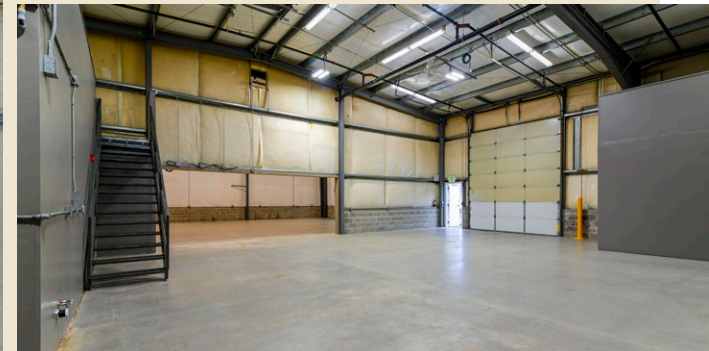


**FOR LEASE | CAPITAL ELECTRIC BUILDING**



3035 37TH AVE SW, TUMWATER, WA 98512

### PROPERTY OVERVIEW

Located at 3035 37th Ave SW, this versatile industrial space offers 16'8" clear height, two 12'x14' roll-up doors, and over 8 on-site parking stalls. Power includes a 200-amp 277/480V 3-phase service with two 200-amp 120/208V panels expandable to support heavier loads. A 2MM+ BTU high-pressure natural gas line and city water/sewer are metered on-site.

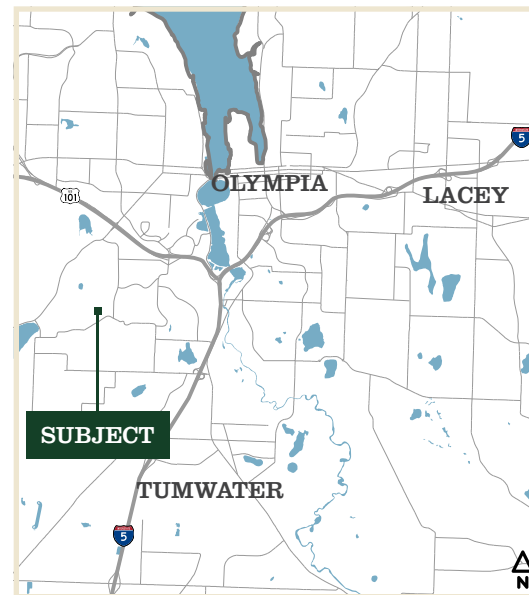
Positioned within Tumwater's Mottman Industrial Park, the building sits among contractors, manufacturers, and service providers, offering synergy and supplier access. Just minutes from I-5, US-101, and downtown Olympia, this location provides excellent connectivity.

**AVAILABLE: ±4,929 SF**

**ZONING: LI-C**

**\$1.20/SF, MODIFIED GROSS**

**CBA # 42814578**



**Tyler Kanda**  
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Information provided is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price, or withdrawal without notice. All projections, square footages, and property lines are approximate, provided for illustrative marketing purposes only, and do not constitute a certified appraisal or legal survey (RCW 18.43). Prospective buyers and tenants must independently verify all boundaries, dimensions, and property data with licensed professionals. Greene Commercial assumes no liability for the accuracy of these depictions.

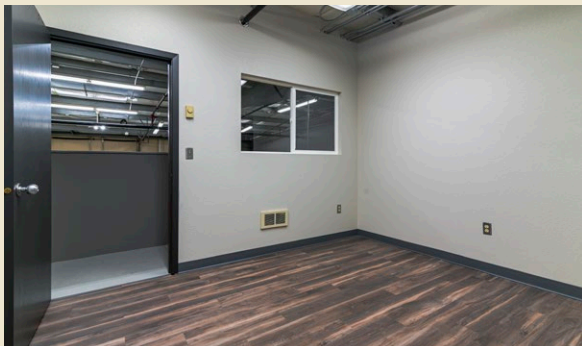
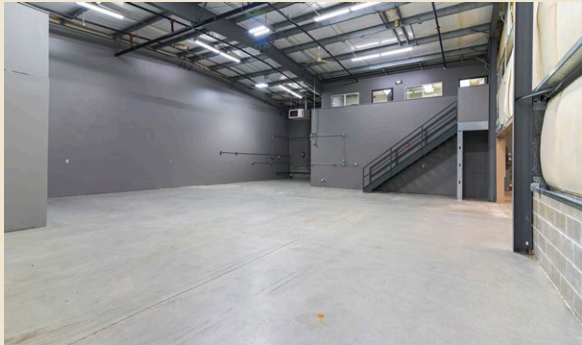


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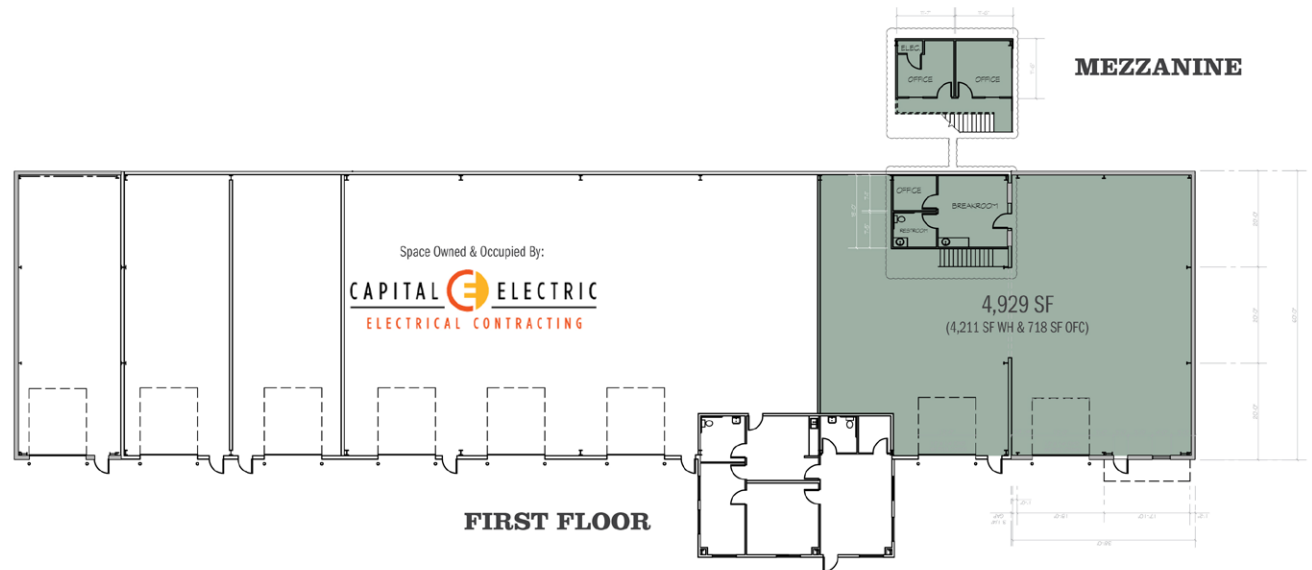
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## LOCATION OVERVIEW:



## PROPERTY HIGHLIGHTS

- Well-suited for manufacturing, distribution, and specialty trades.
- Designed for continuous 24/7 operations with minimal impact on nearby residences.
- Warehouse features a 16'8" clear height.
- Includes two 12'x14' oversized roll-up doors.
- Power infrastructure includes 200-amp 277/480V 3-phase service and two 200-amp 120/208V panels, expandable for higher loads.
- Utilities include a 2MM+ BTU high-pressure natural gas line and individually metered city water and sewer.
- Includes eight or more dedicated on-site parking stalls.



THIS FLOORPLAN IS NOT TO SCALE  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
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.  
All floorplans, dimensions, and layouts are approximate estimates for illustrative purposes only and do not constitute a certified architectural survey.  
Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including physical space measurements. Consult your attorney, accountant, or other professional advisor.

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## LOCATION OVERVIEW:



## BUSINESS-FRIENDLY INDUSTRIAL SETTING:

- Surrounded by compatible contractors, manufacturers, and service providers, fostering business synergy.
- Designed for efficient truck flow with signal-light access via Mottman Road
- Provides fast, seamless freeway connectivity to both I-5 and US-101.
- Access to a strong, established South Sound labor and customer base.
- Two miles from extensive retail amenities and Capital Mall in West Olympia.
- Ten-minute drive to downtown Olympia and the Port of Olympia.
- Accessible regional transit routes: 54 minutes to Aberdeen, 60 minutes to Seattle, and 90 minutes to Portland.



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