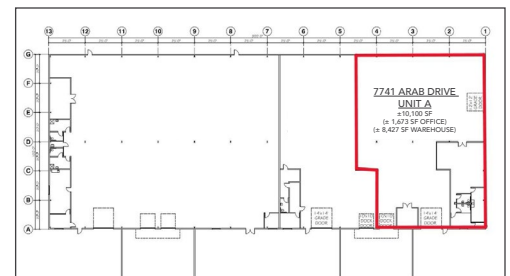
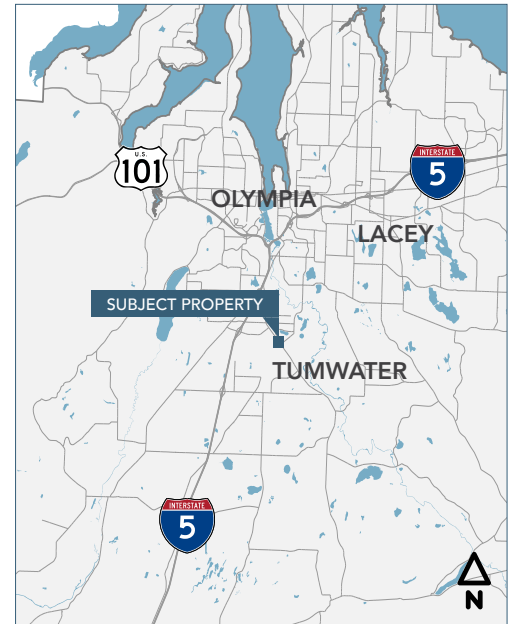




END-CAP INDUSTRIAL WAREHOUSE WITH LOADING DOCK AND FENCED YARD



7741 ARAB DR SE, UNIT A | TUMWATER, WA

LISTING INFORMATION

±10,100 SF end-cap industrial warehouse with paved entry, loading dock, ±26,000 SF fenced gravel yard, and ample office with mezzanine storage. The 14' Grade Level Door in front and 12' Grade Level Door opening to the fenced yard provide a convenient operational flow! This is a great space, coming available January 1, 2027.

- ▶ ±8,427 SF Warehouse
- ▶ ±1,673 SF Office
- ▶ ±26,000 SF Fenced Yard
- ▶ (1) 10'x10' Dock Door
- ▶ (1) 14'x14' Grade Door
- ▶ (1) 12'x12' Grade Door
- ▶ 20' Eave Height
- ▶ Gas heat in warehouse, electric heat in office.
- ▶ Fully Sprinkled / Fire Alarm System
- ▶ Zoned LI (Light Industrial)
- ▶ (1) 100 Amp Service 277 / 480 Volt 3 Phase
- ▶ (1) 100 Amp Panel 120 / 208 Volt 3 Phase

FOR LEASE

UNIT A: ±10,100 SF

**\$1.39 / SF
MODIFIED GROSS**

CBA# 45745592



This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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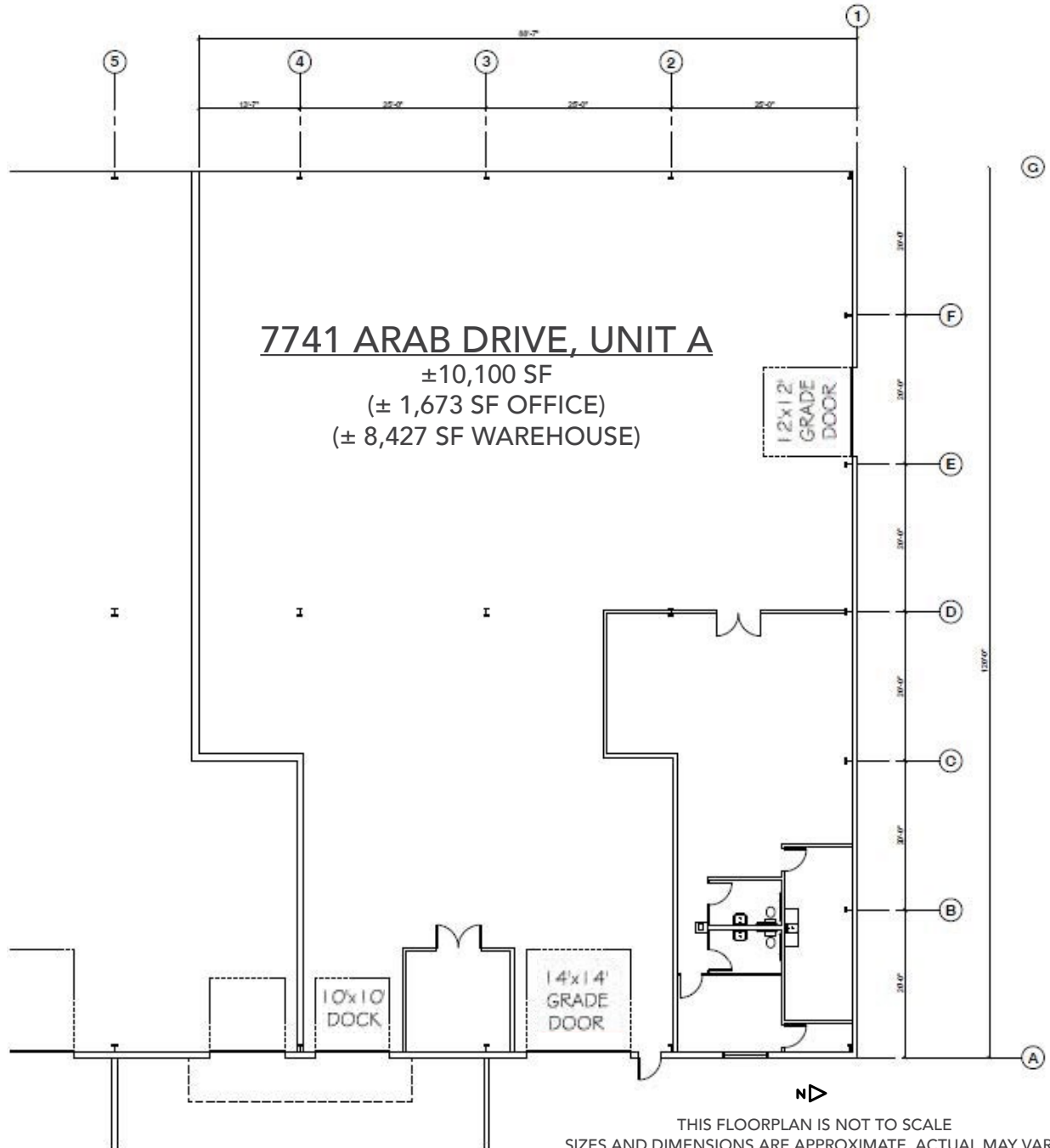
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