

For Lease/BTS

SOUTH SOUND COMMERCE CENTER

Permitted, construction Q1 2024

CENTER STREET SW
TUMWATER, WA



OWNED BY

 PANATTONI®

EXCLUSIVELY LEASED BY

 **Kidder
Mathews**

SOUTH SOUND COMMERCE CENTER

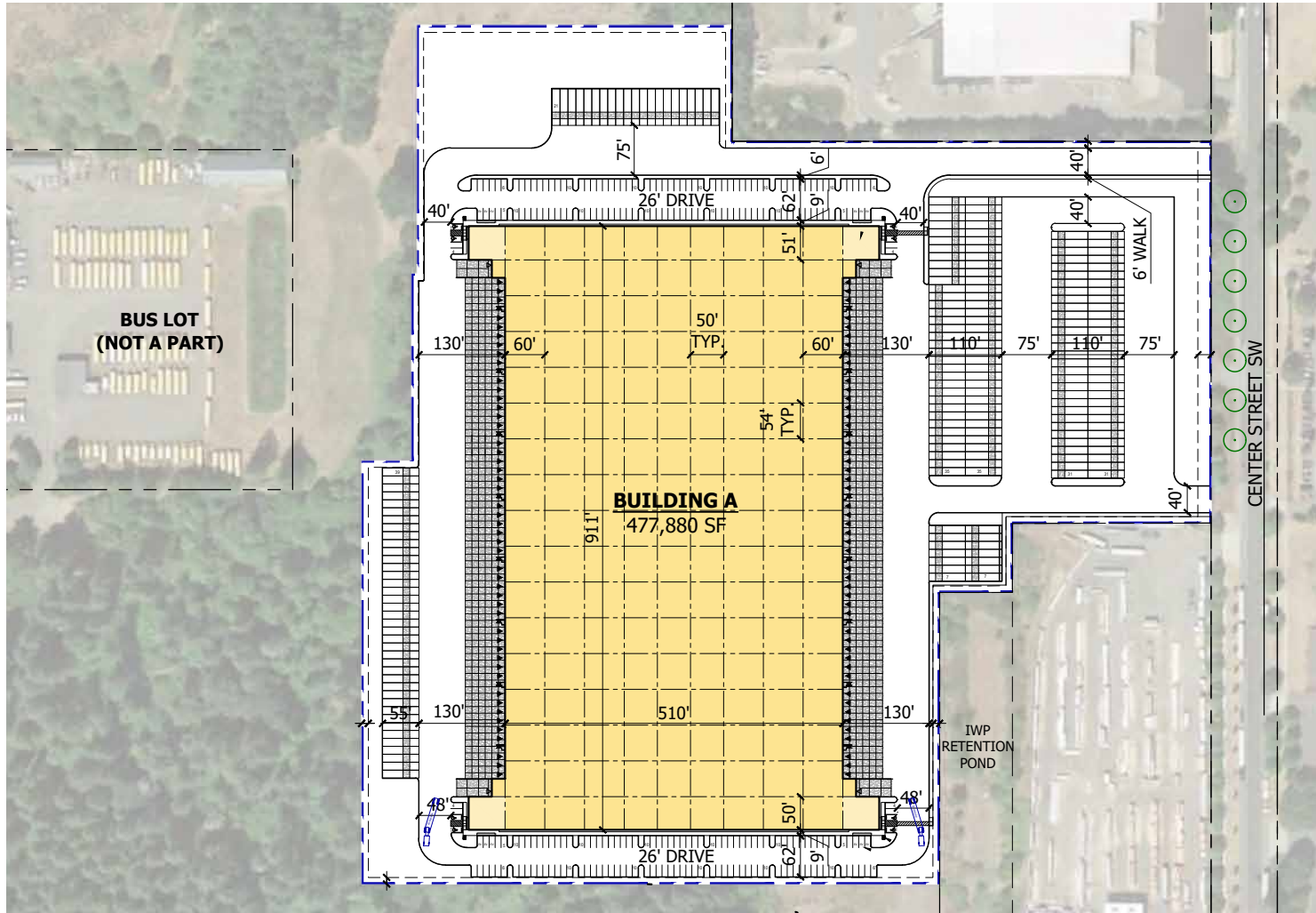


Brand new stand alone buildings within a half a mile to access I-5.

CONSTRUCTION	Q1 2024
ACCESS	Multiple ingress/egress options
LOCATION	Desirable location with high functionality and appeal to a variety of industrial uses
POTENTIAL USES	Industrial distribution and warehousing, e-commerce, light manufacturing, technology or life sciences
CLEAR-HEIGHT	Up to 65' allowed per zoning
DESIGN	Willing to customize
TENANCY	Can be multi-tenant

PHASE I BUILDING A

477,880 SF on 29.2 AC



BUILDING FEATURES

130' truck courts

50' x 50' column spacing

60' speed bay

36' clear-height

96 dock doors

4 grade doors

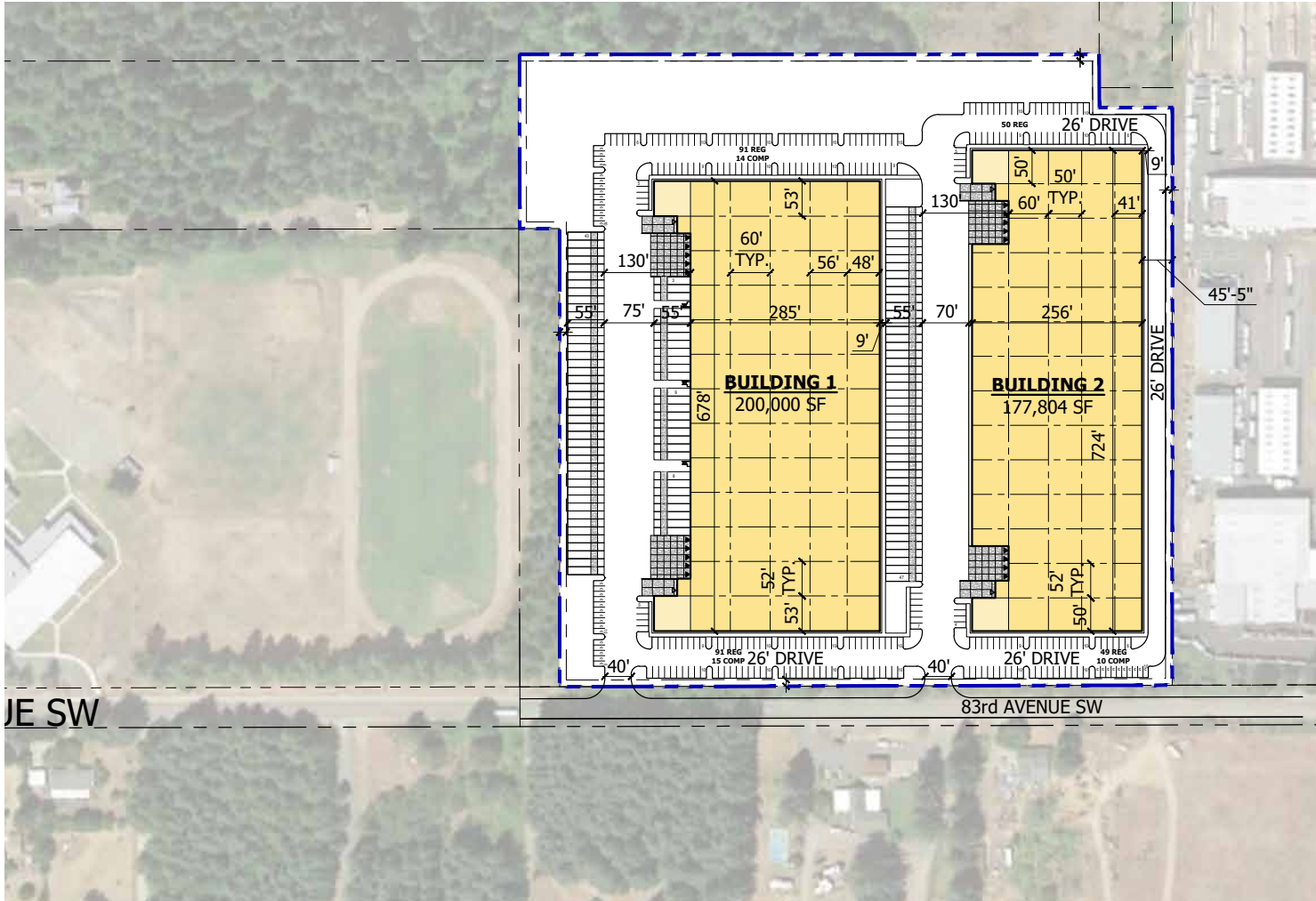
206 trailer parks

260 car parks

12 EV stalls

PHASE II OPTION 1

Building 1 200,000 SF | Building 2 177,804 SF on ±20.3 AC



BUILDING FEATURES

- 130' truck courts
- 50' x 50' column spacing
- 60' speed bay
- 32' clear-height
- Building 1 10 dock doors
- Building 2 9 dock doors
- 320 trailer parks
- 119 car parks

PHASE II OPTION 2

Yard/trailer parking 20.3± AC



FEATURES

559 trailer parks

66 car parks

140' guard shack

Includes restroom

HIGHLY- ACCESSIBLE LOCATION

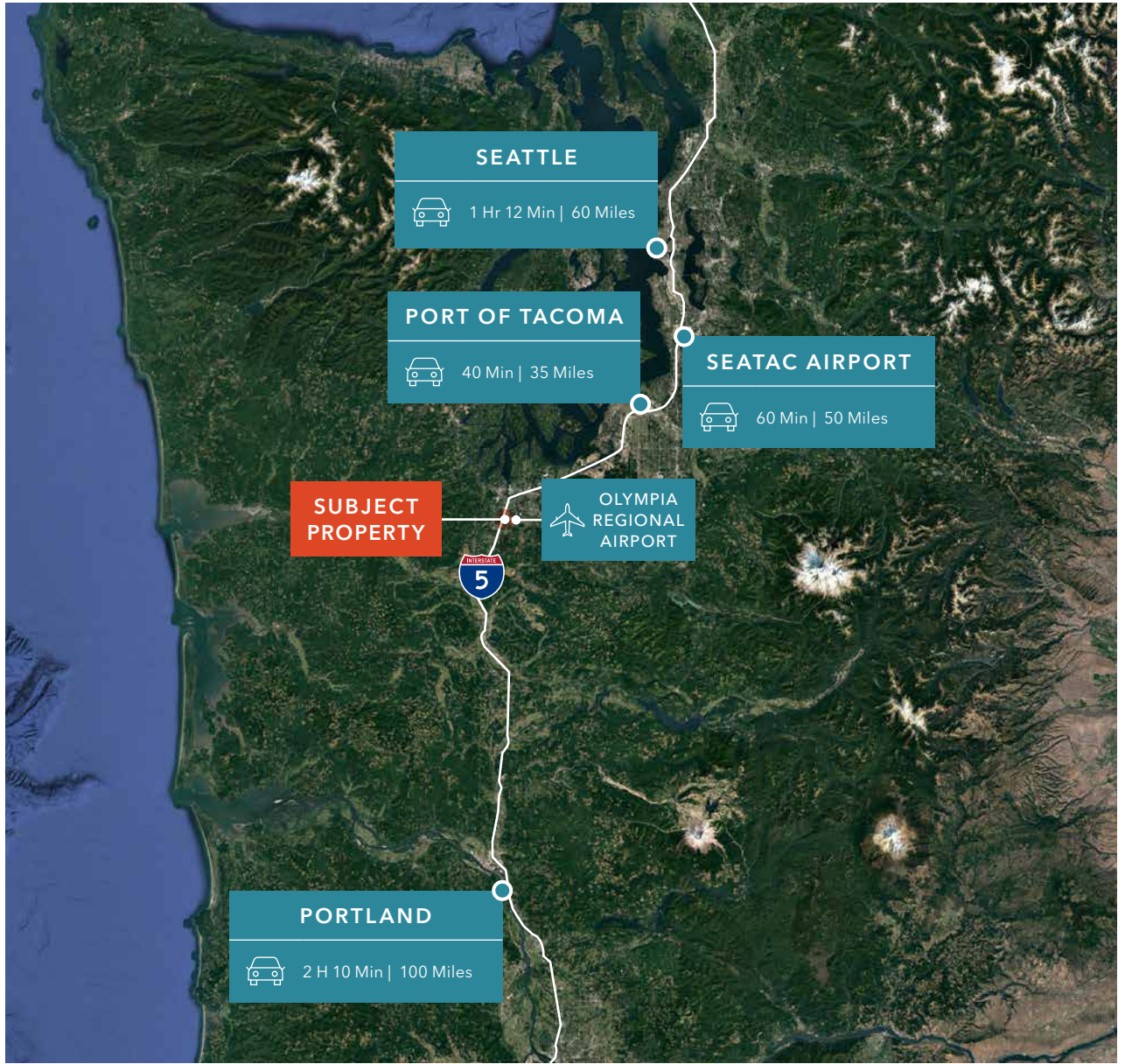
Within minutes to I-5 via Exit 101

Multiple ingress/egress options

Easy for visitors to locate

1 MIN
INTERSTATE 5

12 MIN
PORT OF OLYMPIA



SOUTH SOUND COMMERCE CENTER

Owned by

 PANATTONI®

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