

TUMWATER, WA

TUMWATER

CORPORATE CENTER

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



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

Building 1

Building 2

93rd Ave SW

Kimmie St 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



Buildings 1 & 2

BUILDING SPECIFICATIONS

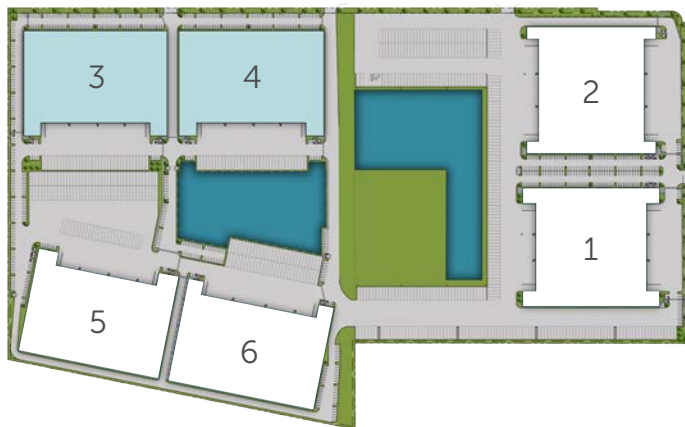
	Bldg 1	Bldg 2
Building Size:	199,917 SF	199,950 SF
Clear Height:	36'	36'
Column Spacing:	50' x 56'	50' x 56'
Dock Doors:	36	44
Grade Level Doors:	4	4
Parking:	124	115
Trailer Parking:	184	133
Site Acres:	37.55	
Sprinkler:	ESFR	
Warehouse Slab:	7" reinforced	
Power:	3000 amp 277/480-volt electrical service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





NEIGHBORING
BUSINESSES:

ULINE



TARGET
DISTRIBUTION CENTER

WestRock

TRADER JOE'S

SOLO

MUDBAY

amazon

COSTCO
WHOLESALE

FASTENAL
INDUSTRIAL & CONSTRUCTION SUPPLIES

HARBOR
WHOLESALE FOODS



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**CROW
HOLDINGS**
INDUSTRIAL

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