

# Warehouse 40



## LOCATION

Tumwater, WA

## SIZE

28,767 sf

## WALL SYSTEM

Reverse R-Panel  
Regal White

## ROOF SYSTEM

Standing Seam 360  
Charcoal & Regal White

## BUILDING END-USE

Commercial Development

Warehouse 40 is a modern commercial development located in Tumwater, Washington, designed for flexibility and functionality. The 28,767 sf facility features a single-slope framing system with two lean-to structures at varying elevations, creating a dynamic roofline. Exterior walls are finished with CBC's Reverse R-Panel in Regal White, complemented by the Standing Seam 360 roof system in Charcoal on the lower roofs and Regal White on the upper roof for a clean, contemporary look. Also contributing to the modern aesthetic are; an insulated metal panel wainscot in Charcoal, rake and eave extensions, modern windows, and an entrance canopy — all enhancing the curb appeal.

Designed to potentially accommodate multiple tenants, a partition wall within the main structure allows the building to be leased as two 14,375 sf units, each offering a 24'-0" clear eave height and 23' clear interior height. Loading capabilities include two 14' x 14' grade-level overhead doors and four 9' x 9' dock doors, making Warehouse 40 well suited for a variety of commercial and distribution uses.