

For Sale

Covered Land Play or Owner-User Manufacturing Plant

6001 Belmore St SW
Tumwater, WA

± 44,248 SF on ±23 acres of land

Property Specifications

- Primary building ±39,448 SF of manufacturing/warehouse space (1973)
- Secondary building ±4,800 SF (2009)
- ± 23.44 acres of land
- Actively rail-served by BNSF
- LI (Light Industrial) Zoning
- Significant yard/laydown area
- Nine (9) plastic resin silos
- Power: 7400a 277-480v 3-phase*
- Price: Submit Offer



Bill Honsaker

Senior Managing Director
bill.honsaker@jll.com
+1 602 369 6797

Connor Raffety

Vice President
connor.raffety@jll.com
+1 206 437 1006

jll.com/en-us

*to be confirmed by buyer

Jones Lang LaSalle Brokerage, Inc.

Location Details

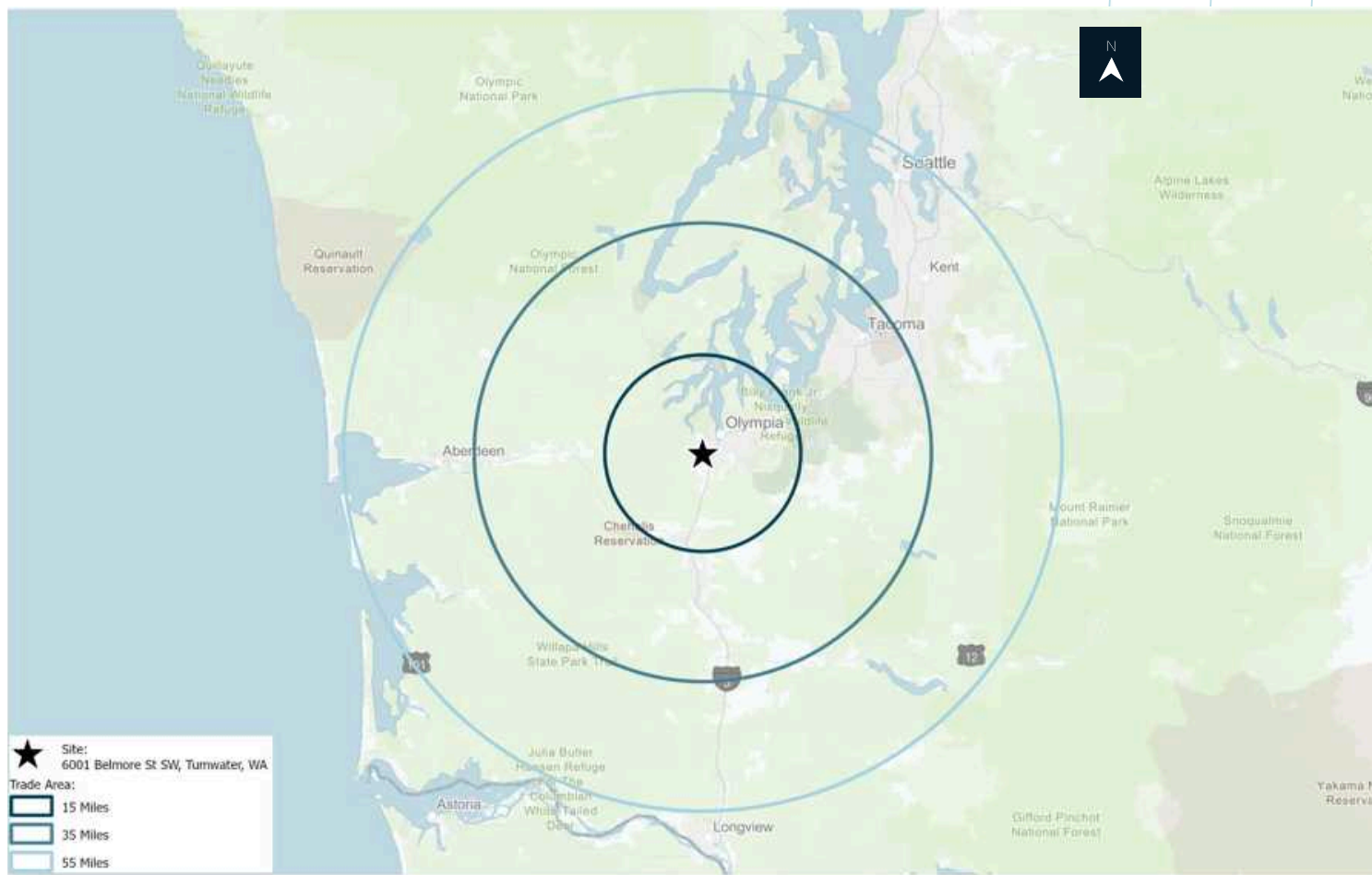


Population and Employment Summary

About Thurston County

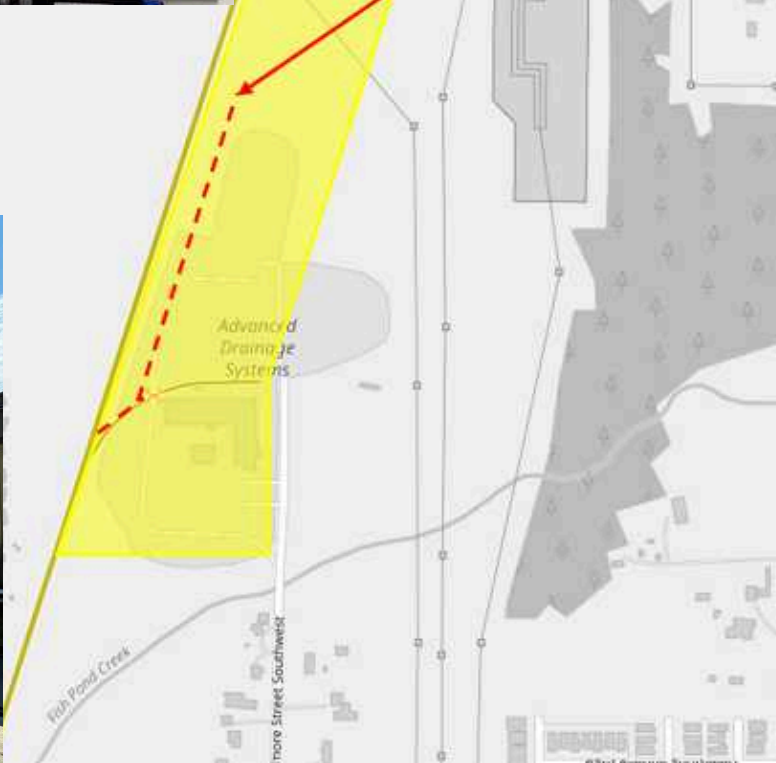
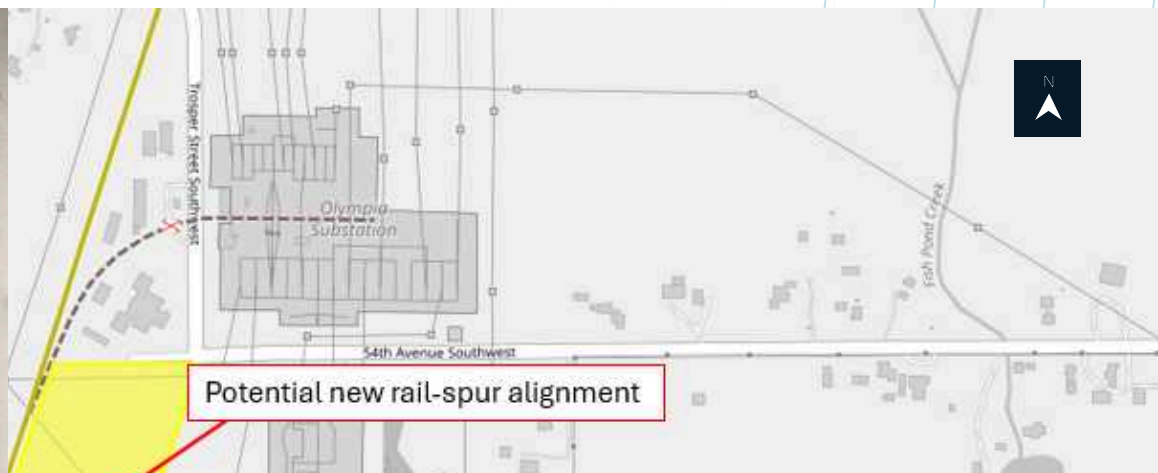
Thurston County, Washington, is located at the southern end of Puget Sound in the beautiful Pacific Northwest. It is 60 miles south of Seattle, Washington and is 100 miles north of Portland, Oregon.

Thurston County is home to more than 300,500 residents, and is the sixth most populated county among Washington State's 39 counties. It is among the fastest growing counties in the Pacific Northwest.



Trade Area	15 MILES	35 MILES	55 MILES
Population	289,236	1,306,949	3,245,539
Households	115,855	496,707	1,272,461
Average Household Size	2.46	2.58	2.5
Total Business (NAICS)	8,927	36,946	103,636
Total Employees	132,878	581,592	1,627,887
Median Age	41	39.2	38.7
Median Household Income	\$95,607	\$95,167	\$105,155

Location Details: Rail Map



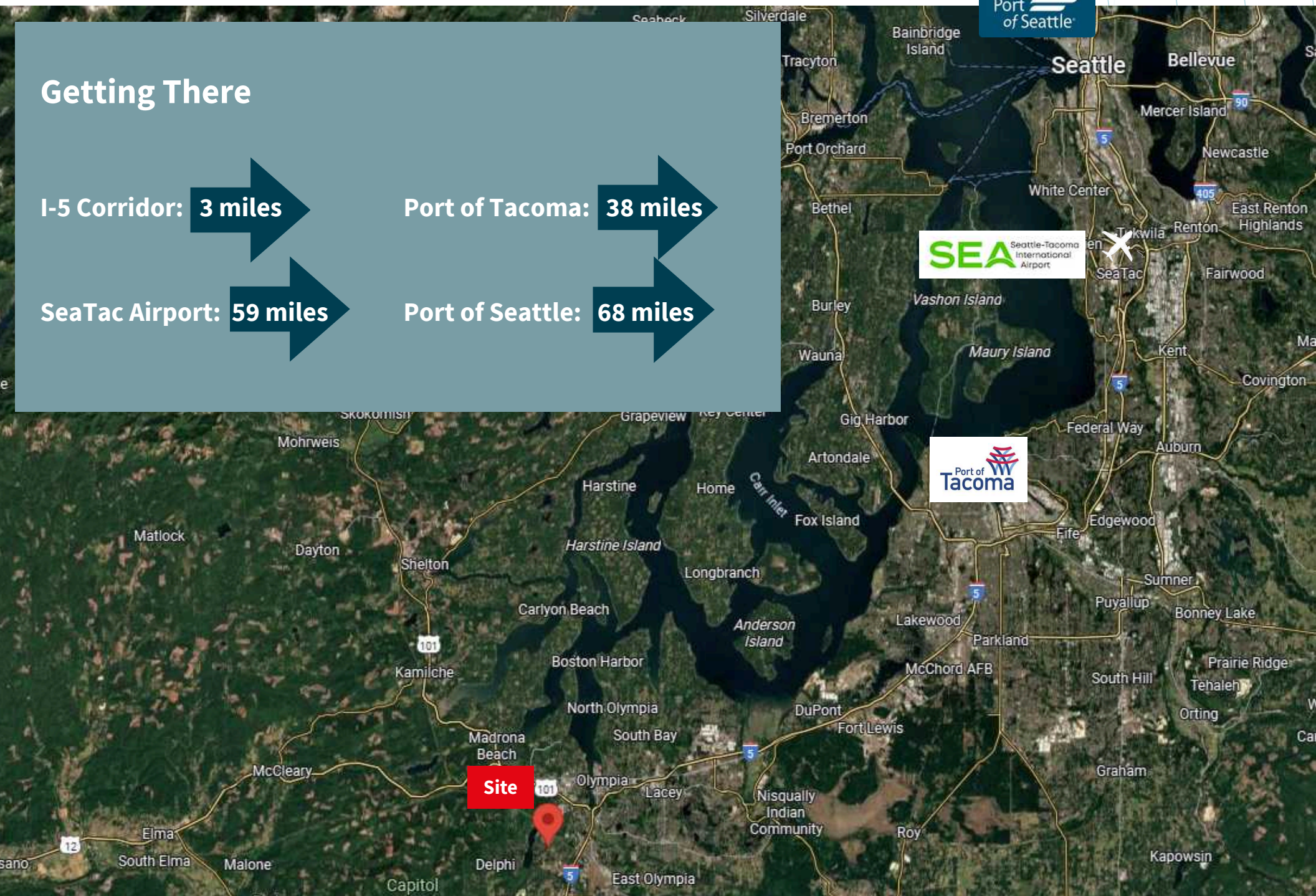
Getting There

I-5 Corridor: **3 miles**

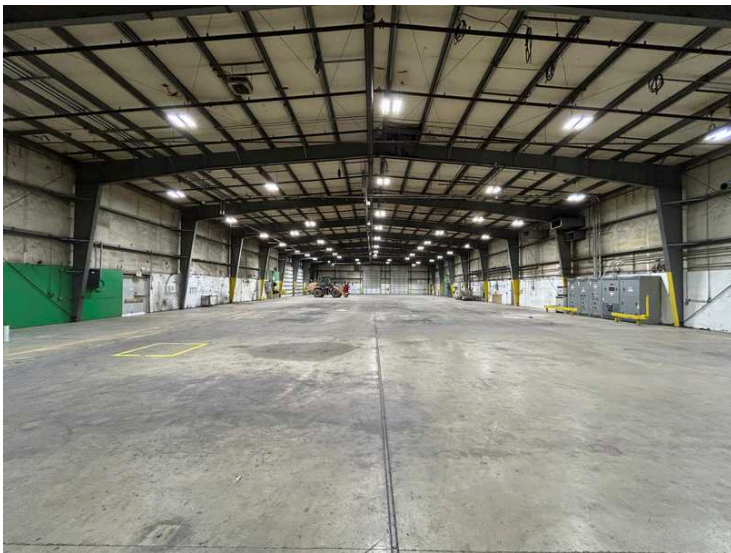
Port of Tacoma: **38 miles**

SeaTac Airport: **59 miles**

Port of Seattle: **68 miles**



Location Images



Thank you

Bill Honsaker

Senior Managing Director

bill.honsaker@jll.com

+1 602 369 6797

Connor Raffety

Vice President

connor.raffety@jll.com

+1 206 437 1006

jll.com/en-us

Jones Lang LaSalle Brokerage, Inc. a Licensed Real Estate Broker