



TWO RARE WAREHOUSE SPACES AVAILABLE IN DESCHUTES LANDING - BUILDING



8024 RIVER DRIVE SE, TUMWATER, WA 98501 | DESCHUTES LANDING - BUILDING 3

LISTING INFORMATION

Rare availability in the Tumwater Warehouse District at Deschutes Landing, a mix of artisans and small businesses in a Light Industrial zoned park. The building has a fire suppression system designed for 20' rack storage of Class I-IV commodities. Uses may include Retail, Recreational, Light Industrial, Manufacturing and Office.

- ▶ One 14' grade level door.
- ▶ 17' clear height.
- ▶ 20' eave height.
- ▶ Two ADA restrooms (Suite 303).
- ▶ One ADA restroom (Suite 305).
- ▶ Gas heat.
- ▶ 200 AMP 3 Phase 120/208 Volt service.
- ▶ Storefront window glazing.
- ▶ Glass entry way doors.
- ▶ Shared loading dock in parking lot.

SUITES AVAILABLE

SUITE 303: 1,875 SF

\$1.30/SF  
MODIFIED GROSS

CBA# 43110777

SUITE 305: 1,875 SF

\$1.30/SF  
MODIFIED GROSS

CBA# 44116779



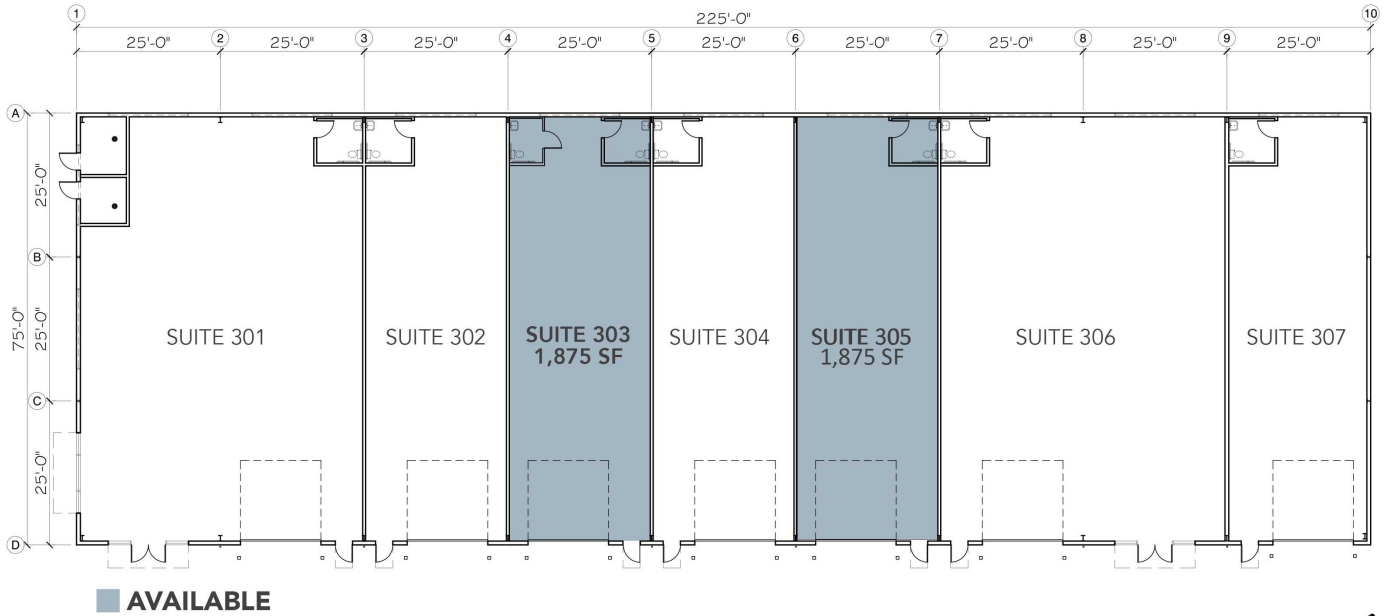
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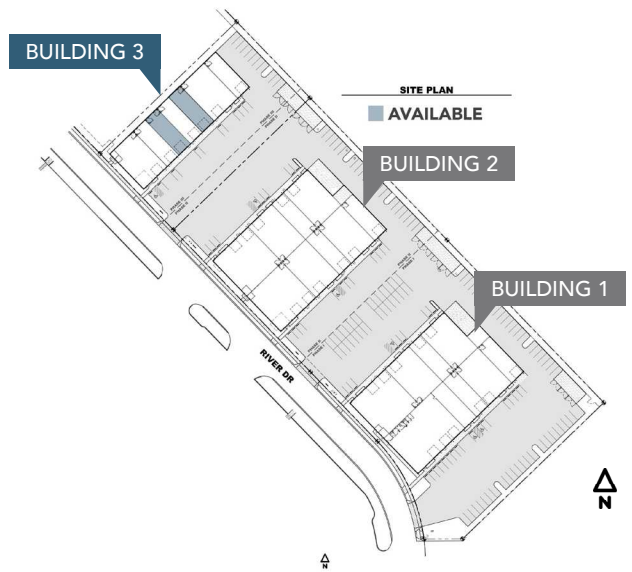
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FLOOR AND SITE PLANS ARE NOT TO SCALE  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

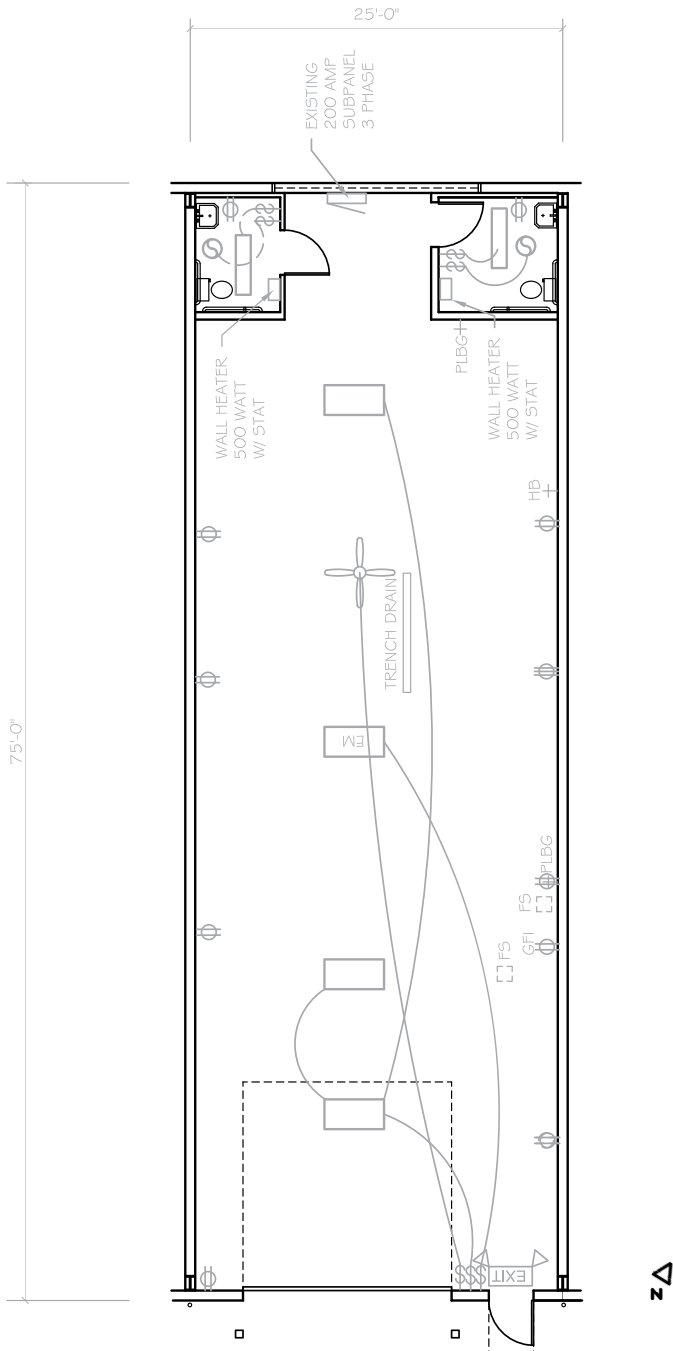


**CONTACT**

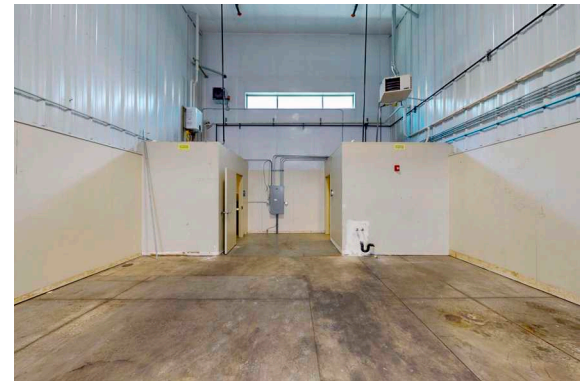
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THIS FLOORPLAN IS NOT TO SCALE  
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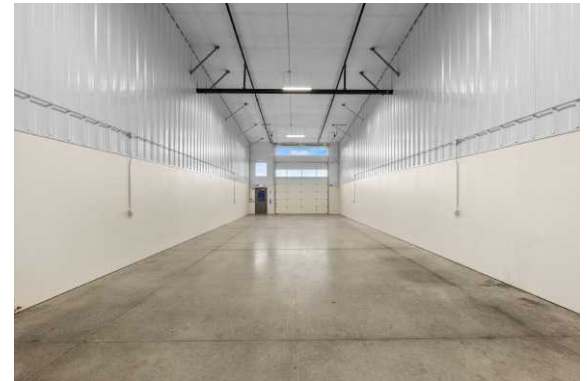
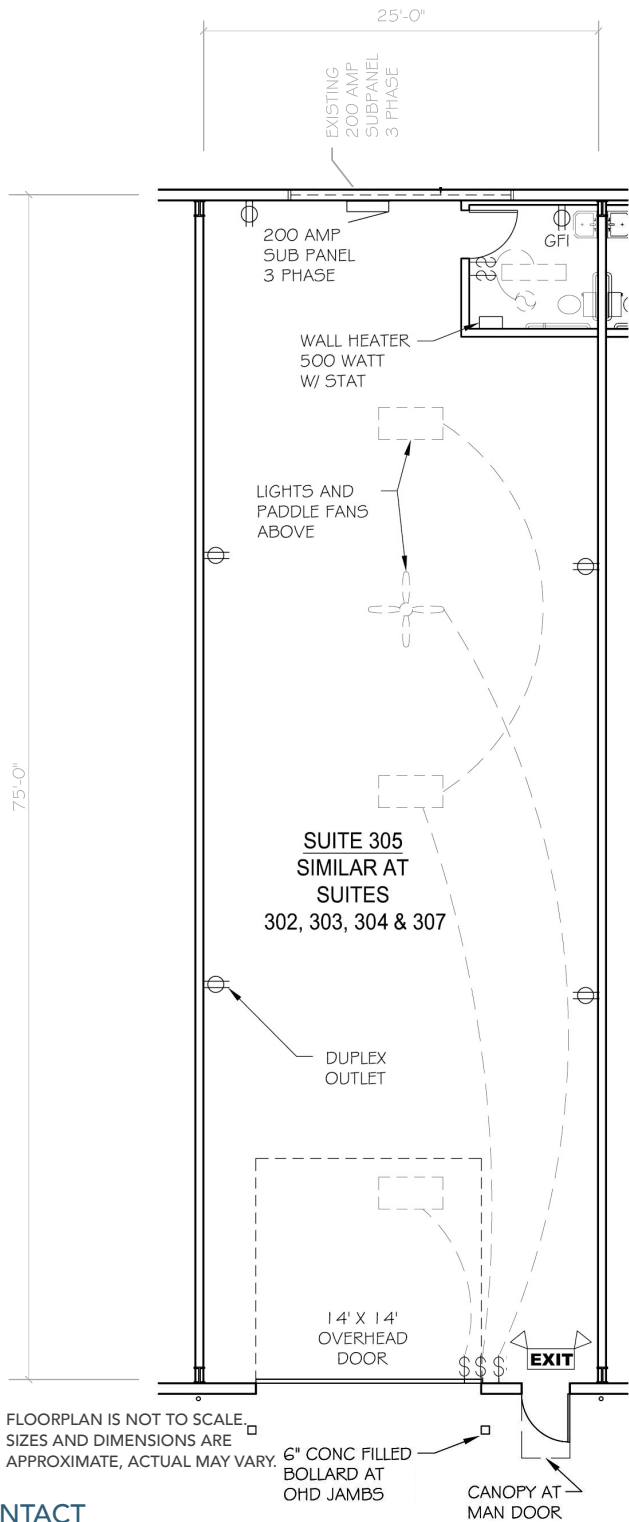


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