

FOR LEASE

MOTTMAN WAREHOUSE

2540 Crites St SW, Tumwater, WA, 98512



PRIME
LOCATIONS

BUILDING COMMUNITY \ CREATING VALUE

ZACH KOSTUROS
PRESIDENT

360.943.9922
Zach@PrimeLocations.com

GINA MCKUNE
BROKER

360.943.9922
Gina@PrimeLocations.com



FOR LEASE

TUMWATER WAREHOUSE

2540 Crites St SW, Tumwater, WA, 98512

- Available Space: 8,865 SF
- Price: \$0.75-\$1.15 Monthly/SF
- Lease Type: NNN

- Year Built: 2006
- Zoning: LI

ZACH KOSTUROS
PRESIDENT

360.943.9922
Zach@PrimeLocations.com

GINA MCKUNE
BROKER

360.943.9922
Gina@PrimeLocations.com

Overview

Great opportunity to lease a nice warehouse located in the desirable Mottman area. The building offers 8,865 SF, breakroom, large roll up door, laundry area, and a ton of parking. There is also abundant street parking. Owner to build out new restroom.

The warehouse can be split up per Tenant's specifications down to 2000 SF.

Highlights

Warehouse

Mottman

Laundry Room

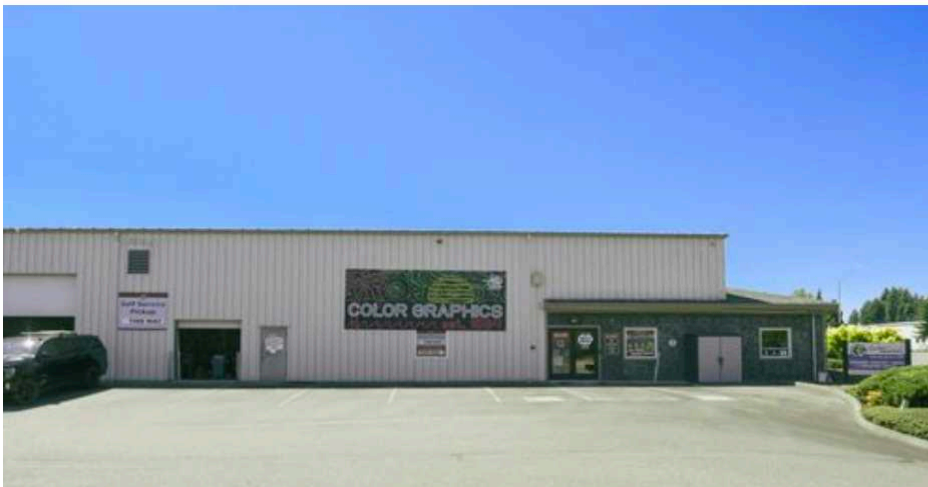
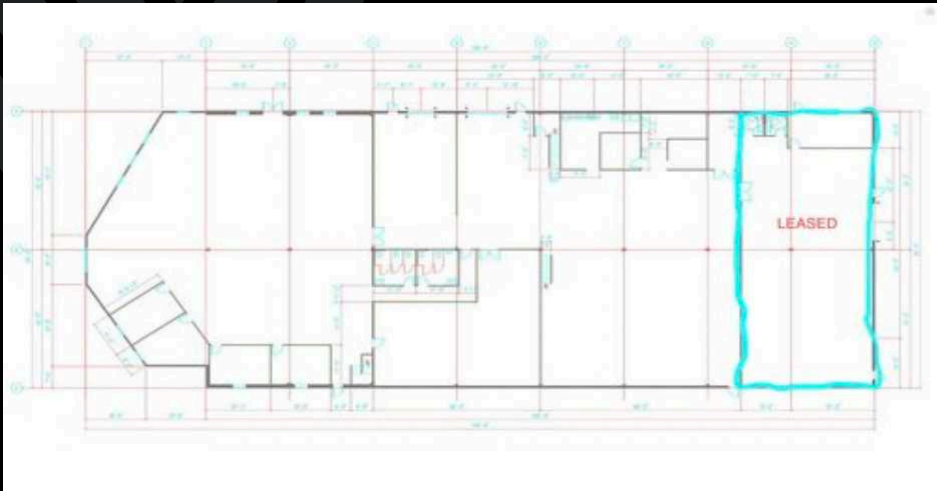
Abundant Parking

Property Information
PHOTOS

FOR LEASE

OLYMPIA WAREHOUSE

2540 Crites St SW, Tumwater, WA, 98512



BROKERAGE \ LEASING \ PROPERTY MANAGEMENT

Property Information

PHOTOS

FOR LEASE

OLYMPIA WAREHOUSE

2540 Crites St SW, Tumwater, WA, 98512



BROKERAGE \ LEASING \ PROPERTY MANAGEMENT

Property Information
PHOTOS

FOR LEASE

OLYMPIA WAREHOUSE

2540 Crites St SW, Tumwater, WA, 98512



Advisor Bio

CONTACT

FOR LEASE

OLYMPIA WAREHOUSE

2540 Crites St SW, Tumwater, WA, 98512

Professional Background

Gina McKune is a knowledgeable, motivated and diligent broker. Gina specializes in commercial real estate sales and leasing of retail and office space. She is a local market expert in Olympia and works throughout the Puget Sound region.

Gina's success in brokerage has been attributed to her responsiveness, firm negotiation, uncompromised integrity, diverse local market knowledge, superior marketing strategies and exceptional customer service commitment. Simply put, Gina and her team give their clients the leading edge in the current marketplace and always ensure their client's goals are met.

Gina is a lifelong resident of Washington and currently lives in Lacey. She was a former gymnast and studied criminal justice at San Diego State University. She is active in the community and is a member of the Lacey Chamber of Commerce. In her spare time, Gina enjoys spending time with family and friends, wake surfing and traveling with her husband who is a pilot.



GINA MCKUNE
BROKER

360.943.9922

Gina@PrimeLocations.com

Memberships & Affiliations

Lacey Chamber of Commerce

Rally Foundation for Childhood Cancer Research

Commercial Brokers Association



BUILDING COMMUNITY \ CREATING VALUE

Professional Background

Zach Kosturos is the President and Owner of Prime Locations, Inc., a full service commercial real estate company that develops, sells, leases and manages office, retail, industrial, multifamily, and self-storage investments. Zach is an entrepreneur at heart with a depth of knowledge in finance and economics of real estate, both of which positions him to understand the intricacies of complicated investments and to complete successful investment transactions. Zach's commercial real estate knowledge and experience are vast as a result of his involvement in all aspects of the industry, including development, acquisition, disposition, financing, leasing, maintenance, management and most importantly, ownership. During his career in commercial real estate, Zach has sold, leased and managed properties across all sectors, including office, retail, industrial, self-storage and multi-family. Today, Prime Locations employs more than 40 people, manages more than \$300 million dollars in assets and brokers transactions totaling in excess of \$50 million dollars annually.



ZACH KOSTUROS
PRESIDENT

360.943.9922

Zach@PrimeLocations.com

Memberships & Affiliations

Thurston County Chamber of Commerce Board Member
Commercial Brokers Association Member
Thurston County Commercial Brokers Member
Former Thurston County Economic Development Council Board Member

Education

2005 graduate of Washington State University;
Bachelor's in Organizational Communication



DISCLAIMER

PROPERTY MANAGEMENT
LEASING
BROKERAGE

Confidentiality & Disclaimer

All materials and information received or derived from Prime Locations its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Prime Locations its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Prime Locations will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Prime Locations makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Prime Locations does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Prime Locations in compliance with all applicable fair housing and equal opportunity laws.

