



FOR LEASE

411 SE 93rd AVE | OLYMPIA

- **PROPERTY HIGHLIGHTS**
- 5.6± acres available for ground lease
- Four contiguous LI-2 (Light Industrial) parcels
- Lease all or a portion of the property
- Lease Rate: \$0.05 PSF/Month NNN
- Excellent access to Interstate 5 via the 93rd Avenue interchange
- Ideal for warehouse, distribution, contractor yards, manufacturing, equipment storage, and industrial users
- Additional 10.21± contiguous acres may be available
- Ground lease offered in as-is condition
- Flexible site for a variety of permitted industrial and commercial uses
- Tenant responsible for site improvements and due diligence



PREMIER
COMMERCIAL
NORTHWEST

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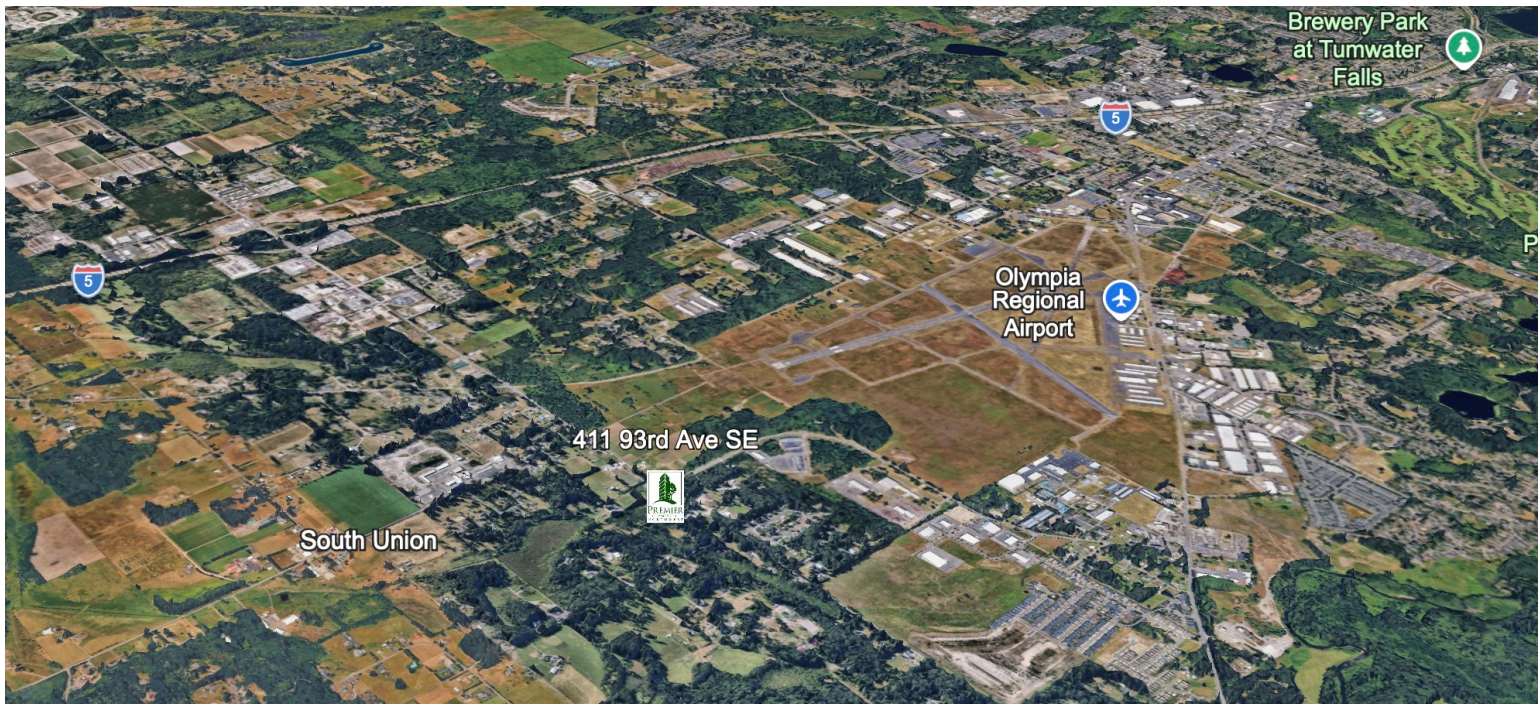
PREMIER
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NORTH WEST

FOR LEASE 411 SE 93rd AVE | OLYMPIA

Offered for ground lease, AN opportunity to secure up to 5.6± acres of Light Industrial land in the rapidly growing Tumwater UGA. Strategically located just minutes from the 93rd Avenue SE / Interstate 5 interchange, the property provides convenient access to I-5 and the greater Thurston County market.

Comprised of four contiguous parcels zoned LI-2 (Light Industrial), the site accommodates a broad range of industrial and commercial uses, including warehouse and distribution, manufacturing, contractor yards, equipment sales and rental, transportation, outdoor storage, offices, and other permitted uses.

The owner is offering the property as an as-is ground lease and will consider leasing all or a portion of the site based on tenant requirements. An additional 10.21± contiguous acres zoned R 1/10 may also be available depending on the proposed use.



OFFERING SUMMARY

Lease Rate: \$0.05 PSF/Month NNN

Lease Type: Ground Lease | Triple Net (NNN)

Available Acreage: Up to 5.6± Acres (Divisible)

Zoning: Tumwater UGA LI-2 (Light Industrial)

Additional Land: 10.21± Acres Available (Subject to Proposed Use)

Lease Term: Negotiable | Long-Term Ground Lease Preferred

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