



TUMWATER WAREHOUSE SPACES AVAILABLE IN DESCHUTES LANDING



8108 & 8024 RIVER DRIVE SE, TUMWATER, WA 98501 | DESCHUTES LANDING

LISTING INFORMATION

Rare availability in the Tumwater Warehouse District at Deschutes Landing, a mix of artisans and small businesses in a Light Industrial zoned park. These units have a fire suppression system designed for 20' rack storage of Class I-IV commodities. Uses may include Retail, Recreational, Light Industrial, Manufacturing and Office.

8108 RIVER DR SE

SUITE 104/105: ±5,625 SF

\$1.35/SF
MODIFIED GROSS

CBA# 44844009

8024 RIVER DR SE

SUITE 303: ±1,875 SF

\$1.30/SF
MODIFIED GROSS

CBA# 43110777



rants.group/8108RiverDr104



rants.group/8024RiverDrSE_303



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DESCHUTES LANDING - BUILDING 1, SUITE 104/105

8108 RIVER DR SE

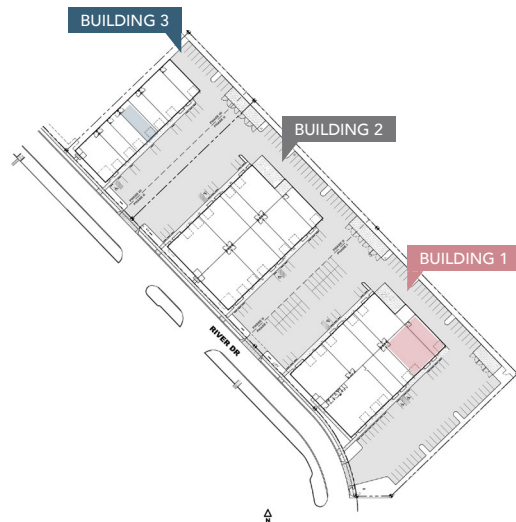
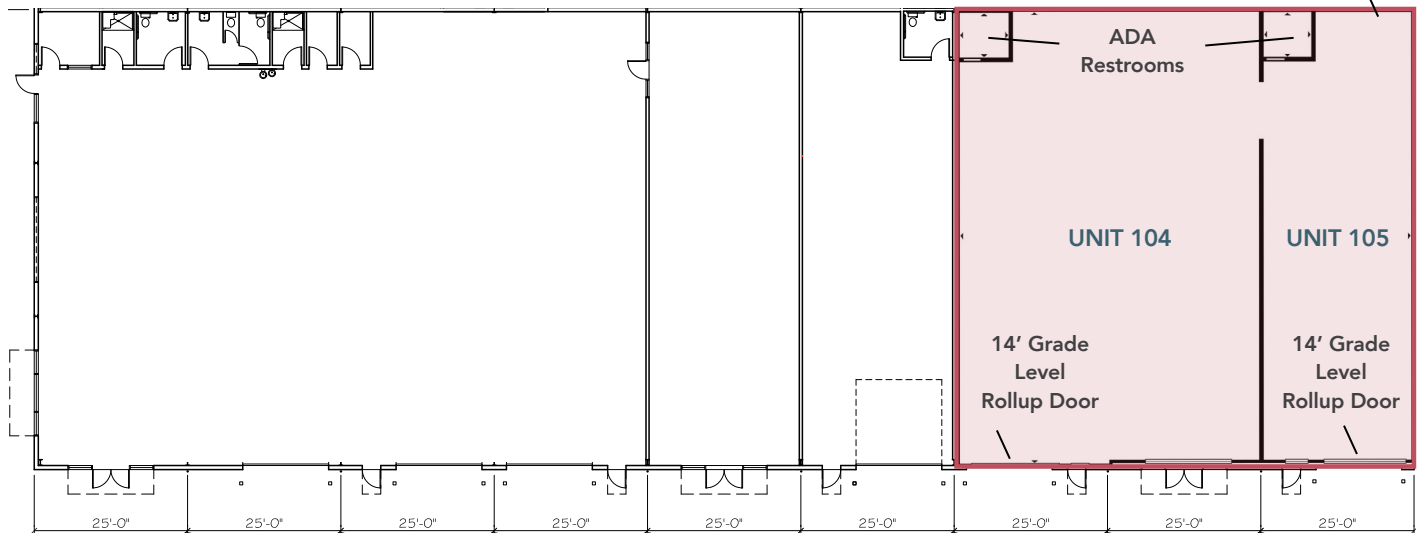
SUITE 104/105: ±5,625 SF

\$1.35/SF
MODIFIED GROSS

CBA# 44844009

- ▶ 5,625 SF combining Suites 104 (3,750 SF) and 105 (1,875 SF), connected by an approximate 9' x 9' pass-through opening
- ▶ 17' clear height,
- ▶ Two 14' overhead doors (Suite 105 has direct roll-up access to shared loading dock)
- ▶ Two ADA restrooms
- ▶ Gas heaters, and ceiling fans
- ▶ Polished double-door entry and existing front-facing vent penetrations
- ▶ 3 x 200 AMP (600 AMP total)
- ▶ 3-phase 120/208V power, plus additional electrical service to Suite 105

Loading Dock & Roll-up Access to Shared Loading Dock



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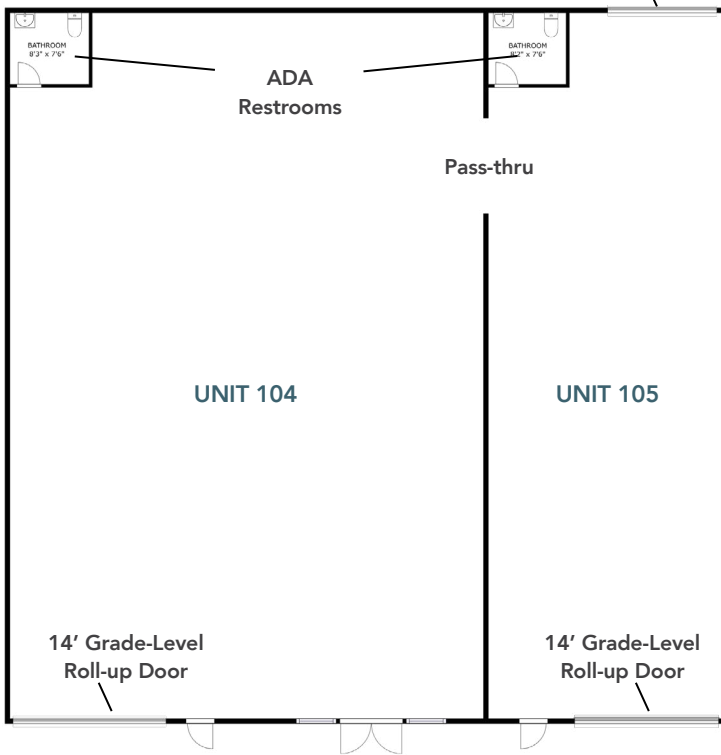


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DESCHUTES LANDING - BUILDING 1, SUITE 104/105



Loading Dock & Roll-up Door Access to Shared Loading Dock



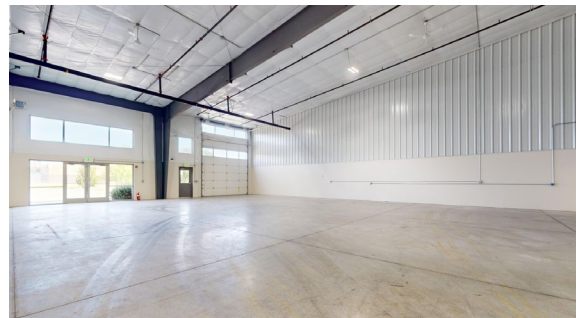
THIS FLOORPLAN IS NOT TO SCALE
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



UNIT 105 GRADE-LEVEL ROLL-UP DOOR



UNIT 105 DOCK-HIGH ROLL-UP DOOR



UNIT 104 GRADE-LEVEL ROLL-UP DOOR

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DESCHUTES LANDING - BUILDING 3, SUITE 303

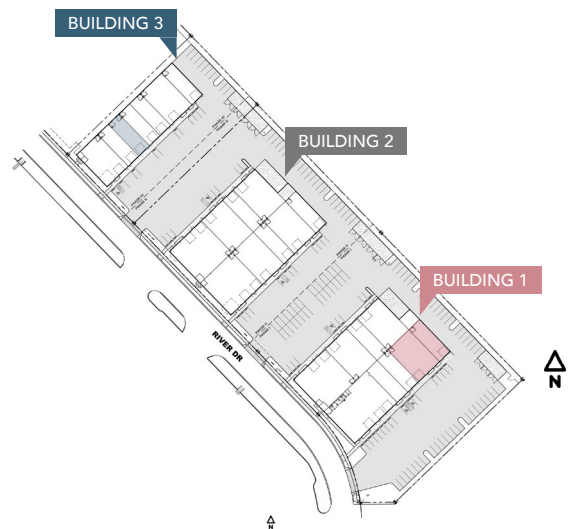
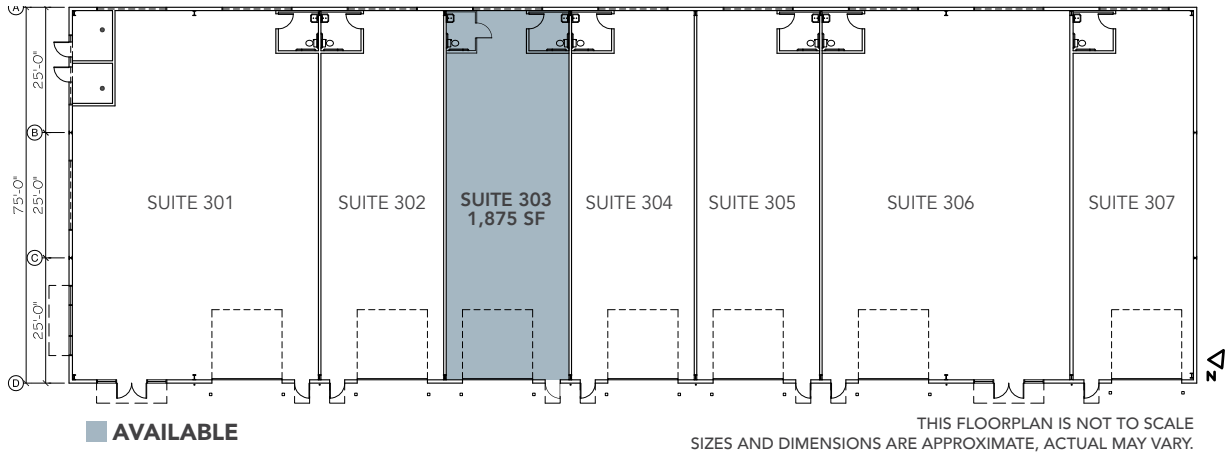
8024 RIVER DR SE

SUITE 303: ±1,875 SF

\$1.30/SF
MODIFIED GROSS

CBA# 43110777

- ▶ One 14' grade level door.
- ▶ 17' clear height.
- ▶ 20' eave height.
- ▶ Two ADA restrooms
- ▶ Gas heat.
- ▶ Storefront window glazing.
- ▶ Glass entry way doors.
- ▶ Shared loading dock in parking lot.
- ▶ 200 AMP 3 Phase 120/208 Volt service.



CONTACT

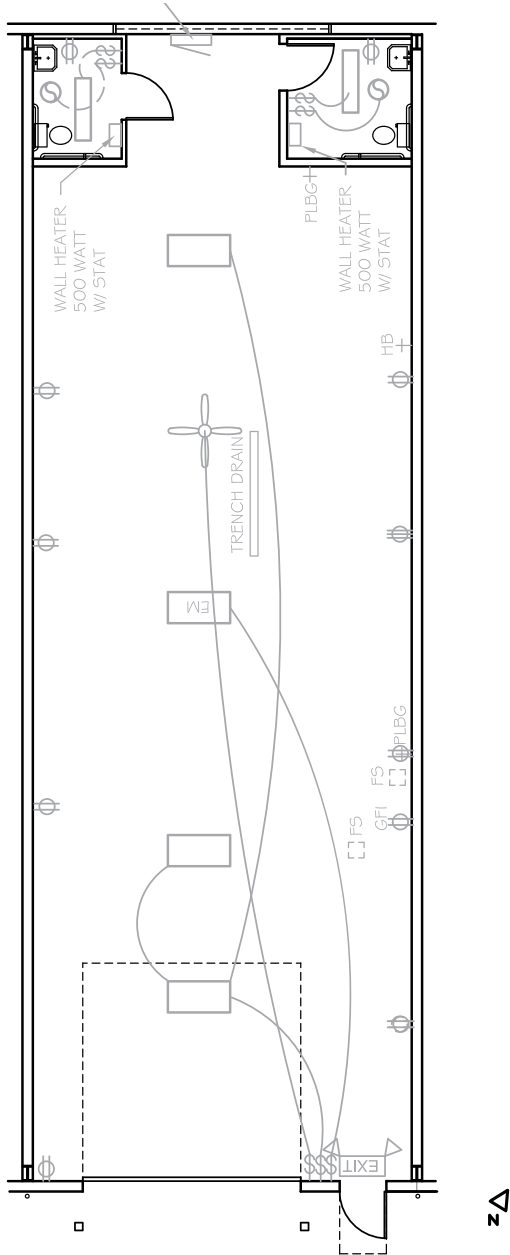
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GRADE-LEVEL ROLL-UP DOOR



OPEN SPACE WITH TWO ADA RESTROOMS



ADA RESTROOMS

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