

TUMWATER, WA

# TUMWATER

CORPORATE CENTER

Visible I-5 Industrial Development  
Up to 200,000 SF per building  
**83 Acres Fully Entitled**



2422

CROW  
HOLDINGS  
INDUSTRIAL

**W** NEIL WALTER  
COMPANY

# Park Features



Immediate  
Access to I-5



83 Acres  
Fully Entitled



6 Building  
Industrial Park



Excess  
Trailer Parking



Exit  
99

INTERSTATE  
5

Building 1  
Fully Leased

Building 2

Kimmie St SW

93rd Ave SW



Costco DC  
Under Construction  
1.0M SF

# 83 Acre Master Planned Industrial Park

**Building 1**

199,917 SF

**Building 2**

199,950 SF

**Building 3**

193,600 SF

**Building 4**

197,600 SF

**Building 5**

194,490 SF

**Building 6**

199,985 SF



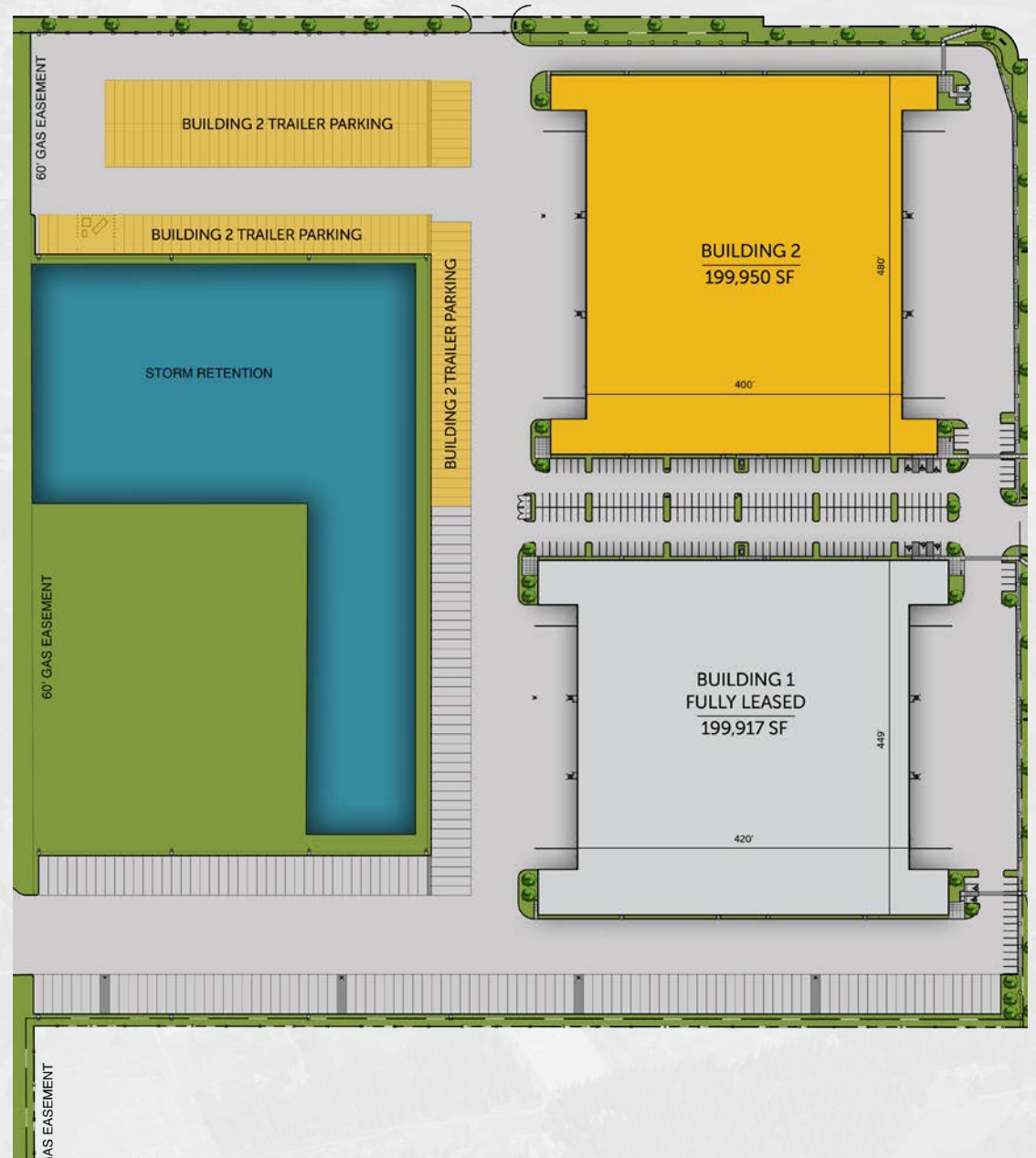
**Phase I** Buildings 1 & 2

**Phase II** Buildings 3, 4, 5, & 6 Fully Entitled

# Buildings 1 & 2

## BUILDING SPECIFICATIONS

	Bldg 1	Bldg 2
Building Size:	199,917 SF	199,950 SF
Clear Height:	36'	36'
Column Spacing:	50' x 56'	50' x 56'
Dock Doors:	36	44
Grade Level Doors:	4	4
Parking:	124	115
Trailer Parking:	184	133
Site Acres:	37.55	
Sprinkler:	ESFR	
Warehouse Slab:	7" reinforced	
Power:	3000 amp 277/480-volt electrical service	
Utility Service:	Puget Sound Energy	



# Buildings 3 & 4

## BUILDING SPECIFICATIONS

	Bldg 3	Bldg 4
Building Size:	193,600 SF	197,600 SF
Clear Height:	36'	36'
Column Spacing:	50' x 52'	50' x 52'
Dock Doors:	25	25
Grade Level Doors:	2	2
Parking:	177	121
Trailer Parking:	34	35
Site Acres:	19.92	
Sprinkler:	ESFR	
Warehouse Slab:	7" reinforced	
Power:	3000 amp 277/480-volt electrical service	
Utility Service:	Puget Sound Energy	



# Buildings 5 & 6

## BUILDING SPECIFICATIONS

	Bldg 5	Bldg 6
Building Size:	194,490 SF	199,985 SF
Clear Height:	36'	36'
Column Spacing:	50' x 56'	50' x 56'
Dock Doors:	21	26
Grade Level Doors:	2	2
Parking:	123	126
Trailer Parking:	106	60
Site Acres:	24.35	
Sprinkler:	ESFR	
Warehouse Slab:	7" reinforced	
Power:	3000 amp 277/480-volt electrical service	
Utility Service:	Puget Sound Energy	



# Location Overview

## THURSTON COUNTY INFO

- Tumwater is the southern gateway to Puget Sound’s mega-metropolitan region spanning from Thurston County, through Pierce, King, and Snohomish Counties, and including neighboring cities of Olympia and Lacey
- Thurston County labor market is highly educated; 94% of those 25 years and older have earned a high school diploma or higher.
- Due to the markedly lower cost of living, employers’ capital investment dollars go further.
- Thurston County is strategically located as a mid-point between the major ports of Seattle, Vancouver B.C. and Portland.
- Thurston County provides a great quality of life with all of the same conveniences found in a large metropolitan area, including outstanding higher education, attractive shopping, cultural festivities and tourist attractions.

### Demographics - Thurston County

Daily I-5 Traffic Count	65,945
Population	294,332
Households	121,600
Median Household Income	\$75,924

### Estimated Drayage Rates (as of October 2022) to Port of Tacoma from:

Tumwater	\$900
Lacey	\$850
Frederickson	\$750
Sumner	\$750
Chehalis	\$1200



TUMWATER, WA

# TUMWATER CORPORATE CENTER

Olympia



Lacey

Tumwater

Tumwater  
Corporate  
Center



Exit  
99

93rd Ave SW

Kimmie St SW

Costco DC  
Under Construction

## NEIGHBORING BUSINESSES:



TRADER JOE'S



## Exclusive Advisors:



NEIL WALTER  
COMPANY

SCOTT PRICE  
253 779 2419  
sprice@neilwalter.com

JOEL JONES  
253 779 2422  
jjones@neilwalter.com

CROW  
HOLDINGS  
INDUSTRIAL

STEVE SHAUL  
213 446 7714  
sshaul@crowholdings.com

PHIL PRASSAS  
312 952 7314  
pprassas@crowholdings.com

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