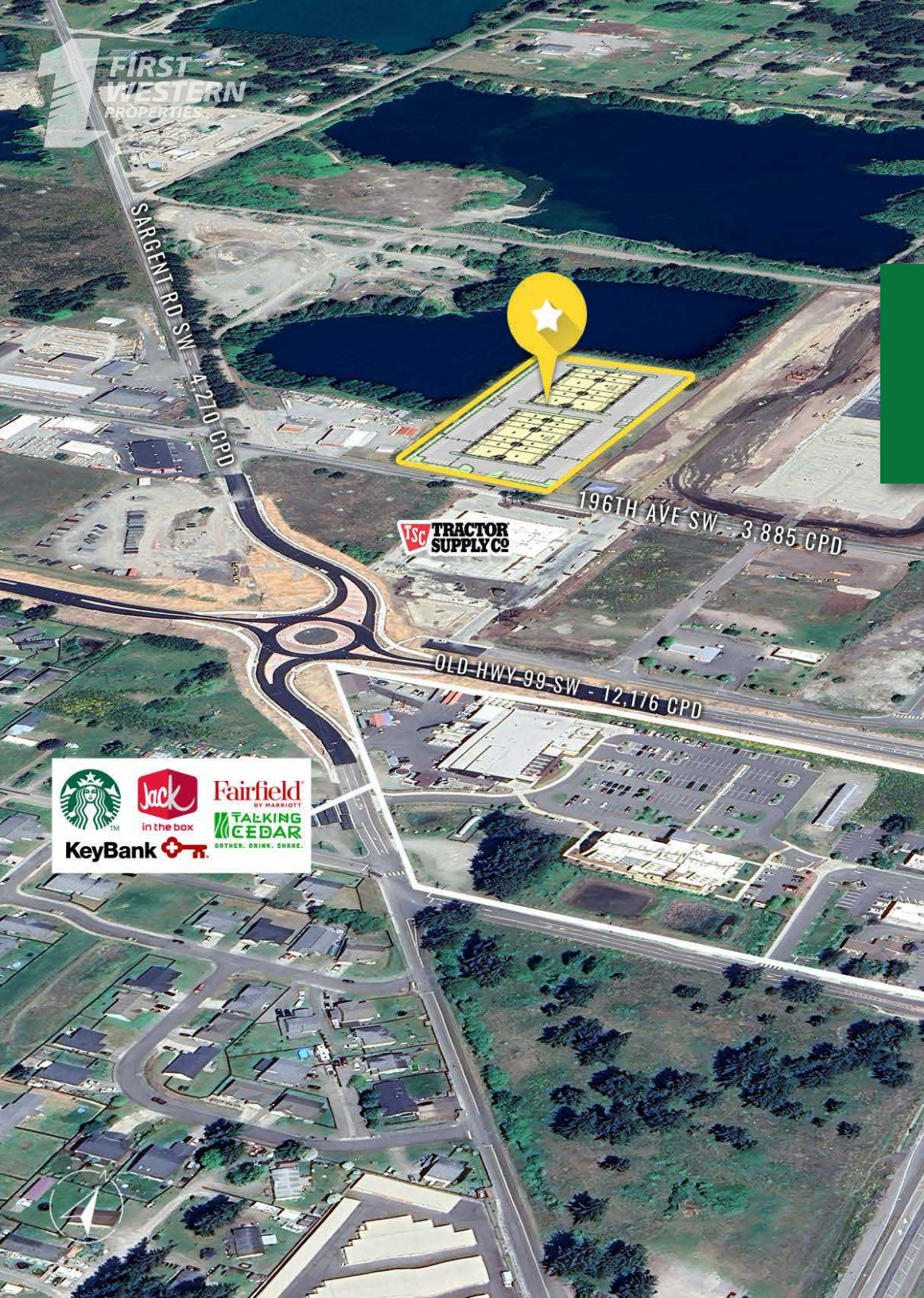


**ROCHESTER, WASHINGTON** is a small unincorporated community located in Thurston County. Situated in the scenic Pacific Northwest, Rochester, Washington, is known for its rural charm and close-knit community. The area is primarily residential, with agriculture playing a significant role in the local economy. Rochester offers a tranquil lifestyle with access to outdoor recreational activities, including hiking and fishing. It is conveniently situated near major cities like Olympia and Centralia, providing residents with a blend of rural serenity and urban amenities. The community values its heritage and natural surroundings, making it an appealing place for those seeking a quieter pace of life.



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.



196TH AVE SW - 3,885 CPD

OLD HWY 99 SW - 12,176 CPD



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