



PROPERTY OVERVIEW

Versatile and cost-effective industrial space available in the Beehive Business Park. This recently updated warehouse offers flexibility for storage, distribution, or light industrial use. Situated just off Trosper Road with quick access to I-5, the location supports efficient logistics and strong regional connectivity. The space features modern upgrades, a grade-level roll-up door, and a functional layout to suit a range of business needs. Excellent opportunity for tenants seeking affordability and convenience in Tumwater's growing industrial corridor.

5017 JOPPA ST SW

- 4,359 SF Available (divisible to 1,479 SF)
- Lease Rate: \$0.85/SF NNN
- NNN Expenses: \$0.20/SF
- Updated Interior – clean and functional space for light industrial or storage
- Grade-Level Roll-Up Door for easy loading and delivery
- Excellent Access off Trosper Rd with direct connection to I-5
- 1.17 Acre Site (50,965 SF) within Beehive Business Park
- Steel Construction | Single-Story | 10,428 SF Building
- Ideal Uses: Warehouse, distribution, storage, light manufacturing

WHY BEEHIVE INDUSTRIAL PARK

A STRATEGIC TUMWATER LOCATION OFFERING AFFORDABILITY, FLEXIBILITY, AND VISIBILITY FOR GROWING OPERATIONS. RECENTLY REFRESHED AND READY FOR OCCUPANCY, THIS SPACE IS PERFECT FOR BUSINESSES THAT NEED FUNCTIONALITY AND CONVENIENCE WITHOUT COMPROMISING LOCATION.