

# 8,352 SF 'TURN-KEY' AUTO BODY SHOP

## AVAILABLE



Baylor Gordon  
**WCCR**  
West Coast Commercial Realty

1801 Bouslog Road | Burlington WA 98233

- 8,352 SF 'Turn-Key' Auto Body Shop
- Building is in excellent condition and highly visible
- \$16.50/SF + NNN (\$11,484/month base rent plus NNNs)
- Additional \$1500/month for the equipment paid over 1st five years of the lease





# RPM Body Shop Equipment

(North Building only)

## Pressurized Paint Booth

- Enclosed booth providing a controlled environment for high-quality paint application.

Pressurized Paint Booth



## Prep Workstation

- Designated area for preparing vehicles before paint or repair work. Paint storage & mixing room
- Secure room for storing and mixing automotive paints safely.

Prep Workstation



## Paint manager computer/software

- Software and computer system used for managing paint operations and formulas.

## Paint scale

- Digital or analog scale for precisely measuring paint mixtures.

Paint storage & mixing room



## Paint gun cleaner

- Machine that cleans spray guns thoroughly after use. Multiple Racks, cabinets, etc

General storage for tools, supplies, and materials needed in bodywork tasks.

Paint manager computer/software



## Tape masking tool

- Handheld tool for applying masking tape quickly and accurately during prep.

## Goliath Frame Machine/Attachments

- Heavy-duty machine for structural frame pulling and realignment.

## CHIEF measuring spec computer

- Computer-assisted system for measuring and verifying vehicle frame specifications.

Paint gun clearer



Paint scale



# RPM Equipment Checklist

## Pro Spot Welder

- Advanced spot welder used for joining sheet metal panels with precision.

## Pro Spot Sanding Machine

- Sanding machine integrated with dust control, used in refinishing work.

## Hepa Dust Extractor

- Filtration unit that captures airborne dust to maintain a clean work area.

## Heat lamps Intratech

- High-intensity heat lamps for accelerating paint curing processes.

## Pro Spot Welder

- Additional spot welder used for body panel attachment.

## Pro Spot Aluminum Welder

- Welding unit specialized for aluminum panel repair.

## 2 Portable Floor Jacks

- Jack used to raise vehicles for quick inspections or repairs.

## Pro Spot i5 Welder

- Smart welder for advanced multi-metal vehicle welding tasks.

## Compressor #1 in the paint booth area

- Air compressor used to power spray guns and pneumatic tools in the booth.

## Bodyshop- Rotary lift location door #6

- Lift positioned at Door #6 used to elevate vehicles for repair work.

## 9 Spray Paint Guns

- High-precision spray gun used for applying paint coatings evenly to vehicle surfaces.

2x Portable Floor Jack



Pro Spot i5 Welder

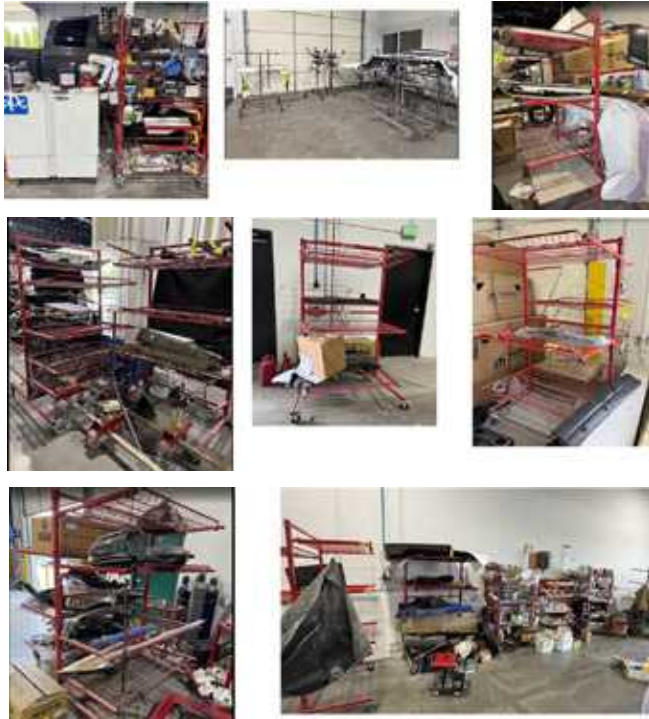


9 Paint Guns (one in use)





**Rack, cabinets, etc**



**Tape masking tool**



**Goliath Frame Machine/Attachment**



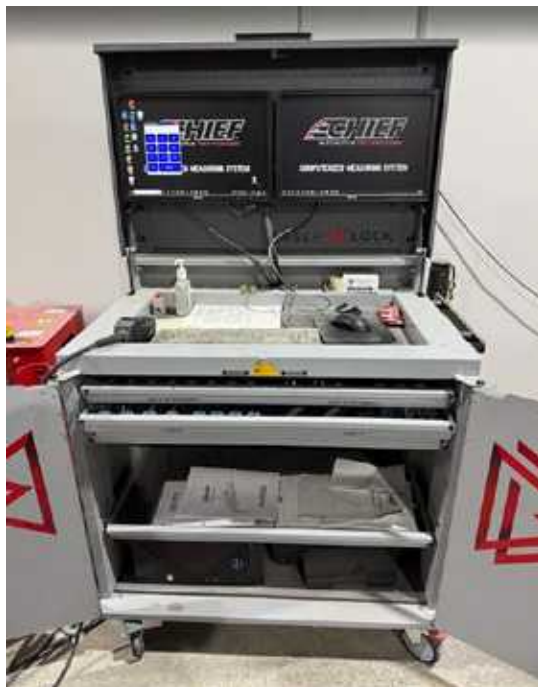
**Hepa Dust Extractor**



**Pro Spot Sanding Machine**



**CHIEF measuring spec computer**



**Pro Spot Welder**



**Pro Spot Aluminum Welder**

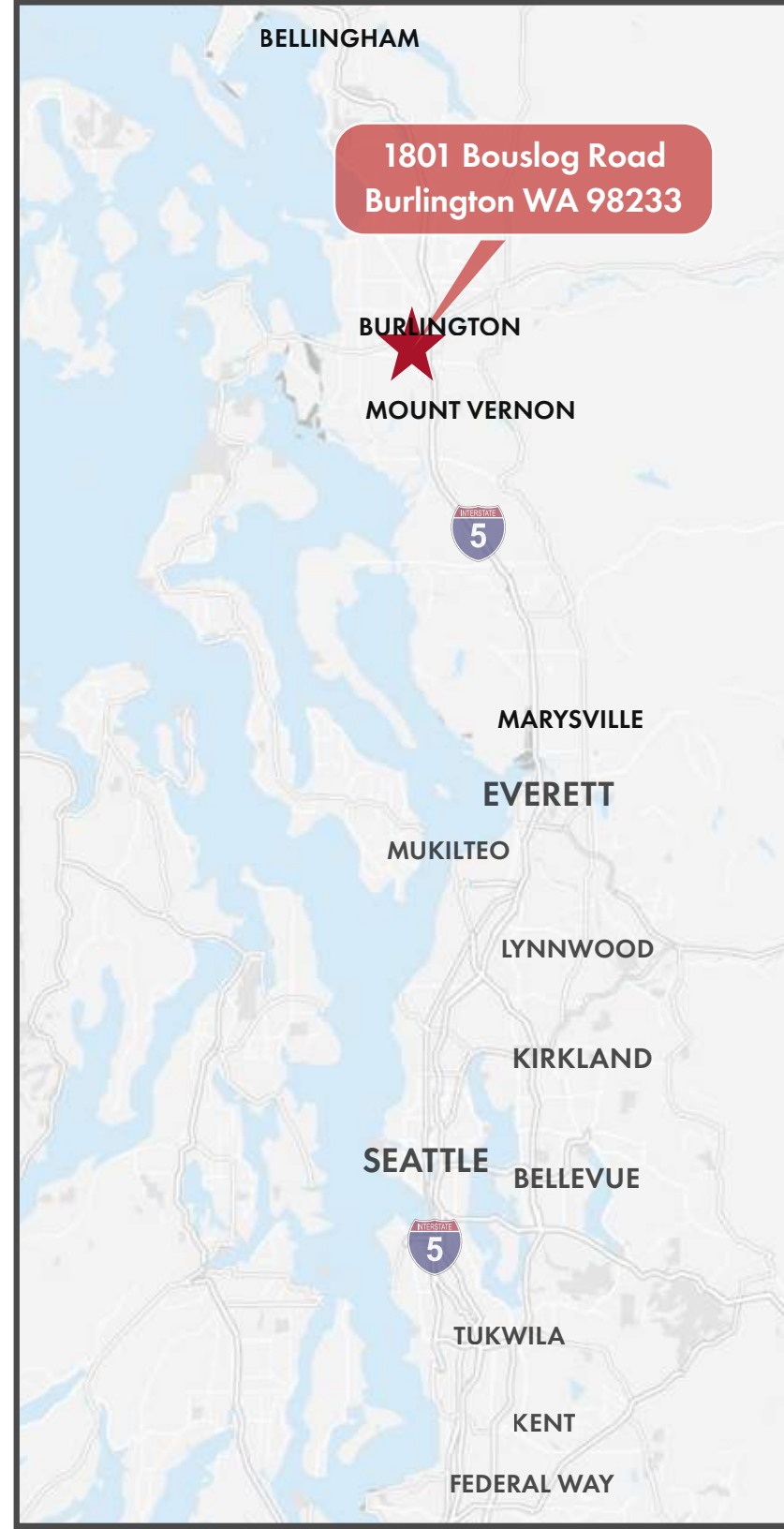
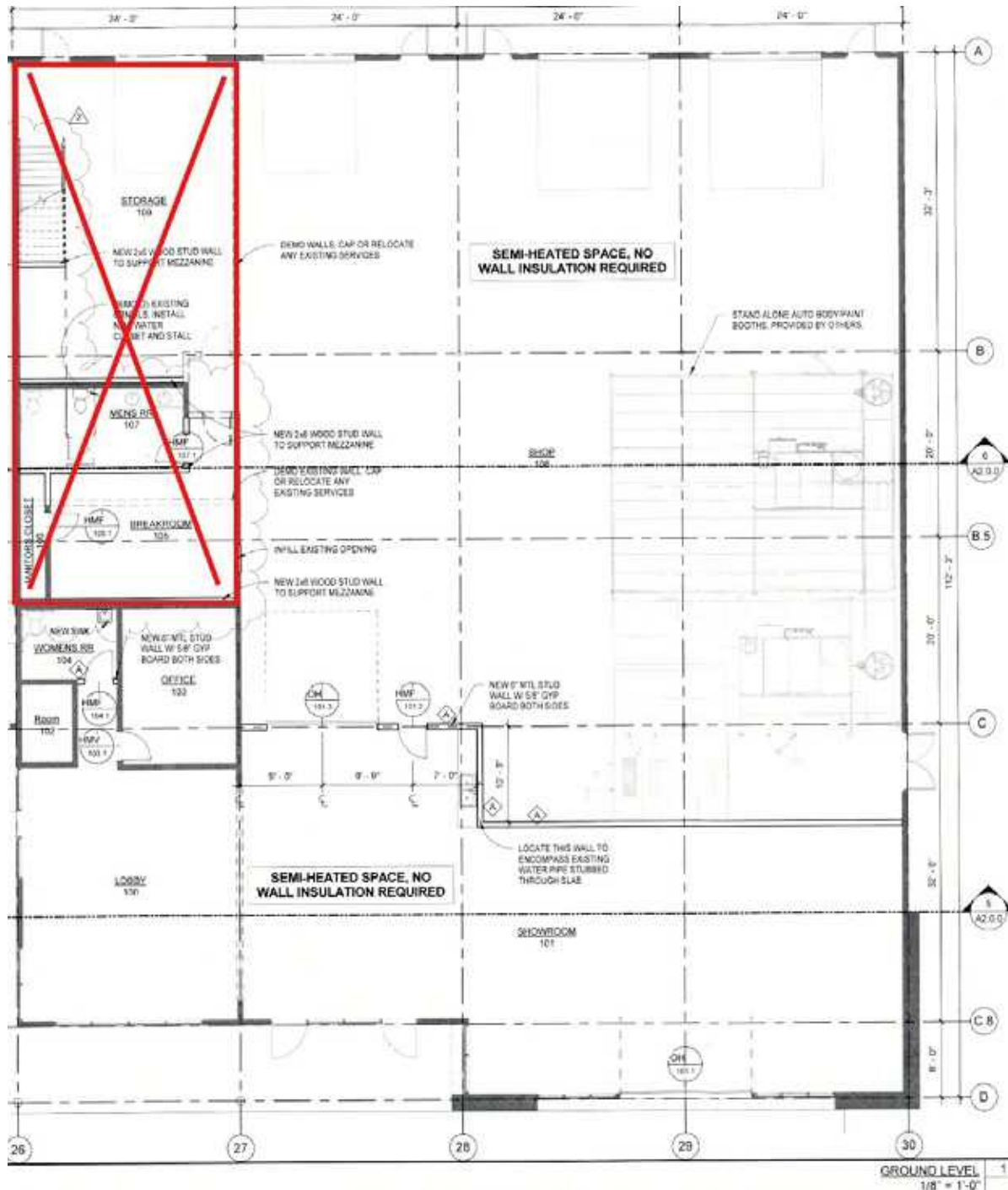


**Heat lamps Intratech**





# FLOOR PLAN





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