



PREMIER NORTHWEST

FOR
SALE

WAREHOUSE COMPLEX FOR SALE

Exceptional opportunity to acquire two modern, light industrial warehouses in the heart of Tumwater's industrial corridor. Together offering 16,000 SF of flexible space, these well-maintained buildings feature 3-phase power, fire sprinklers, and multiple office suites ideal for manufacturing, distribution, or storage operations.

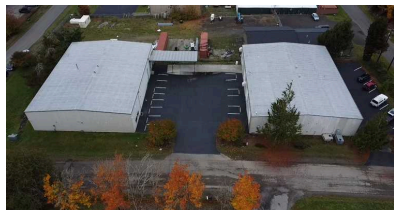
Including an HVAC system for climate-controlled use. The property's Light Industrial zoning allows a wide range of permitted uses, including continued cannabis manufacturing under prior approval.

With immediate access to I-5, strong visibility, and a ready-to-use layout, this property is perfect for an owner-user, investor, or operator seeking a strategic South Sound location.

\$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 AND FLEXIBLE WORK AREAS**
- **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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