RAINIER CONTRACTOR YARD & SHOP

FOR SALE OR LEASE

309 BINGHAMPTON ST SE | RAINIER, WA 98576

SALE PRICE: $850,000 | LEASE RATE: $6,000 PER MONTH

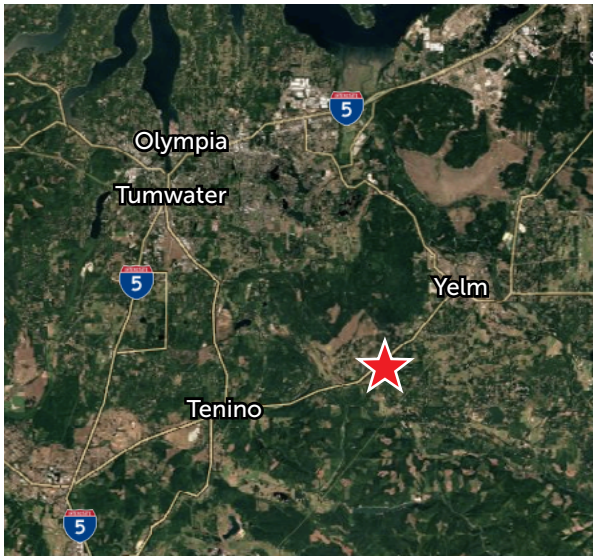


SPECIFICATIONS

Shop Size	Land Size	Loading	Clear Height	Year Built	Power	Parcel
± 1,000 SF	5.12 Acres	3 GL (10' x 12')	14'	2009	200A, 1-phase	21609130504

PROPERTY FEATURES

- ±1,000 SF shop on 5.12 acres with 550+ feet of highway frontage on SR-507
- Utilities on site include City of Rainier water & PSE power
- Site is level and clear. Ready for future project
- Development Ready - previous septic design approved, survey, traffic study, gopher study, Phase 1, and geotech reports all completed
- Centrally located between Yelm & Tenino. ± 30 drive to I-5
- Flexible HC zoning (Highway Commercial)



NEIL WALTER COMPANY

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All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

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