



## PREMIER NORTHWEST

FOR  
SALE

## WAREHOUSE COMPLEX FOR SALE

Exceptional opportunity to acquire two modern, light industrial warehouses in the heart of Tumwater's industrial corridor. Together offering 16,000 SF of flexible space, these well-maintained buildings feature 3-phase power, fire sprinklers, and multiple office suites ideal for manufacturing, distribution, or storage operations.

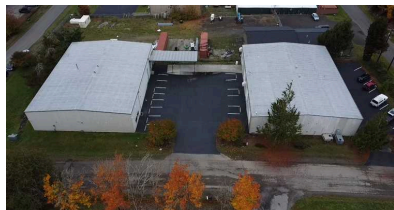
Including an HVAC system for climate-controlled use. The property's Light Industrial zoning allows a wide range of permitted uses, including continued cannabis manufacturing under prior approval.

With immediate access to I-5, strong visibility, and a ready-to-use layout, this property is perfect for an owner-user, investor, or operator seeking a strategic South Sound location.

**\$2,550,000**

### PROPERTY HIGHLIGHTS:

- **TWO 8,000 SF BUILDINGS – 16,000 SF TOTAL ON NEARLY 1 ACRE**
- **3-PHASE POWER & FIRE SPRINKLERS IN BOTH BUILDINGS**
- **MULTIPLE OFFICE SPACES AND FLEXIBLE WORK AREAS**
- **HVAC SYSTEM**
- **LIGHT INDUSTRIAL ZONING – BROAD PERMITTED USES**
- **ELIGIBLE FOR CANNABIS MANUFACTURING (PREVIOUS LICENSED USE)**
- **SINGLE OR MULTI TENANT LAYOUT SUITABLE FOR MULTIPLE OPERATIONS**
- **CLEAN AND WELL-MAINTAINED**
- **VACANT & READY FOR IMMEDIATE OCCUPANCY**
- **EXCELLENT TUMWATER LOCATION WITH EASY I-5 ACCESS**



**MATT BRADY**  
MATT@NWHOMETEAM.COM  
360.790.9633

**APRIL KELLEY**  
APRIL@PREMIERCOMMERCIALNW.COM  
360.508.2502