



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



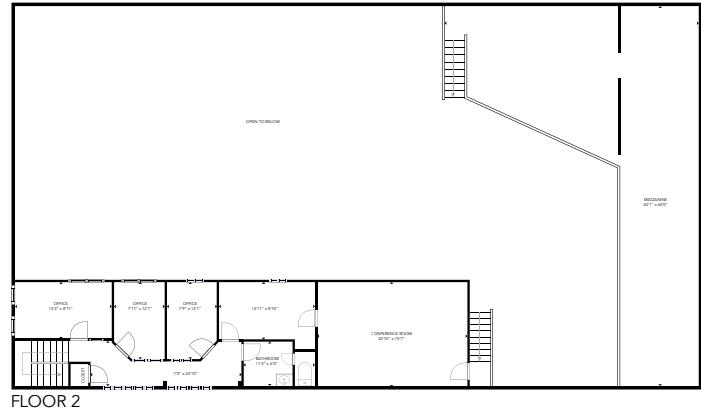
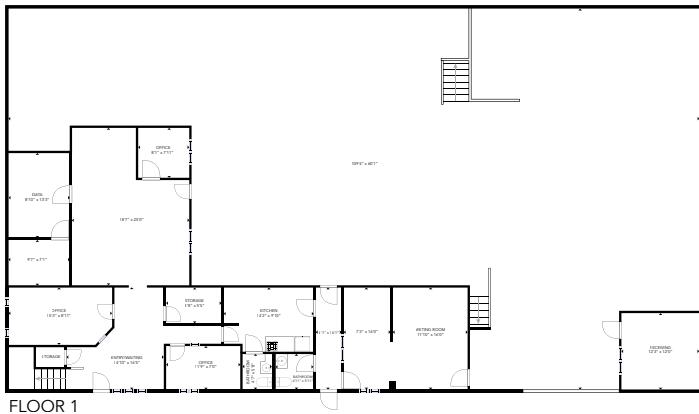
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Logan Rants
BROKER
(360) 943-8076
loganr@rantsgroup.com

Pat Rants, CCIM, CPM
DESIGNATED BROKER
(360) 763-4993
pat@rantsgroup.com

360-943-8060
RANTSGROUP.com

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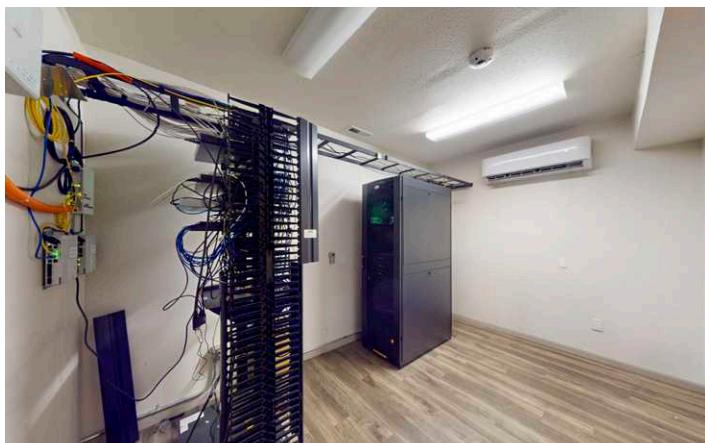
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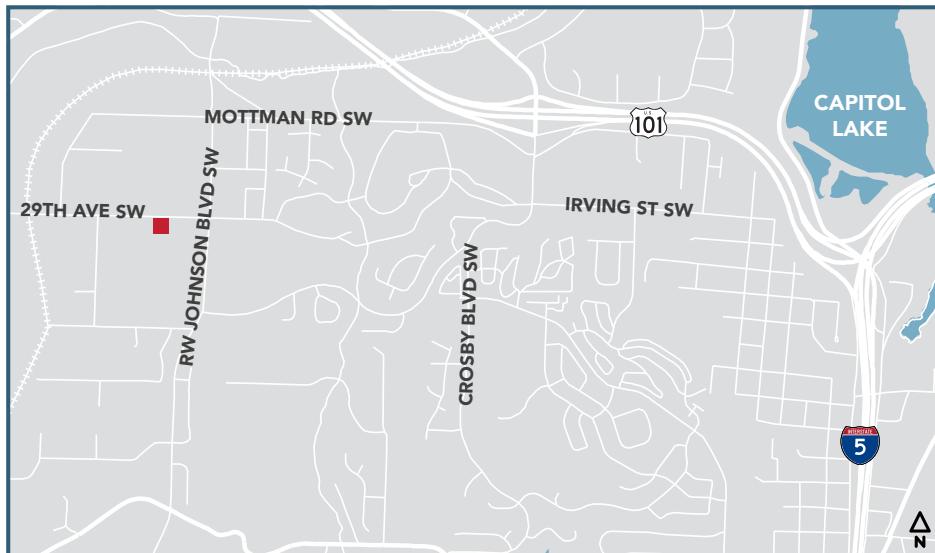
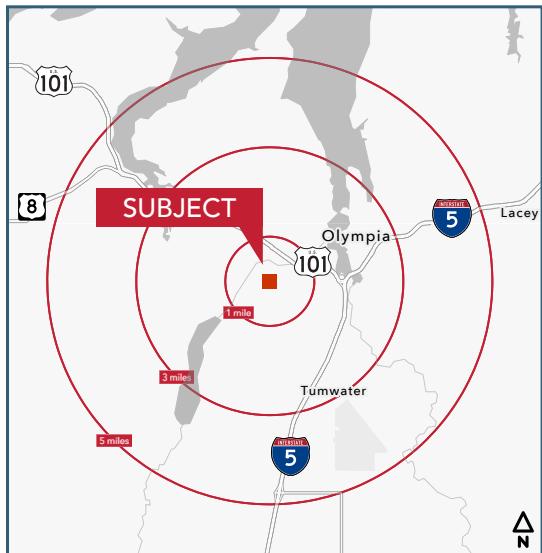
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DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)



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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