THE RANTSGROUP
COMMERCIAL REAL ESTATE

FOR LEASE

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

360° VIRTUAL TOUR

rants.group/8108RiverDr104

CBA CCIM

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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DESCHUTES LANDING - BUILDING 1, SUITE 104/105

8108 RIVER DR SE

SUITE 104/105: ±5,625 SF

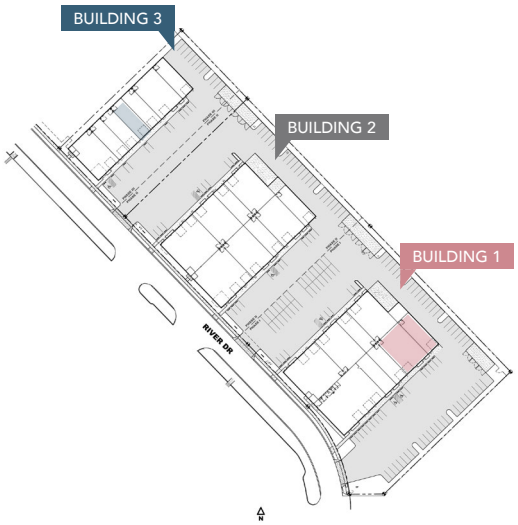
$1.35/SF MODIFIED GROSS

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- 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







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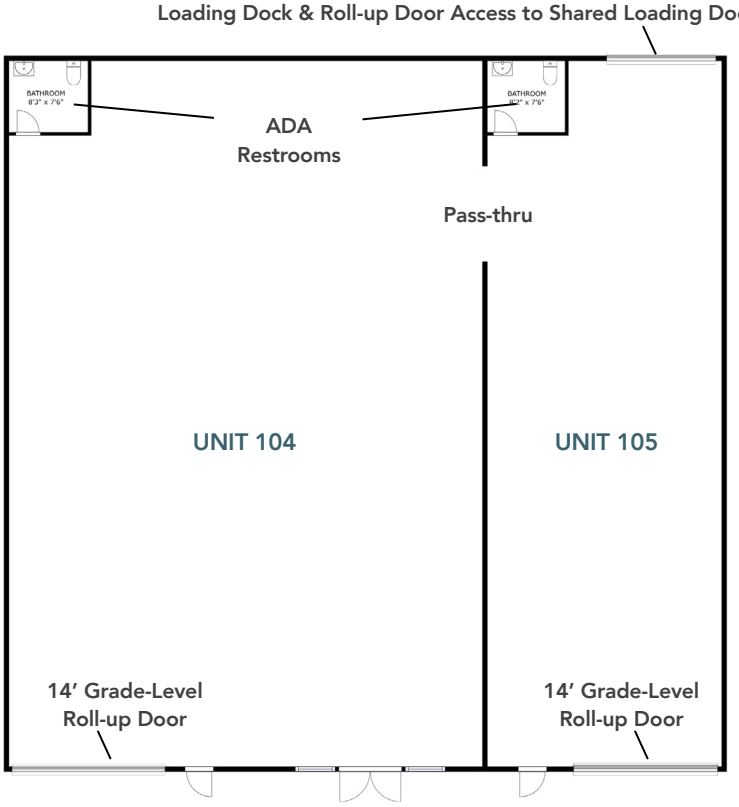
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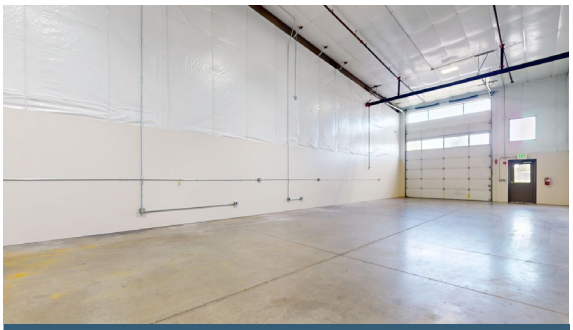
DESCHUTES LANDING - BUILDING 1, SUITE 104/105



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



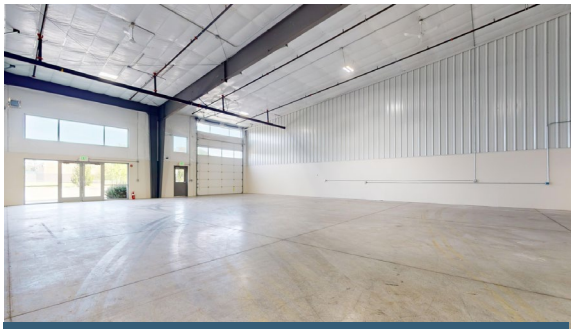
THIS FLOORPLAN IS NOT TO SCALE
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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