



PROPERTY SUMMARY

- 35.02 ac site
- Over 220,000sf of structure
- Parcels 11814140500, 11813220300
- Zoned LD 3-6: **allows for up to 210 lots**
- Current agricultural use grandfathered
- Extensive systems and structure in place to support indoor plant growth (502 uses excluded)
- Buyer to verify suitability of its use within zone
- Recent phase 1, phase 2, topo, and survey available with executed NDA
- Site in full production; Seller to relocate
- Riparian rights included
- **Pricing guidance available upon request**



**PLEASE DO NOT DISTURB EMPLOYEES.
NO SITE VISITS WITHOUT PRIOR APPROVAL**

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FOR SALE - PRODUCTION FACILITY/DEVELOPMENT SITE

8322 STEILACOOM RD
Olympia, Washington 98513



Nisqually Middle School

Regional Athletic Complex

River Ridge High School



	1 MILE	3 MILE	5 MILE
Population	12,571	44,832	103,250
Median Household Income	\$69,303	\$72,001	\$67,848

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