



**NEW TUMWATER WAREHOUSE WITH FLEXIBLE OFFICE SPACE**



**8991 SELECT COURT SE, TUMWATER, WA | TUMWATER COMMERCE PLACE**

**LISTING INFORMATION**

A brand-new, 36,000 SF warehouse is situated on 2.62 acres in the Tumwater Commerce Business Park, near a 500-home residential development—perfect for business growth and customer access.

- ▶ 4 dock-high doors (2 with automatic levelers).
- ▶ 4 grade-level doors.
- ▶ 20'-26' clear height.
- ▶ 3-phase 600 amp 120/280v power.
- ▶ 30 parking stalls.
- ▶ Fenced perimeter.
- ▶ Build-to-suit office.

**36,000 SF**

**INDUSTRIAL SHELL: \$.95/SF/MO**

**OFFICE SHELL: \$1.35/SF/MO**

**CBA# 41682366**



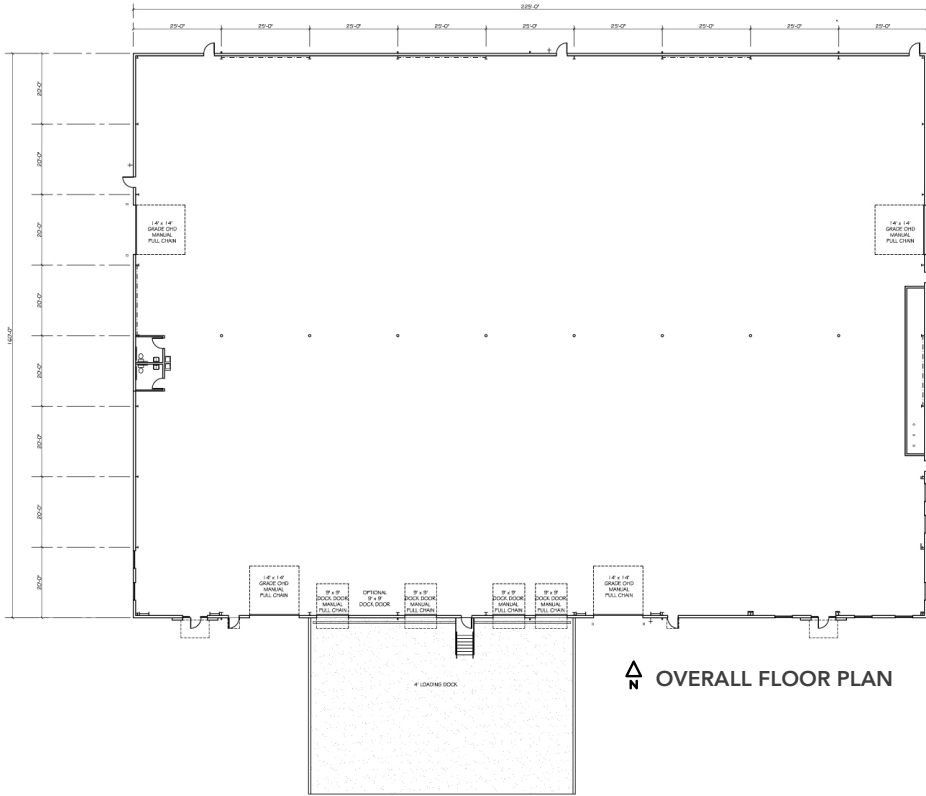
This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



**Danielle Rants, CCIM**  
PRESIDENT, MANAGING BROKER  
(360) 352-7822  
danielle@rantsgroup.com

**360-943-8060**  
**RANTSGROUP.com**

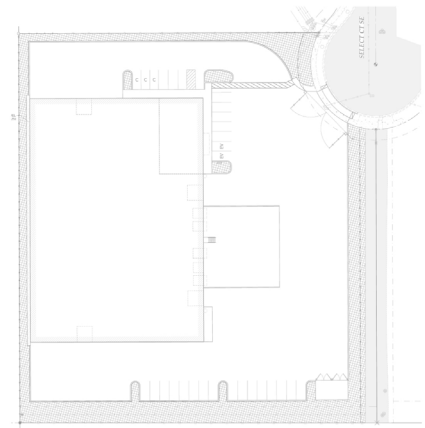
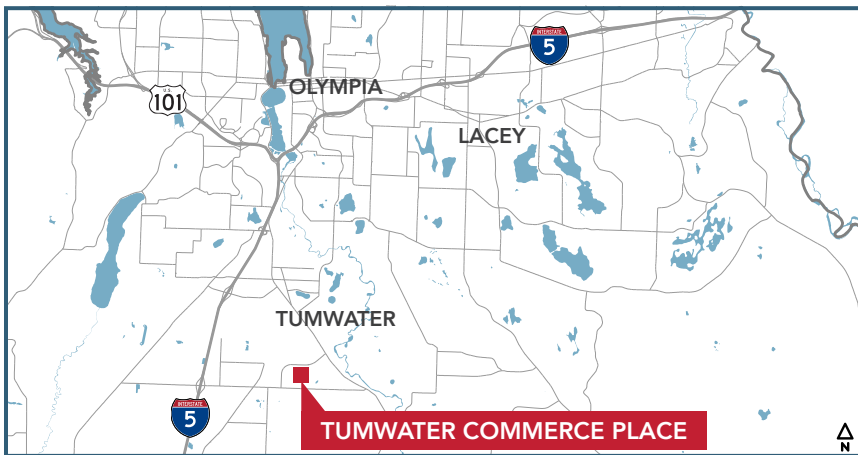
8991 SELECT COURT SE, TUMWATER, WA | TUMWATER COMMERCE PLACE



OVERALL FLOOR PLAN



THESE PLANS ARE NOT TO SCALE  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SITE PLAN

CONTACT

Danielle Rants, CCIM  
PRESIDENT, MANAGING BROKER  
(360) 352-7822  
danielle@rantsgroup.com



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. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

360-943-8060 | RANTSGROUP.com