



**FOR LEASE**

6348 SW 196th Avenue  
Rochester, WA 98579



# 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



## 4.85 ACRES - 211,266 SF

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

***\*Please call broker for rent information.***



Population



Average HH Income



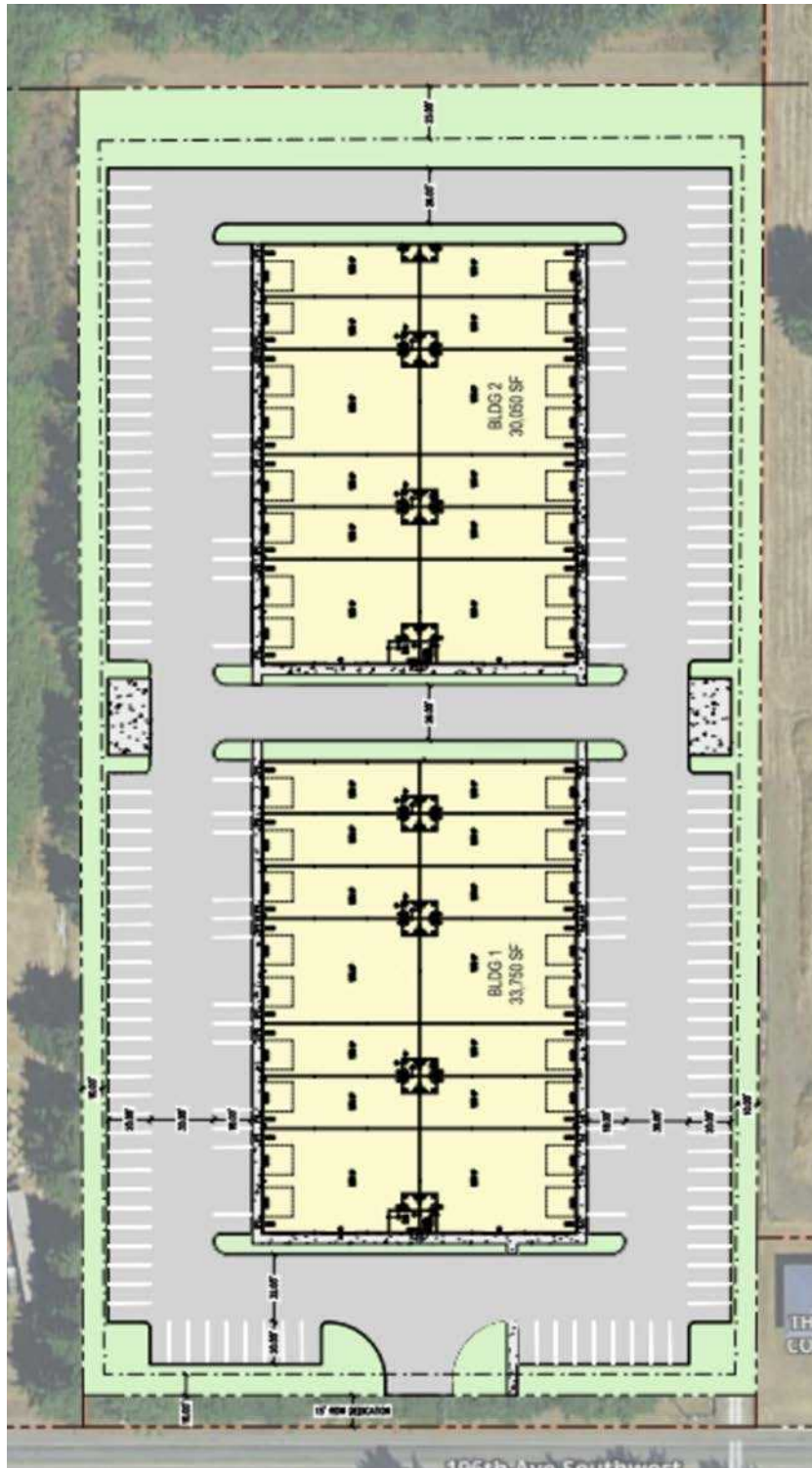
Daytime Population

Regis - 2025

	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

## NEARBY TENANTS





## TWO (2) SIZES AVAILABLE:

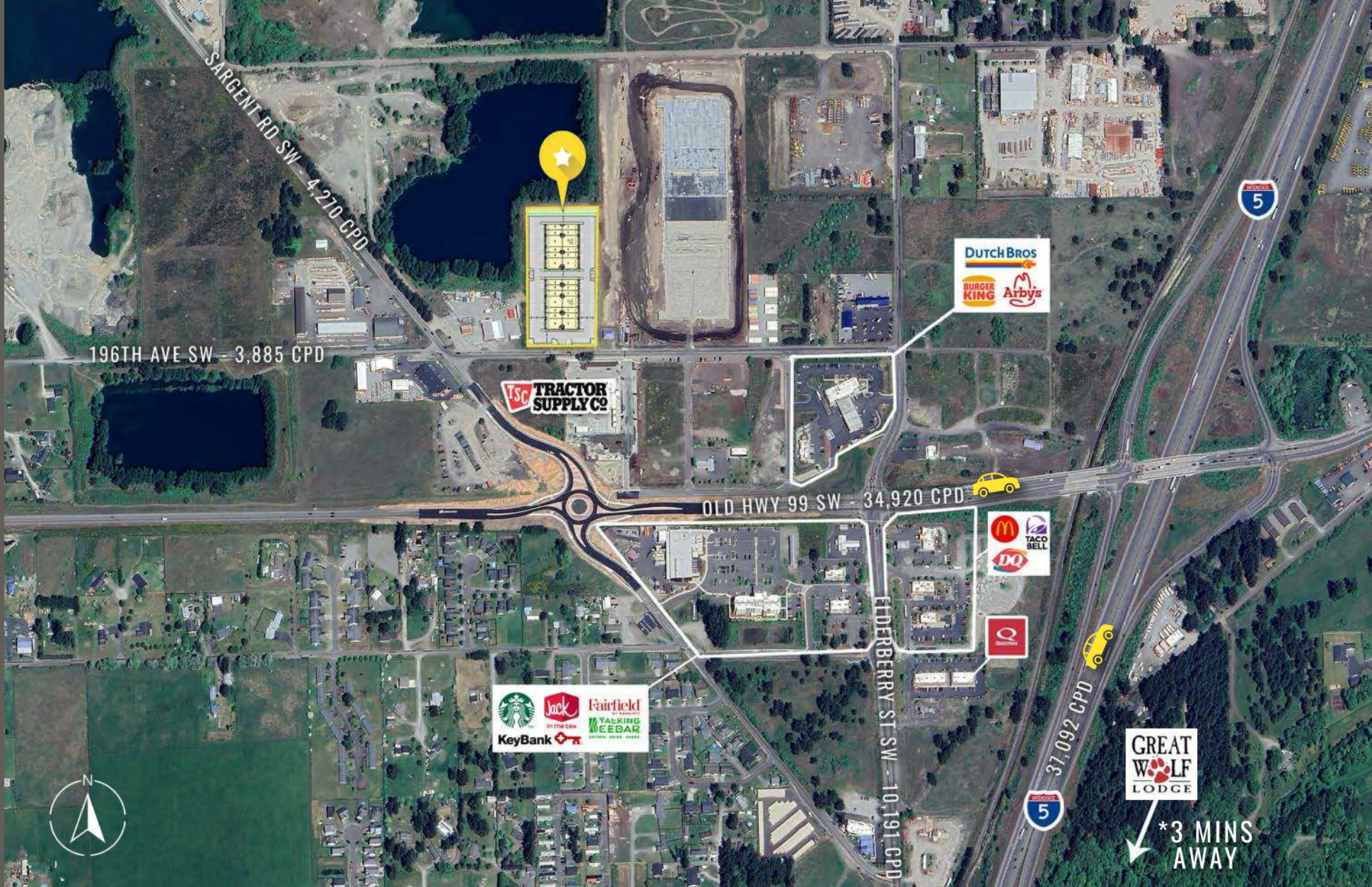
**1,850 SF (25' X 75')**

**3,750 SF (50' X 75')**

- 22' Eave Height
- 14' x 14' roll up door plus entry door
- ADA Bathroom
- 120 parking spaces
- Electric heat
- 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

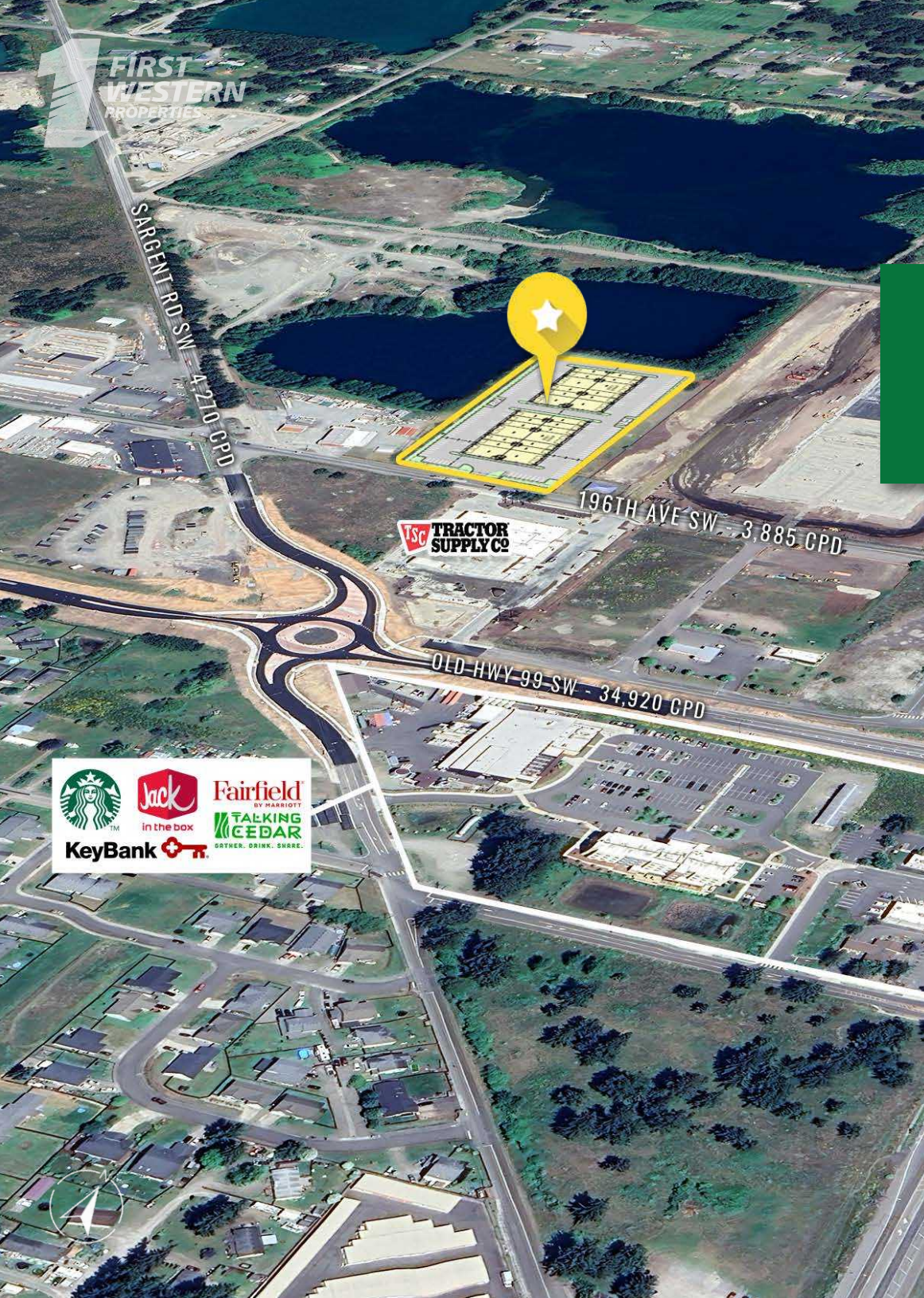


**ROCHESTER, WASHINGTON** is a small unincorporated community located in Thurston County. Situated in the scenic Pacific Northwest, Rochester, Washington, is known for its rural charm and close-knit community. The area is primarily residential, with agriculture playing a significant role in the local 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 - 34,920 CPD



RAY VELKERS

📞 253.284.3632

✉️ ray@firstwesternproperties.com

MICHAEL OLSON

📞 253.533.1386

✉️ molson@firstwesternproperties.com

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

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.