

PUYALLUP MANUFACTURING / DISTRIBUTION FACILITY

117 23rd Street SE, Puyallup, WA 98372



RARE STAND-ALONE BUILDING WITH PAVED/FENCED YARD

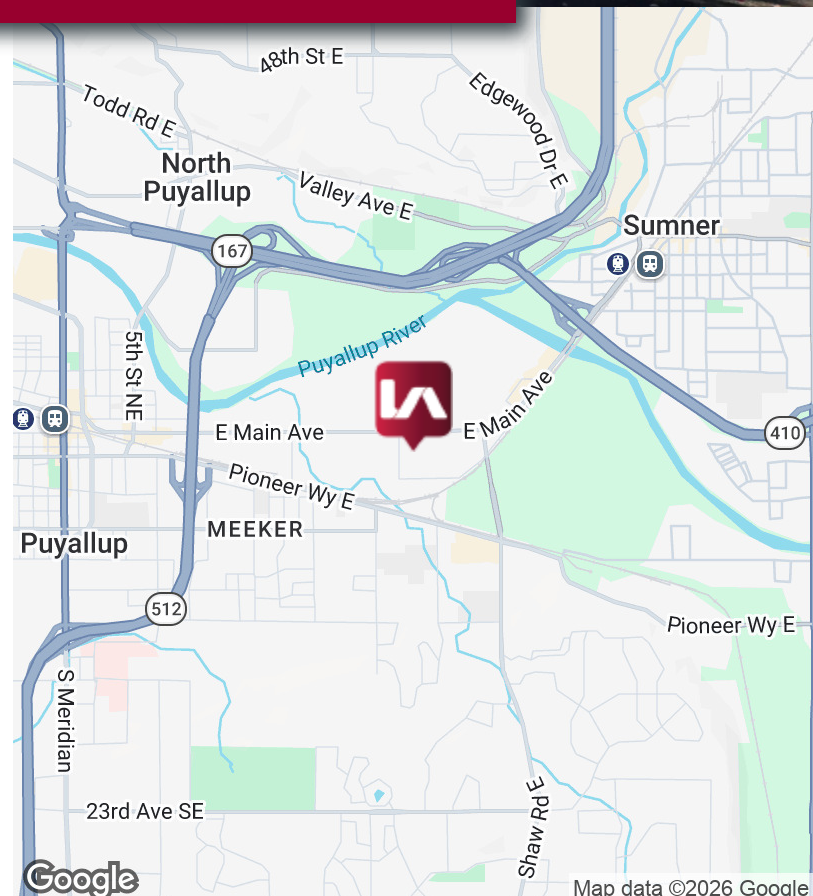
39,257 SF Available for Sale or Lease

LISTING INFORMATION

ADDRESS:	117 23rd Street SE, Puyallup WA
AVAILABLE SF:	39,257 SF Building, 40,000 SF Yard
OFFICE AREA:	1,818 SF
CLEAR HEIGHT:	Up to 19'
LOADING:	2 Dock Doors, 3 Grade Doors
POWER:	400 Amps, 480 Volts, 3-Phase
SALE PRICE:	\$7,995,000
LEASE RATE:	\$1.00 SF/Mo (Shell), \$1.25 SF/Mo (Office)
NNN RATE:	\$0.26 SF/Mo NNN
AVAILABLE:	March 1, 2027

COMMENTS

39,257 SF building on a fully fenced and paved 1.82 acre site. 1,818 SF of office. 19' clear in the metal portion of the building (21k), 12' in the concrete block construction area (18k). 2 loading docks and 3 oversized GL doors 400 amps of 480v 3p power. Fully sprinklered. New metal roof in 2024.



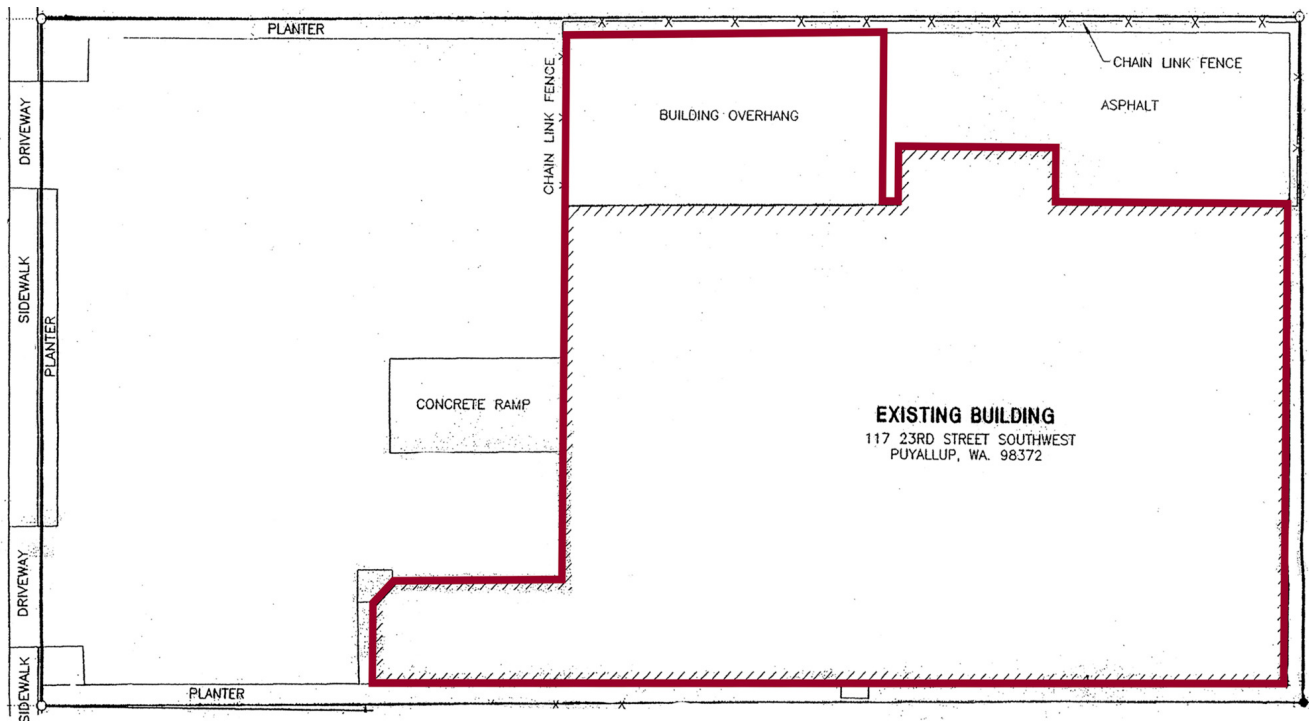
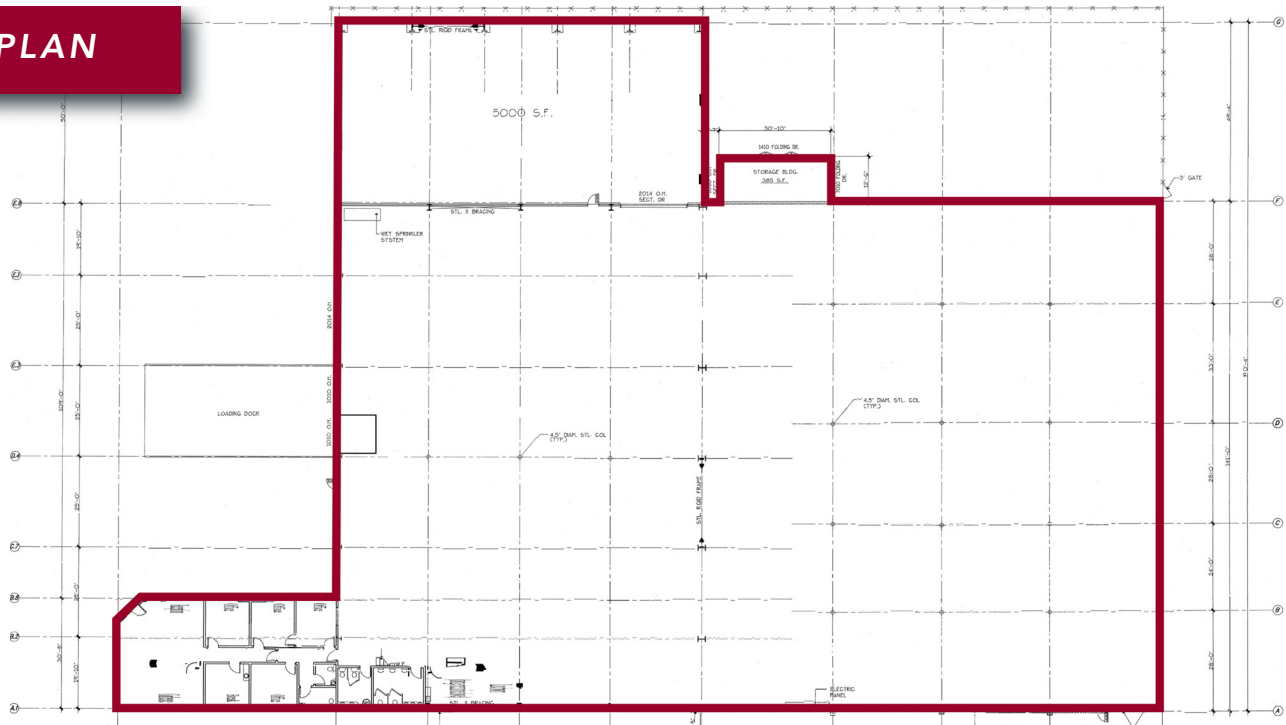
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COMMERCIAL REAL ESTATE SERVICES

SITE PLAN



CONTACT

Sean Durkin, SIOR, MSRE, CCIM

206.773.2682

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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COMMERCIAL REAL ESTATE SERVICES

AERIAL



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