FOR SALE/LEASE

WAREHOUSE/OFFICE SPACE

2500 Mottman Rd SW Tumwater, WA 98512

PRIME LOCATIONS

BUILDING COMMUNITY \ CREATING VALUE

ZACH KOSTUROS
PRESIDENT
360.943.9922
zach@primelocations.com

ZACH STRONG
BROKER
360.943.9922
zstrong@primelocations.com

FOR SALE/LEASE

WAREHOUSE/OFFICE SPACE

2500 Mottman Rd SW Tumwater, WA 98512

SECTIONS

PROPERTY INFORMATION 1

LOCATION INFORMATION 2

ADVISOR BIO 3

ZACH KOSTUROS
PRESIDENT

360.943.9922
zach@primelocations.com

ZACH STRONG
BROKER

360.943.9922
zstrong@primelocations.com

PROPERTY INFORMATION

1

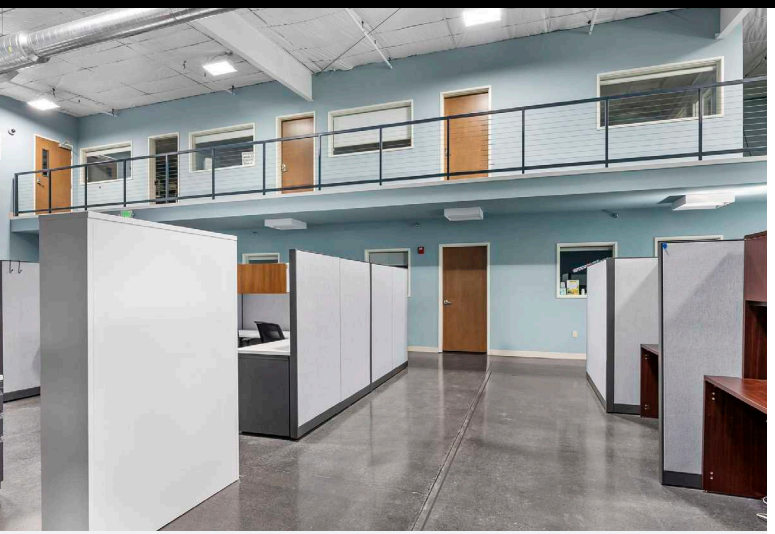
WAREHOUSE/OFFICE SPACE

2500 Mottman Rd SW Tumwater, WA 98512

PRIME LOCATIONS

BUILDING COMMUNITY / CREATING VALUE

PRIME LOCATIONS



FOR SALE

WAREHOUSE/OFFICE

2500 Mottman Rd SW Tumwater, WA 98512

- Year Built / 1978
- Year Remodeled / 2019
- Building Size / 31,675 +/- SF
- Acres / 2.28
- Zoning / Light Industrial

Overview

Recently remodeled warehouse in Tumwater, close to Highway 101 and Interstate 5.

Ample office space to complement warehouse and storage space.

Great opportunity for owner user looking to consolidate office and warehouse into one, central location.

More photos & virtual tour:
https://wwwolyrepcom.aryeo.com/sites/2500-mottman-rd-sw-tumwater-wa-98512-12179818/branded

Highlights

- Close access to I-5 and 101
- Recently remodeled
- Very nice office space
- Ample parking

PRICED AT $4,995,000

OR

$.75-.85/SF Warehouse & $1.15-1.25/SF Office

ZACH KOSTUROS
PRESIDENT
360.943.9922
zach@primelocations.com

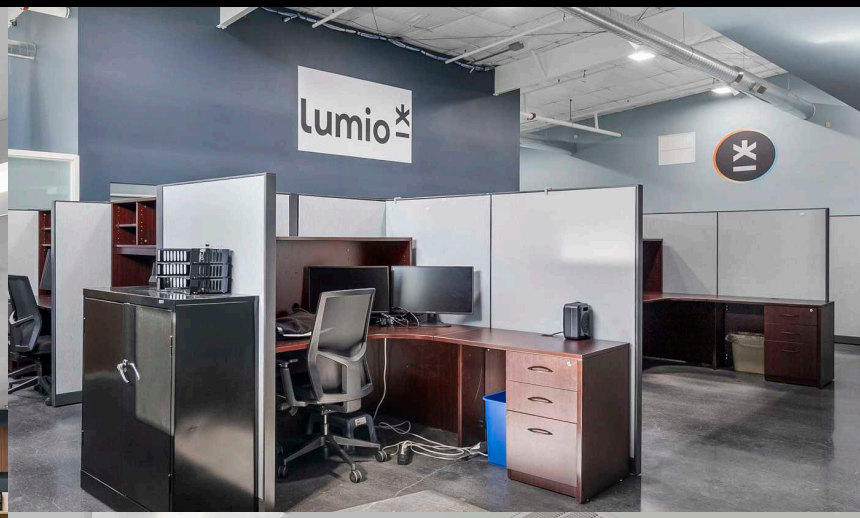
ZACH STRONG
BROKER
360.943.9922
zstrong@primelocations.com

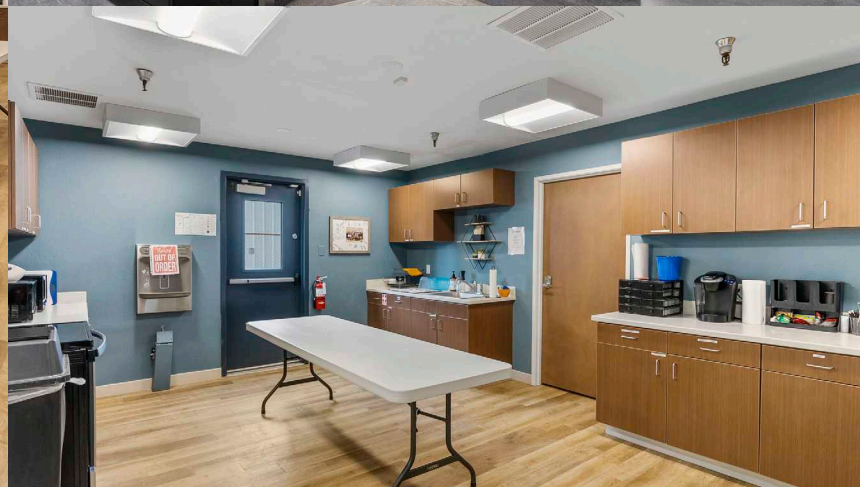
1 \ Property Information

PHOTOS

WAREHOUSE/OFFICE SPACE

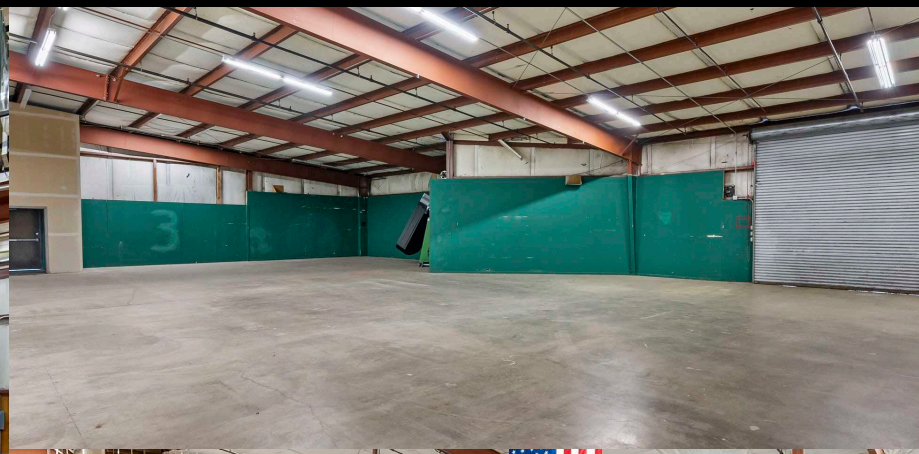
2500 Mottman Rd SW Tumwater, WA 98512

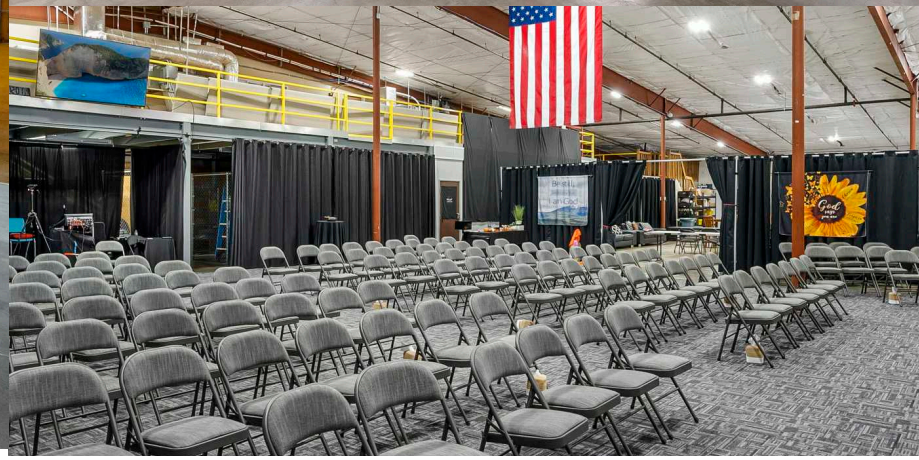




WAREHOUSE/OFFICE SPACE

2500 Mottman Rd SW Tumwater, WA 98512





1 \ Property Information

PHOTOS

WAREHOUSE/OFFICE SPACE

2500 Mottman Rd SW Tumwater, WA 98512

1 \

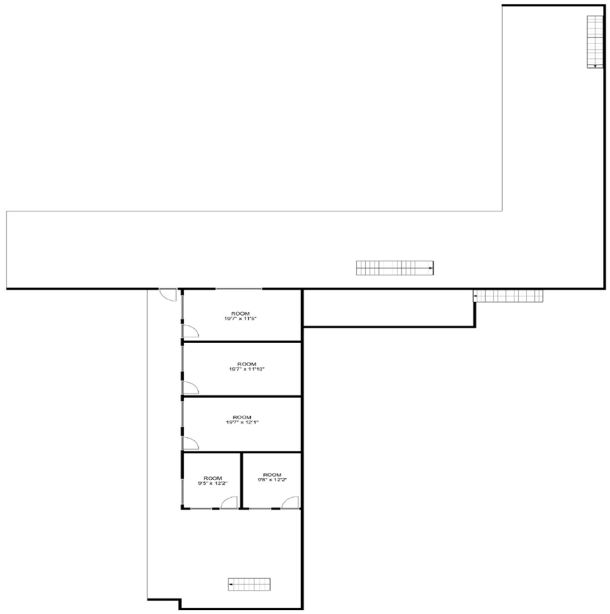
Property Information

FLOOR PLANS

WAREHOUSE/OFFICE SPACE

2500 Mottman Rd SW Tumwater, WA 98512

FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 29821.90 sq.f. FLOOR 2: 4730.40 sq.f.
TOTAL : 34552.30 sq.f.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

LOCATION INFORMATION

2\

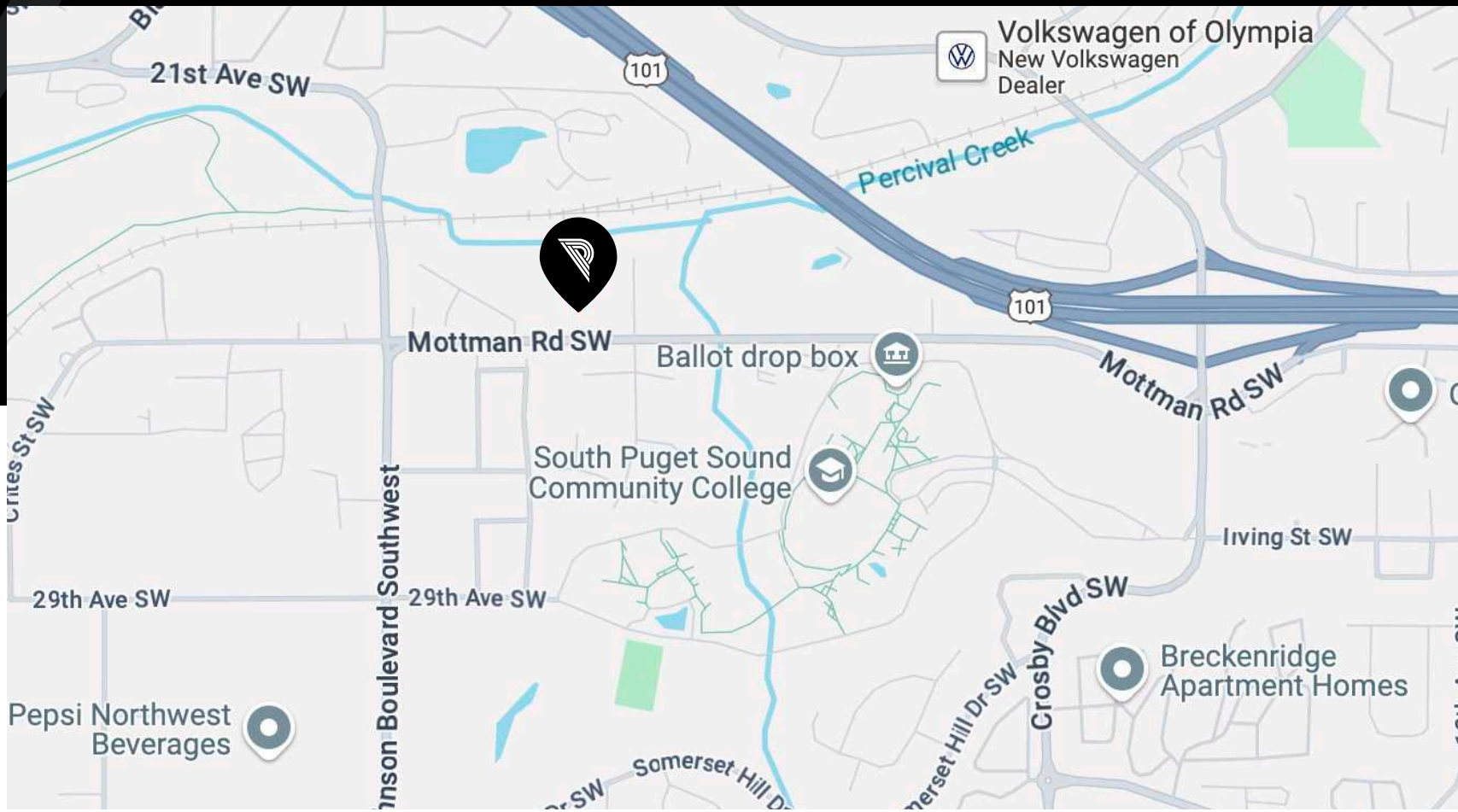
PRIME LOCATIONS

WAREHOUSE/OFFICE SPACE

2500 Mottman Rd SW Tumwater, WA 98512

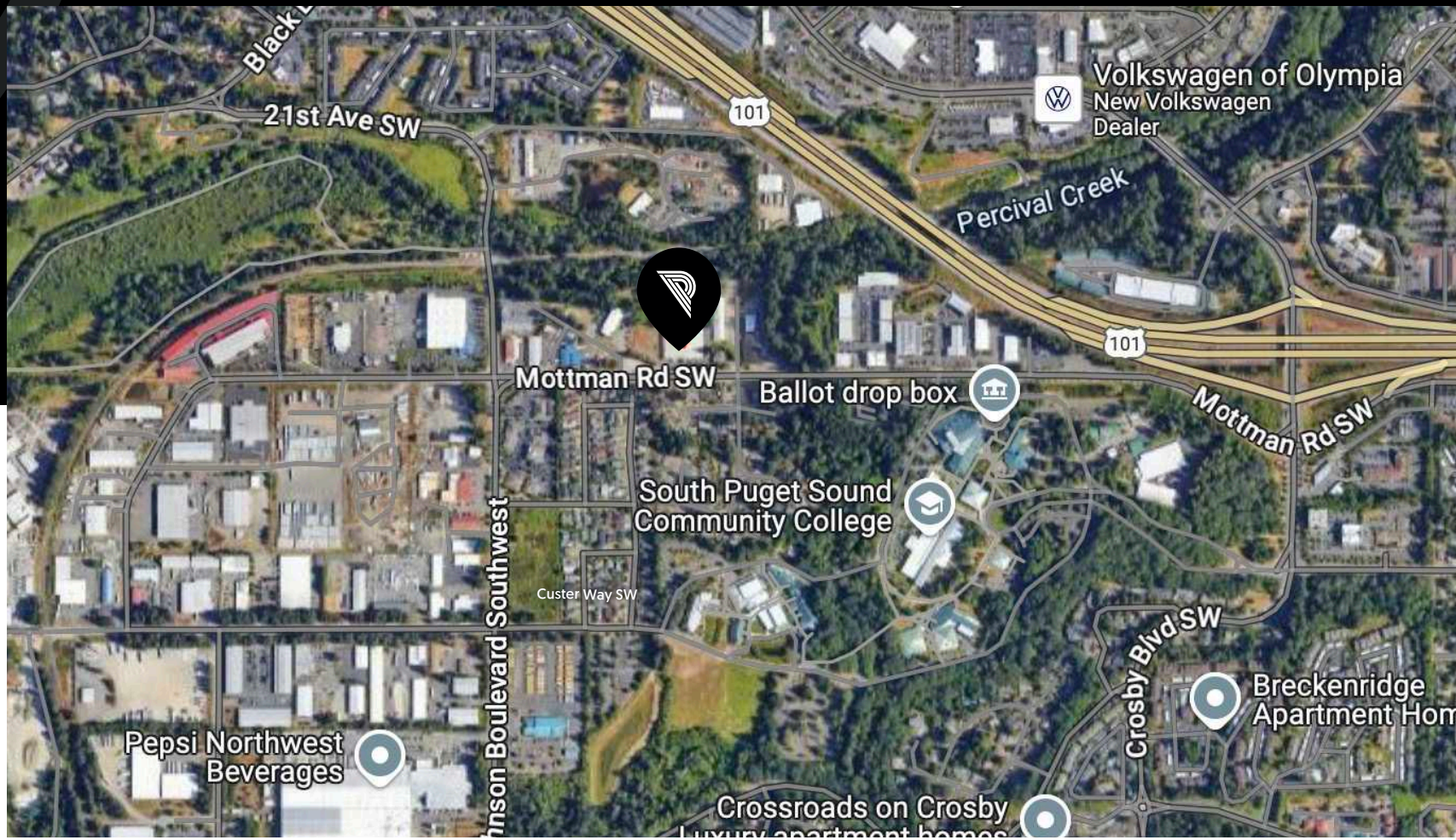
BUILDING COMMUNITY / CREATING VALUE

MAPS


21st Ave SW
101
Volkswagen of Olympia
New Volkswagen
Dealer
Percival Creek
Mottman Rd SW
Ballot drop box
101
Mottman Rd SW
South Puget Sound
Community College
Irving St SW
29th Ave SW
29th Ave SW
Crosby Blvd SW
Breckenridge
Apartment Homes
Pepsi Northwest
Beverages
Somerset Hill Dr SW

WAREHOUSE/OFFICE SPACE

2500 Mottman Rd SW Tumwater, WA 98512



ADVISOR BIO

3 \

PRIME LOCATIONS

WAREHOUSE/OFFICE SPACE

2500 Mottman Rd SW Tumwater, WA 98512

BUILDING COMMUNITY / CREATING VALUE

Professional Background

Zach Strong is the Vice President and partner 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 has a depth of knowledge in the finance of real estate, 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 over $600 million in assets, and is brokering approximately $50 million in transactions annually.

ZACH STRONG
BROKER

360.943.9922
zstrong@PrimeLocations.com

DISCLAIMER

BROKERAGE / LEASING / PROPERTY MANAGEMENT

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 DUEDILIGENCE.

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.

PRIME LOCATIONS