

For Lease/BTS

SOUTH SOUND COMMERCE CENTER

CENTER STREET SW
TUMWATER, WA



OWNED BY

 PANATTONI®

EXCLUSIVELY LEASED BY

 **Kidder
Mathews** | **NEWMARK**



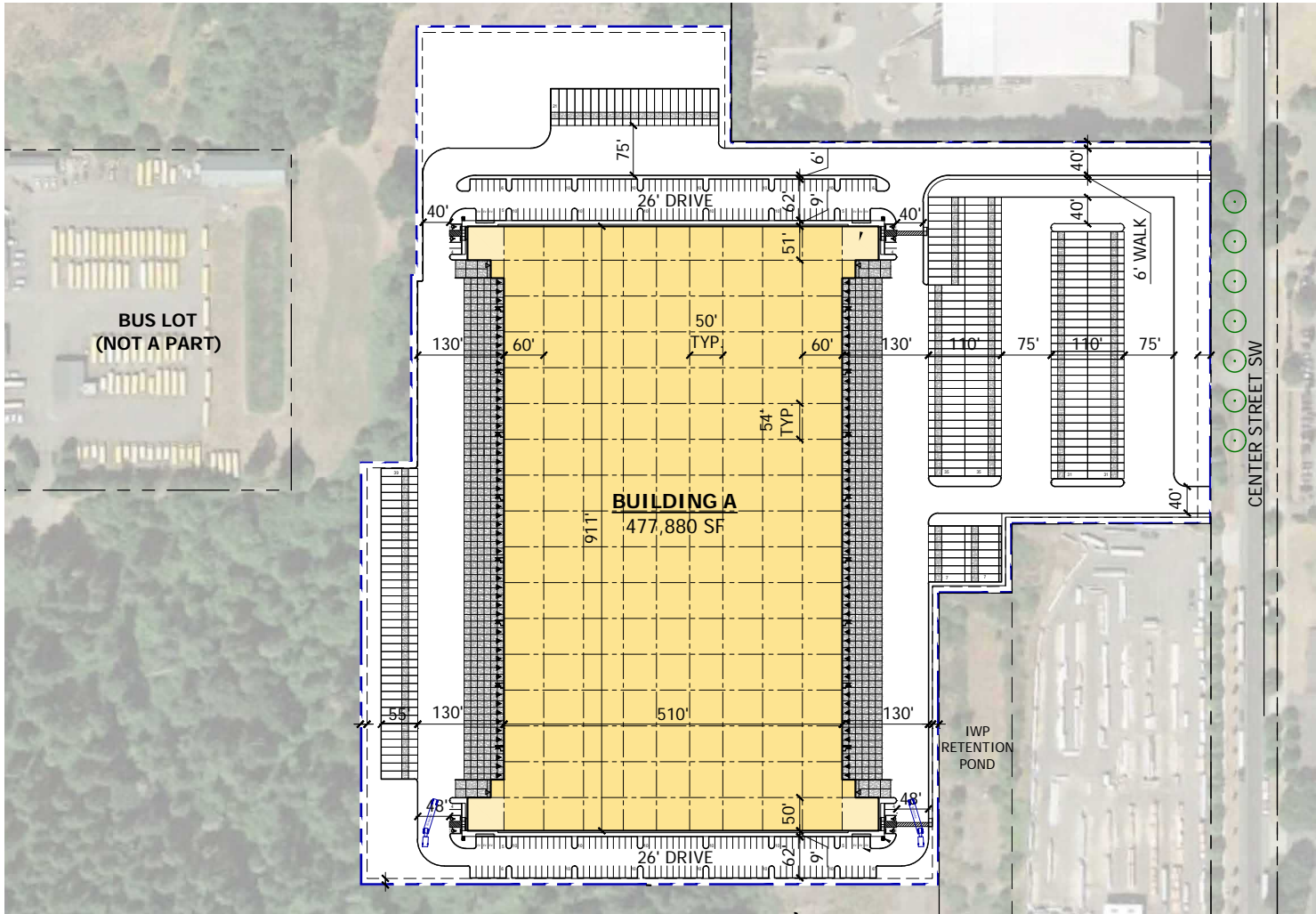
BUILD-TO-SUIT

Brand new stand alone buildings within a half a mile to access I-5.

ACCESS	Multiple ingress/egress options
LOCATION	Desirable location with high functionality and appeal to a variety of industrial uses
POTENTIAL USES	Industrial distribution and warehousing, e-commerce, light manufacturing, technology or life sciences
CLEAR-HEIGHT	Up to 65' allowed per zoning
OFFICE	Build-to-suit
TENANCY	Can be multi-tenant

PHASE I BUILDING A

477,880 SF on 29.2 AC



BUILDING FEATURES

130' truck courts

50' x 50' column spacing

60' speed bay

36' clear-height

96 dock doors

4 grade doors

206 trailer parks

260 car parks

12 EV stalls

HIGHLY- ACCESSIBLE LOCATION

Within minutes to I-5 via Exit 101

Multiple ingress/egress options

Easy for visitors to locate

1 MIN
INTERSTATE 5

12 MIN
PORT OF OLYMPIA



SOUTH SOUND COMMERCE CENTER

Owned by

 PANATTONI®

Exclusively leased by

Evan Parker
Kidder Mathews
360.556.0107
evan.parker@kidder.com

Todd Clarke
Kidder Mathews
253.722.1422
todd.clarke@kidder.com

Amy Harding
Kidder Mathews
406.260.5530
amy.harding@kidder.com

Thad Mallory, SIOR
Newmark
425.362.1410
thad.mallory@nmrk.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

 **Kidder
Mathews**