

FOR LEASE

2520 50th Ave SW | Tumwater

- 3,170 SF total (warehouse + office + additional storage building)
- Main 2,000 SF building with two offices, restroom, and warehouse
- 1,170 SF separate storage building on-site
- Situated on 1.44 acres with room for operations and outdoor use
- Large fenced yard ideal for storage or fleet parking
- Ample on-site parking
- Standard & heavy power available
- Heated and air-conditioned office areas
- Light Industrial (LI) zoning in the Tumwater submarket
- Easy access to I-5 and major commercial corridors
- NNN lease at \$1.25/SF + \$0.27 NNN



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360.529.0343

Discover a highly functional industrial opportunity just off Trospen Road in Tumwater. This versatile property features a 3,170 SF combination of warehouse and office space, including a main 2,000 SF building with two offices, restroom, and a spacious warehouse, plus a separate 1,170 SF storage building on 1.44 acres of land. The site includes a large fenced yard, ample on-site parking, and room for outdoor storage or operational needs. With easy I-5 access and multiple on-site improvements, this property is ideal for businesses needing secure yard space and a flexible industrial layout.