

*For Lease/BTS*

# SOUTH SOUND COMMERCE CENTER

CENTER STREET SW  
TUMWATER, WA



OWNED BY

 PANATTONI®

EXCLUSIVELY LEASED BY



Kidder  
Mathews

NEWMARK



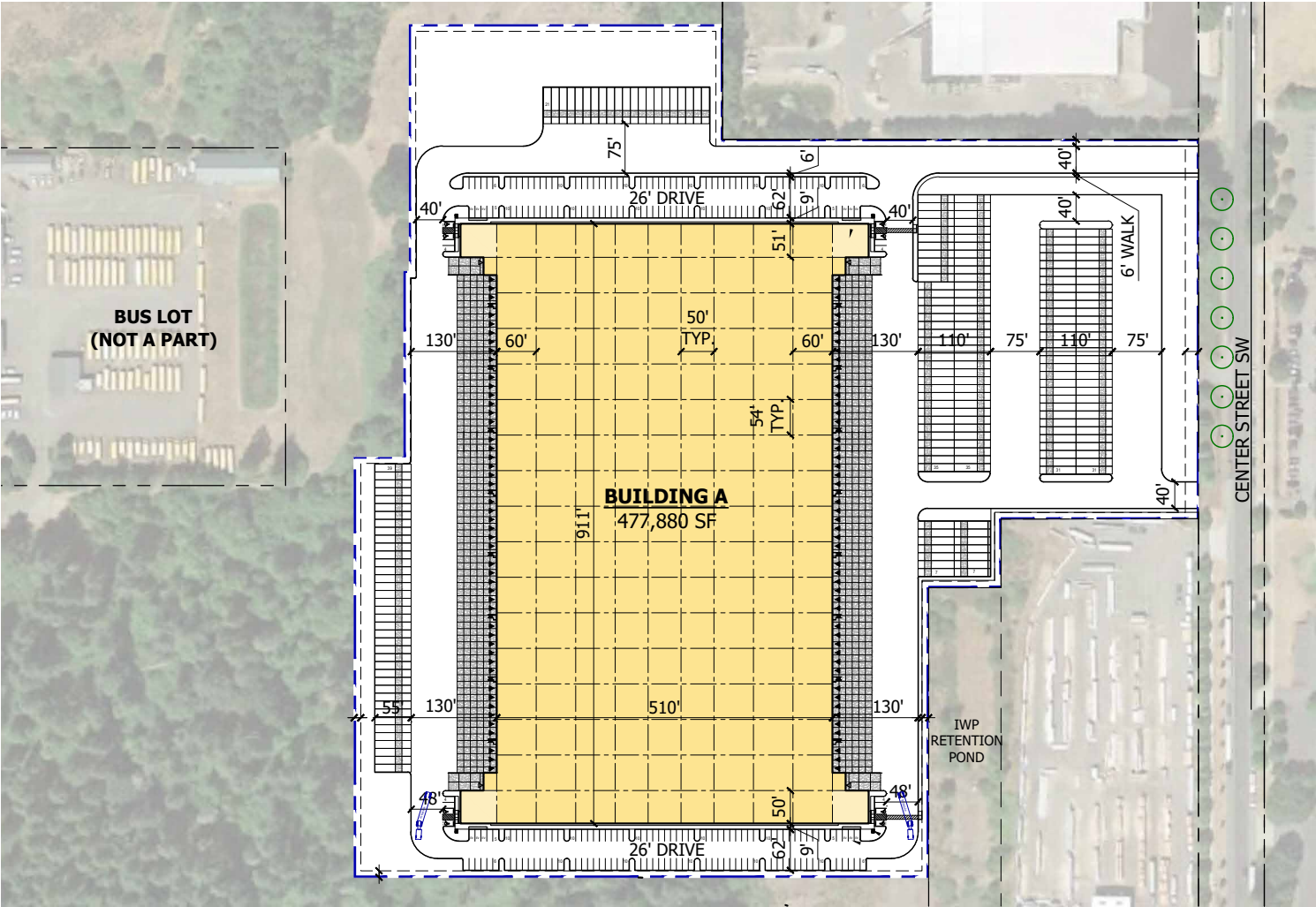
# BUILD-TO-SUIT

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

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| 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                                                                          |
| OFFICE         | Build-to-suit                                                                                         |
| 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             |  |

# HIGHLY- ACCESSIBLE LOCATION

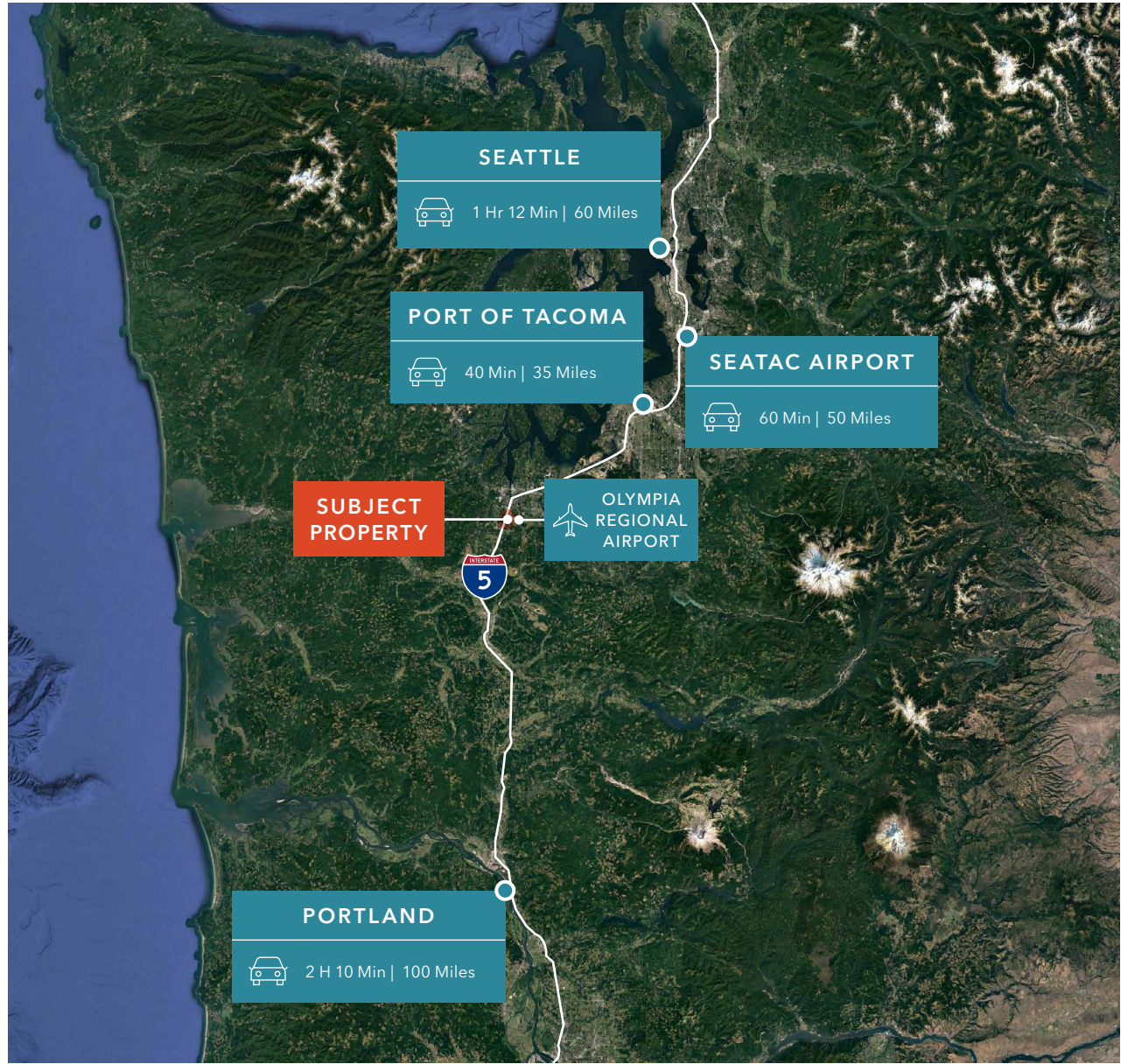
Within minutes to I-5 via Exit 101

Multiple ingress/egress options

Easy for visitors to locate

**1 MIN**  
INTERSTATE 5

**12 MIN**  
PORT OF OLYMPIA



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