

SALE

GRAND MOUND INDUSTRIAL 3.44 ACRES

5911 Ivan Way SW Grand Mound, WA 98579



The borders depicted in these images are for illustrative purposes only and are approximate.

Sale Price

\$900,000

OFFERING SUMMARY

Lot Size:	3.44 Acres
Zoning:	Planned Industrial
Utilities:	Water and sewer on site

PROPERTY OVERVIEW

The Grand Mound area is about 15 miles southwest of Olympia WA near the Thurston Lewis County border. Due to the prime location along Interstate 5 at the Highway 12 junction, the area is attracting significant commercial development. A Waterpark, Hotels, Distillery and several restaurants have been constructed in recent years. More growth is pending. Commercial services have high visibility from major roadway. Several light manufacturing and warehouse uses are in development due to quick and easy freeway access.

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LOCATION DESCRIPTION

Just off of I-5 Exit 88 in Grand Mound.

PI ZONING ALLOWS AMONG OTHER USERS

- Truck & Heavy Equipment Service and repair
- Commercial Services such as Restaurants
- Assembly & Manufacture
- Processing & Storage
- Brewery or Distillery
- Wholesale business
- Storage of building materials & Contractor's equipment, delivery vehicles, transit storage, trucking terminal

COMPLETED DUE DILIGENCE INCLUDES:

- Prairie Habitat Report
- Wetland Assessment Report
- Pocket Gopher Assessment Report
- Preliminary Subdivision Map

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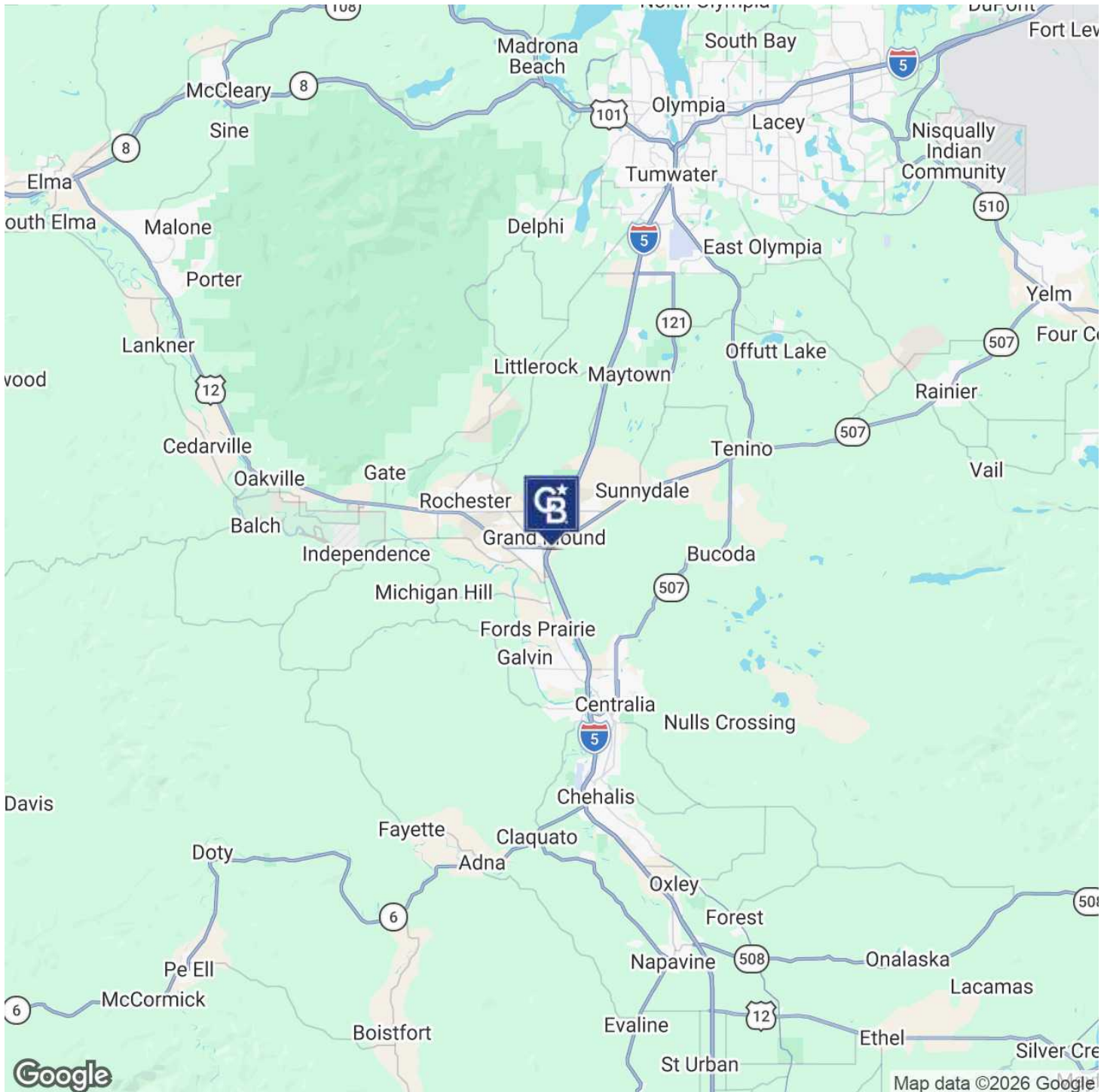


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