



THE  
**RANTS**GROUP  
COMMERCIAL REAL ESTATE

**FOR SALE**

## WAREHOUSE OPPORTUNITY IN THE MOTTMAN INDUSTRIAL PARK



2803 29TH AVENUE SW, TUMWATER, WA

### LISTING INFORMATION

This fully-fenced 7,812 SF industrial building is located in a light industrial park and offers a clean, efficient layout that combines warehouse functionality with integrated office space—one roll-up door for easy loading and unloading, and multiple access points to support smooth operations.

Inside, the office area includes private rooms and open workspace, providing a comfortable environment for administrative tasks.

- ▶ Drive-Ins: 1 (12' w x 14' h)
- ▶ Zoning: Light Industrial (LI)
- ▶ Two Drive Entries
- ▶ Parcel: 40670000100
- ▶ Parking: 16 surface spaces

**BUILDING: ±7,812 SF**

**LAND: ±36,800 SF**

**SALE PRICE: \$1,450,000**

**CBA# 42778331**



This information, while obtained from sources we deem reliable, is not guaranteed. 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.

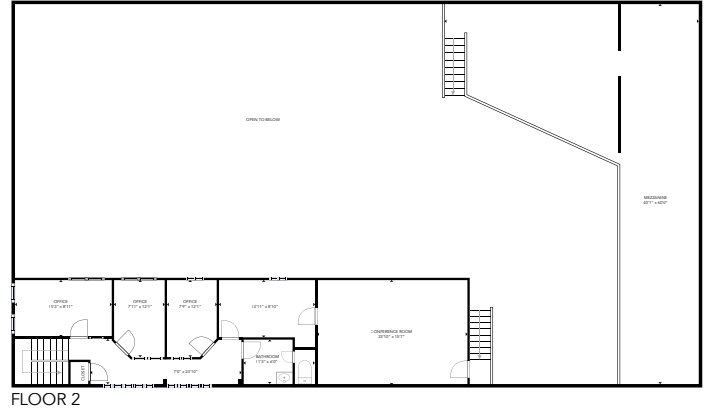
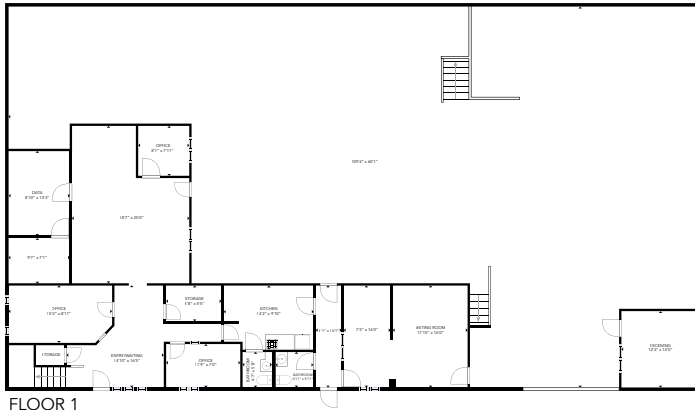
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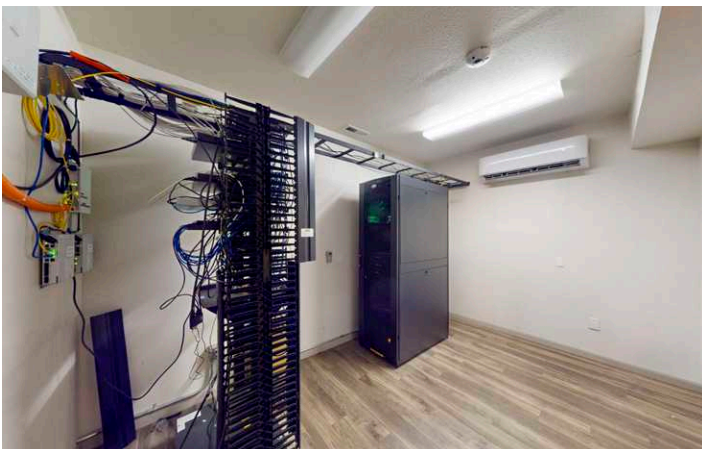
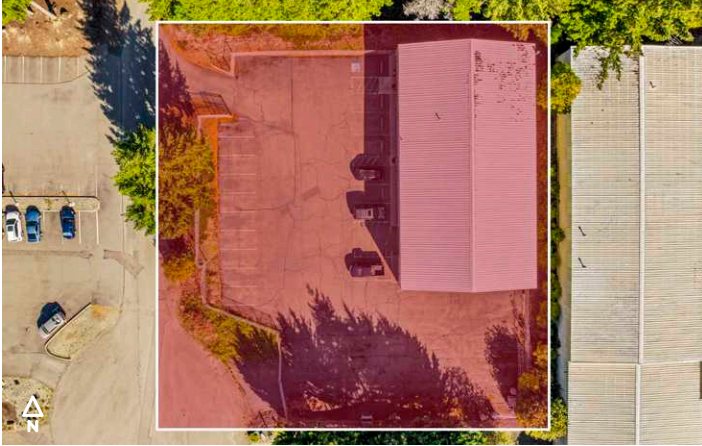
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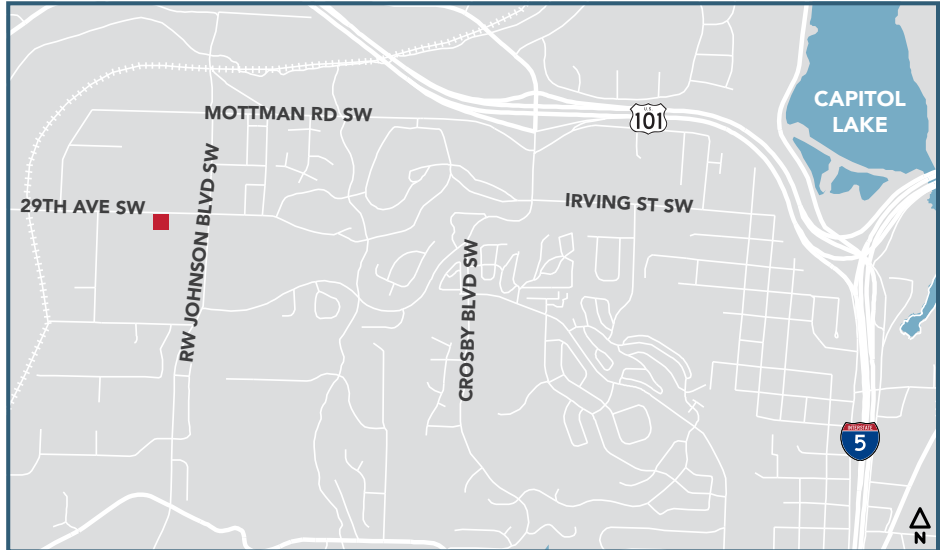
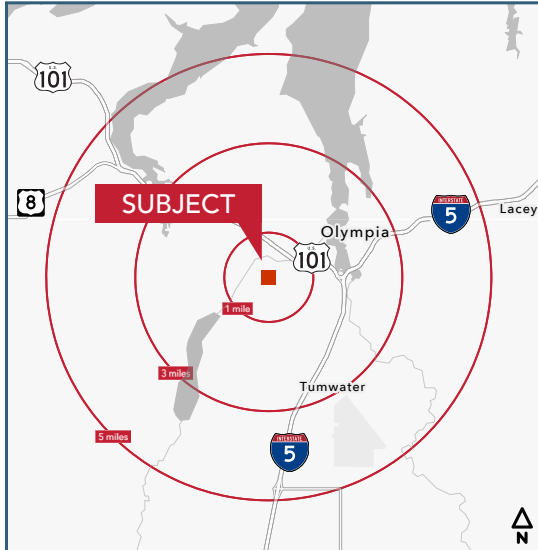
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## DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)



### DEMOGRAPHIC SUMMARY

#### POPULATION

	1 MILE	3 MILE	5 MILE
2024 POPULATION (EST)	5,004	55,014	102,369
2029 POPULATION (PROJ)	5,290	58,220	108,147
2024-2029 POPULATION GROWTH	5.72%	5.83%	5.64%
2024 HOUSEHOLDS (EST)	2,098	24,420	43,272
2029 HOUSEHOLDS (PROJ)	2,218	25,888	45,773
2024-2029 HOUSEHOLD GROWTH	5.72%	6.01%	5.78%
2024 HOUSEHOLD INCOME (AVG)	\$92,659	\$87,511	\$96,592
HOUSEHOLDS OWNER-OCCUPIED	45.95%	45.63%	55.06%
HOUSEHOLDS RENTER-OCCUPIED	54.00%	54.37%	44.94%

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