

# 907 RHOTON RD NW

907 & 909 RHOTON ROAD NW, YELM, WA



Located in the heart of the City of Yelm's light industrial area and close to the anticipated WSDOT bypass road.

This property makes for an excellent contractor yard or owners will build to suit for a user's warehouse needs.

**NET LAND AREA:** 4.51 Acres

**PARCEL NUMBERS:** 22719210800 & 22719210900

**ZONING:** LI (Light Industrial)

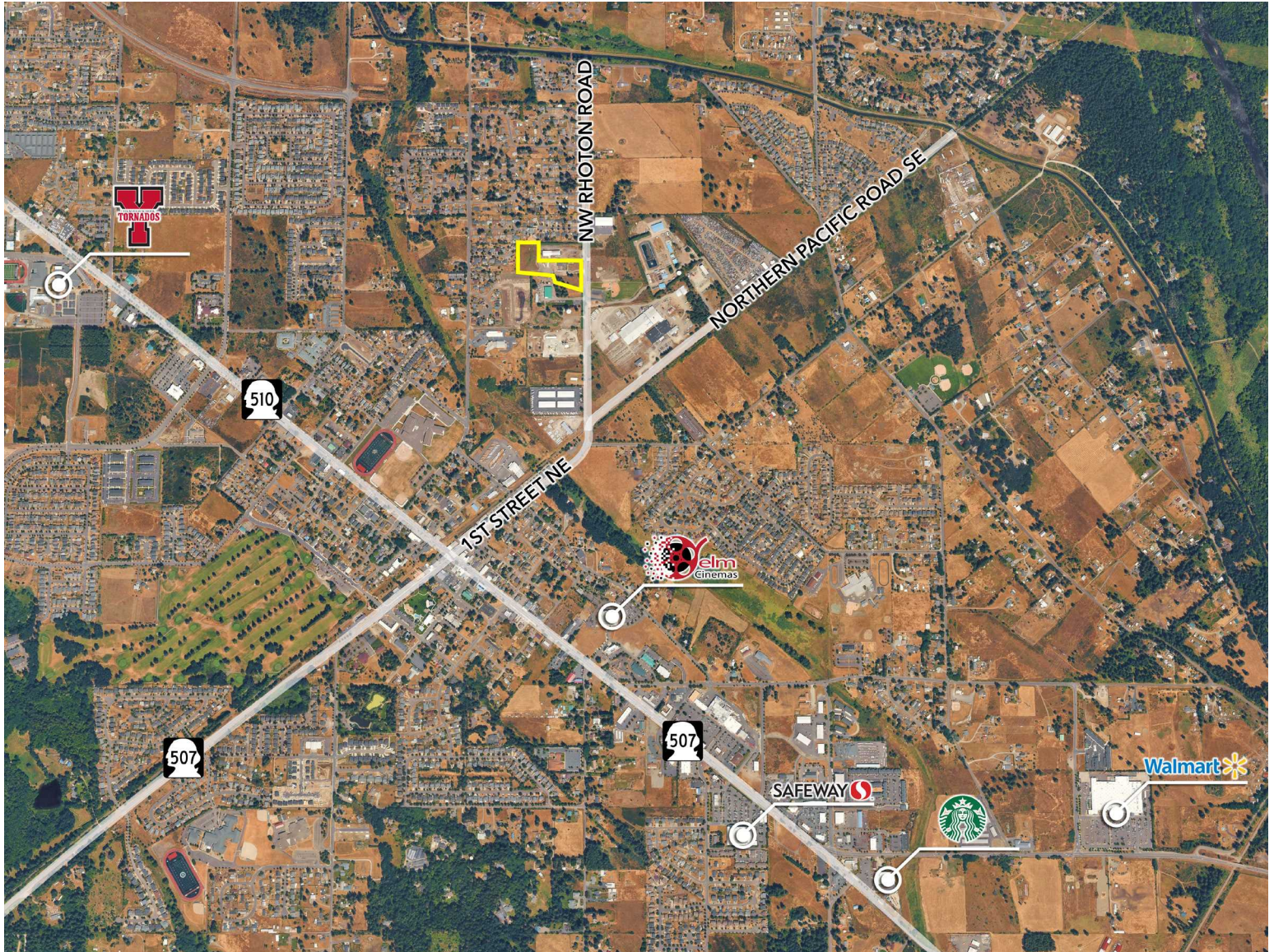
**LOCATION:** Located in the heart of the City of Yelm's light industrial area and close to the anticipated WSDOT Bypass Road. This property makes for a great contractor yard, or owners will Build to Suit for a user's warehouse needs

**USE:** Industrial or Service



# 907 RHOTON RD NW

907 & 909 RHOTON ROAD NW, YELM, WA



## SURROUNDING AREA

The property is about 1.0 miles from downtown Yelm, like Yelm City splash park, Yelm cinemas, and plentiful downtown amenities and retail.

## TRANSPORTATION

The property benefits from being located about 1.0 mile away from HWY 510 and HWY 507 allowing for beneficial connectivity around Pierce and Thurston County. As well as the future addition of the new Yelm "Loop Road" (HWY 511), which provides access to I-5 via Nisqually Road and Lacey's Marvin Road.

### LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES, LLC

**Chester March**

cmarch@lee-associates.com  
D 206.773.2686

### PACIFIC RIM REAL ESTATE GROUP INC.

**Mike Avila**

avila@pacrimre.net  
D 253.961.4305

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.