



Single Tenant Investment

Aqua Quip Building | 10120 128th St E, Puyallup, WA

Rare opportunity to purchase a single tenant investment property with established, long-term tenant in place.

PROPERTY HIGHLIGHTS

- + Recent 2023 Roof Replacement
- + High Visibility Location with Substantial Pylon Signage
- + 44,000 VPD on SR 161 / Meridian E
- + Full Access to 128th ST CT E and Meridian E at Signalized Intersection
- + 21 parking stalls plus one designated handicap stall
- + Graveled storage yard on the south side of the property
- + Strong Retail Trade Area Surrounded by National and Regional Tenants
- + Recent 5-Year Lease Extension Illustrates Tenant's Long-Term Commitment to this Location

SALE PRICE

\$2,250,000

TOTAL SF

5,375 SF

LOT SF

33,401 SF

CAP RATE

6.7%

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