

FOR SALE OR LEASE

# 2950 32ND AVE SW

SUBJECT  
PROPERTY

PEPSI NORTHWEST BEVERAGES

32ND AVE SW

FERGUSON ST SW

FERGUSON LN SW

TUMWATER, WA 98512

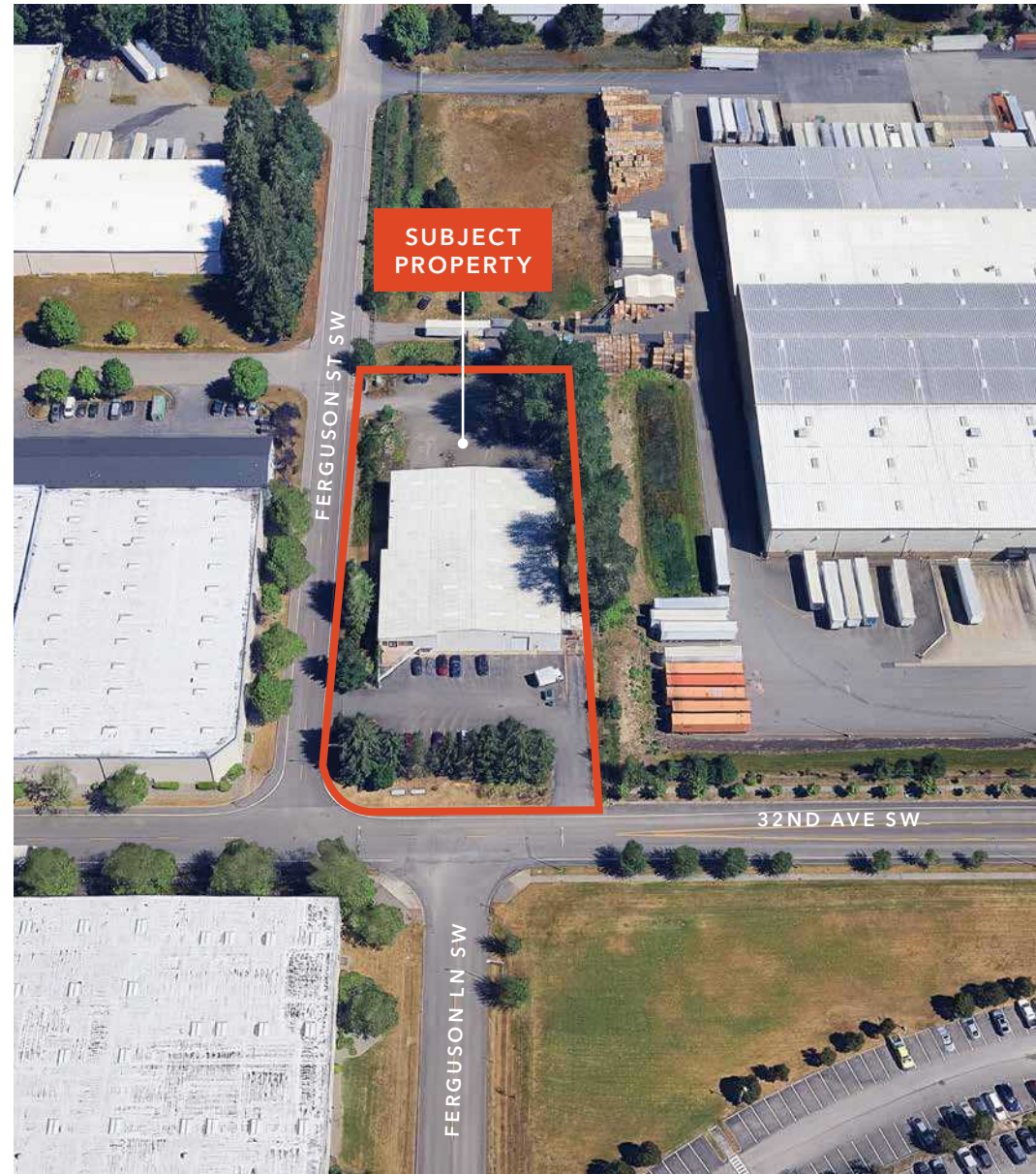
**km** Kidder  
Mathews



# *RARE* OFFERING FOR SALE/LEASE IN TUMWATER

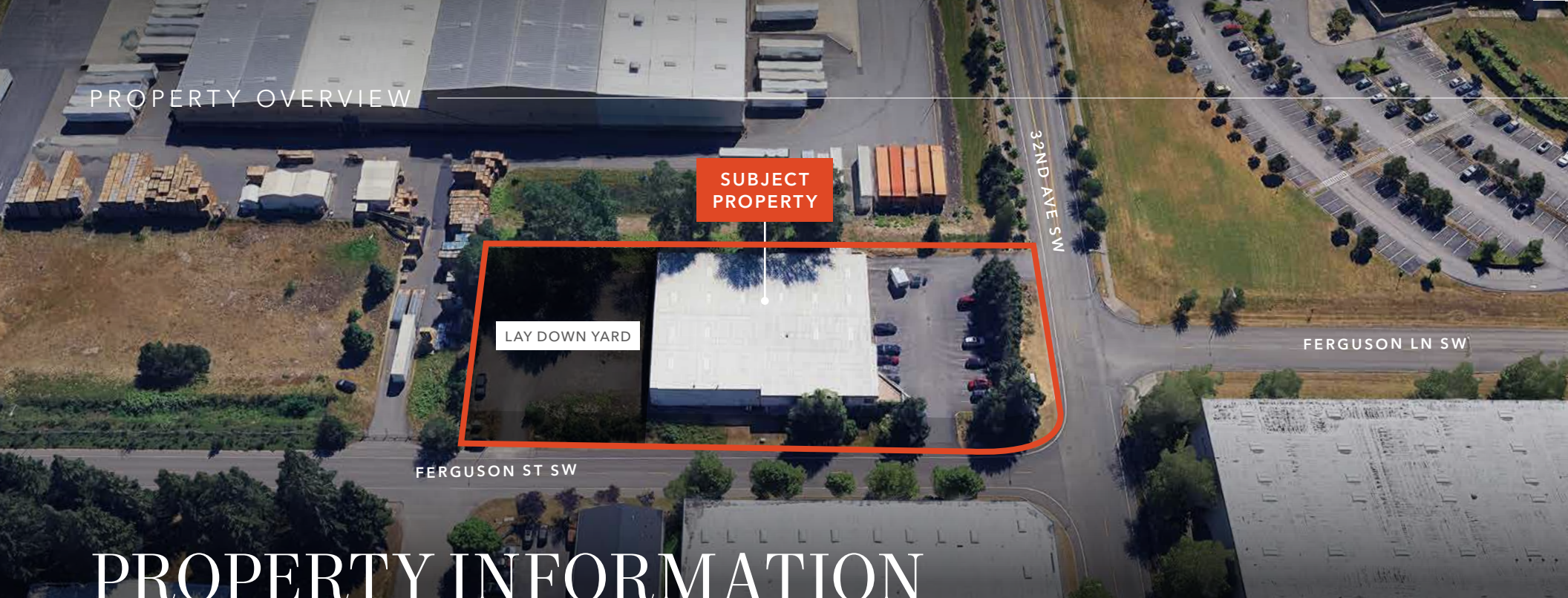
Former wine distribution business with conditioned warehouse and ample office. This property presents a rare opportunity to acquire or lease a functional office/warehouse facility strategically located in desirable Mottman Industrial Park in Tumwater, WA. Excellent access to I-5 and key regional distribution corridors. With a blend of office and warehouse space, this building is suitable for a wide range of users including logistics, light manufacturing, and distribution. Additional buildable land allows for future expansion or on-site yard.

ADDRESS	2950 32nd Avenue SW, Tumwater, WA
SIZE	22,663 SF
SALE PRICE	\$3,300,000 (\$146.00 PSF)
LEASE RATE	<ul style="list-style-type: none"><li>• Warehouse shell: \$0.85 PSF</li><li>• First floor office: \$1.25 PSF</li><li>• Second floor office and mezzanine: \$0.00 PSF</li><li>• \$20,005.00/month, NNN</li></ul>





## PROPERTY OVERVIEW



SUBJECT  
PROPERTY

LAY DOWN YARD

FERGUSON ST SW

FERGUSON LN SW

# PROPERTY INFORMATION

### OFFICE AREA - ±7,049 SF

MAIN LEVEL	±3,764 SF
UPPER LEVEL	±3,285 SF

### WAREHOUSE - ±15,270 SF

MAIN LEVEL	±14,236 SF
UPPER STORAGE	±1,034 SF

### TERRACE - 344 SF\*

\*Not included in square footage calculations

### PROPERTY OVERVIEW

TOTAL BUILDING AREA ±22,663 SF

CONSTRUCTION Type V-N

YEAR BUILT 1997 (UBC)

RESTROOMS 3

ZONING Light Industrial / Commercial

TOTAL SITE 1.54 AC

LAY DOWN YARD 20,000 SF

PARKING Ample surface parking on-site

POWER 210 Phase 3

TELECOMMUNICATIONS Fiber and DSL

GRADE DOOR 16' high x 12' wide

DOCK DOOR 10' high x 10' wide

CEILING HEIGHT 23'

COLUMN SPACING 24'

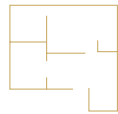
SPRINKLER SYSTEM None



# PROPERTY HIGHLIGHTS



22,663 SF combined office/  
warehouse facility



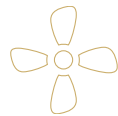
Warehouse features high ceilings  
and open floor plan



Loading access with grade-level  
door and one dock door



Office space with natural light  
and private offices



Heavy power and HVAC  
improvements in place,  
including cooling system that  
could be negotiable



Located in established industrial  
corridor less than 2 miles to I-5.





## PROPERTY OVERVIEW





## LOCATION OVERVIEW



**SUBJECT  
PROPERTY**

## LOCATION OVERVIEW

2950 32nd Avenue SW is ideally located in Tumwater, WA, with immediate access to I-5, Hwy 101, and nearby Olympia Regional Airport. The site offers excellent connectivity to the South Sound, Seattle, and Portland markets. Surrounding uses include distribution centers, manufacturing operations, and supporting commercial services.



## REGIONAL ACCESS

*2 MIN*

TO INTERSTATE 5

*5 MINS*

TO OLYMPIA REGIONAL AIRPORT

*10 MINS*

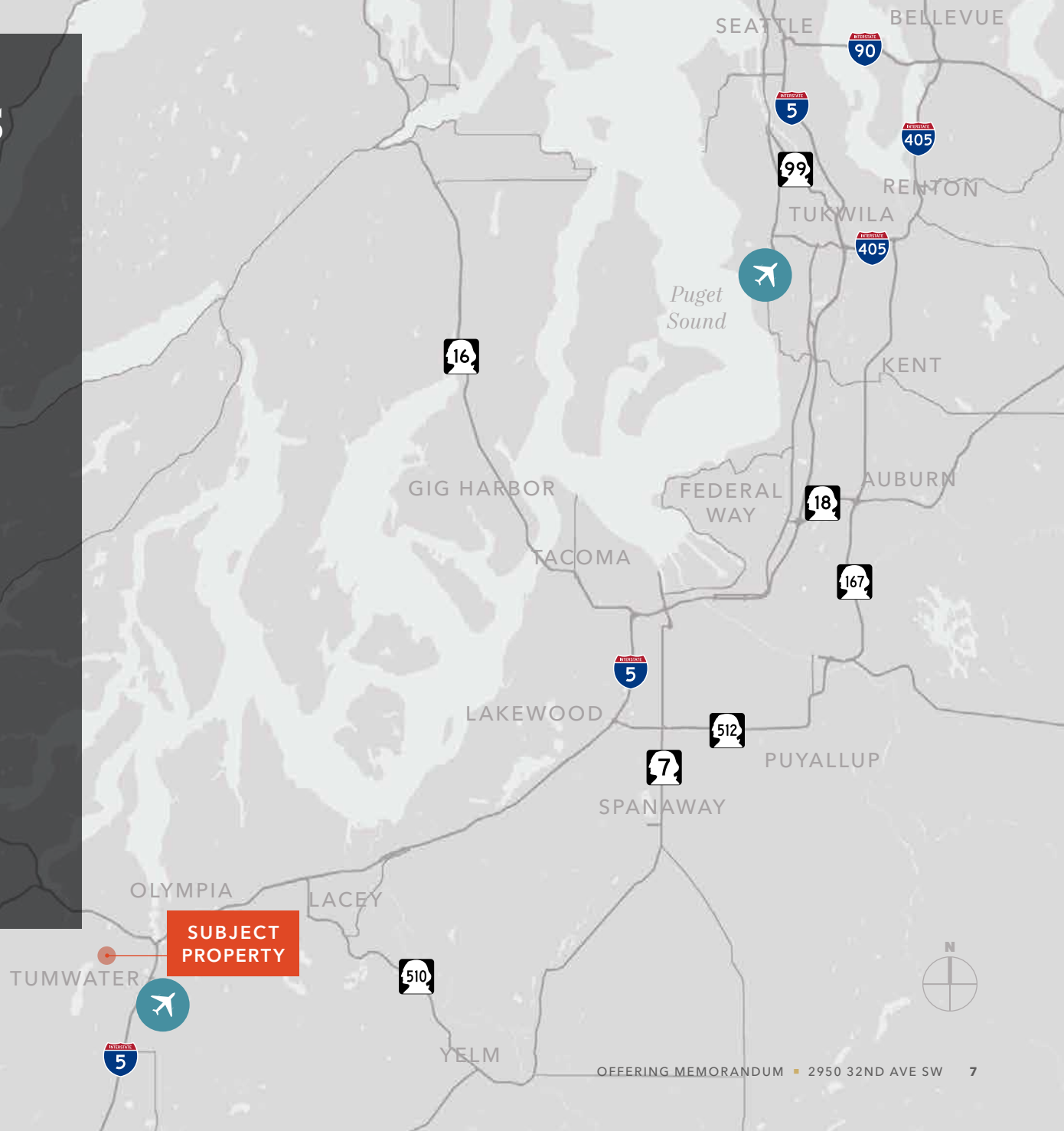
TO PORT OF OLYMPIA

*30 MINS*

TO TACOMA

*60 MINS*

TO SEATTLE





## OFFERING TERMS

### FOR SALE

Price: \$3,300,000 (\$146.00 PSF)

### FOR LEASE

Space	Lease Rate
Warehouse shell	\$0.85 PSF NNN
First floor office	\$1.25 PSF NNN
\$20,005.00/month, NNN	

Contact broker for detailed lease terms and sale conditions.





*Exclusively listed by*

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