



PREMIER
— COMMERCIAL —
NORTHWEST

FOR
SALE

WAREHOUSE COMPLEX FOR SALE

Exceptional opportunity to acquire two light industrial warehouse buildings totaling 16,000 SF in Tumwater's established industrial corridor. Situated on nearly one acre, this versatile property features heavy power, two loading docks, fire sprinklers throughout, multiple office spaces, and flexible layouts suitable for manufacturing, distribution, warehousing, cannabis operations, and other industrial uses. Building 1 offers robust power capacity with 600 AMP, 480V, 3-phase service plus two additional 200 AMP, 120/240V single-phase panels. Building 2 features 400 AMP, 120/208V, 3-phase service. Previously operated as a licensed cannabis manufacturing facility and remains eligible for continued cannabis use. Convenient access to I-5 provides excellent connectivity throughout the South Sound region.

\$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, FLEXIBLE WORK AREAS, 2 LOADING DOCKS**
- **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**

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