

SOUTH HILL WAREHOUSE/YARD AREA/OFFICE

16609 110th Ave E, Puyallup, WA 98374



OFFERING SUMMARY

AVAILABLE SF:	5,492 SF
LEASE RATE:	\$5,000 per month (NNN)
LOT SIZE:	47,916 SF
YEAR BUILT:	1977
BUILDING SIZE:	5,492 SF
ZONING:	EC - Employment Center
SUBMARKET:	Puyallup

PROPERTY OVERVIEW

Warehouse, yard and office available to Lease! Warehouse is approximately 4,076 square feet with five 10' x 12' grade level doors and a 12' clear span ceiling height. Main warehouse is heated with a couple of rooms for tool or equipment storage (see floor plan). Two story office is heated and air conditioned. The office area is approximately 1,416 square feet configured with a reception area, 4 private offices, kitchen/break room, and 2 restrooms. A fenced, secured yard area is included, along with ample additional parking in the front of the building.

PROPERTY HIGHLIGHTS

- 4,076 SF Warehouse
- Five 10' x 12' grade level doors
- 12' clear span ceiling height
- 1,416 SF office area
- Fenced in Yard area
- Ample additional parking

KW COMMERCIAL
1011 East Main,
Suite 208
Puyallup, WA 98372

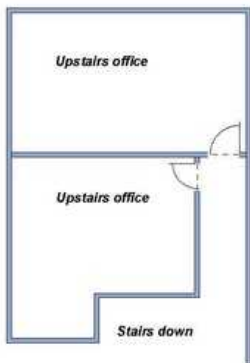
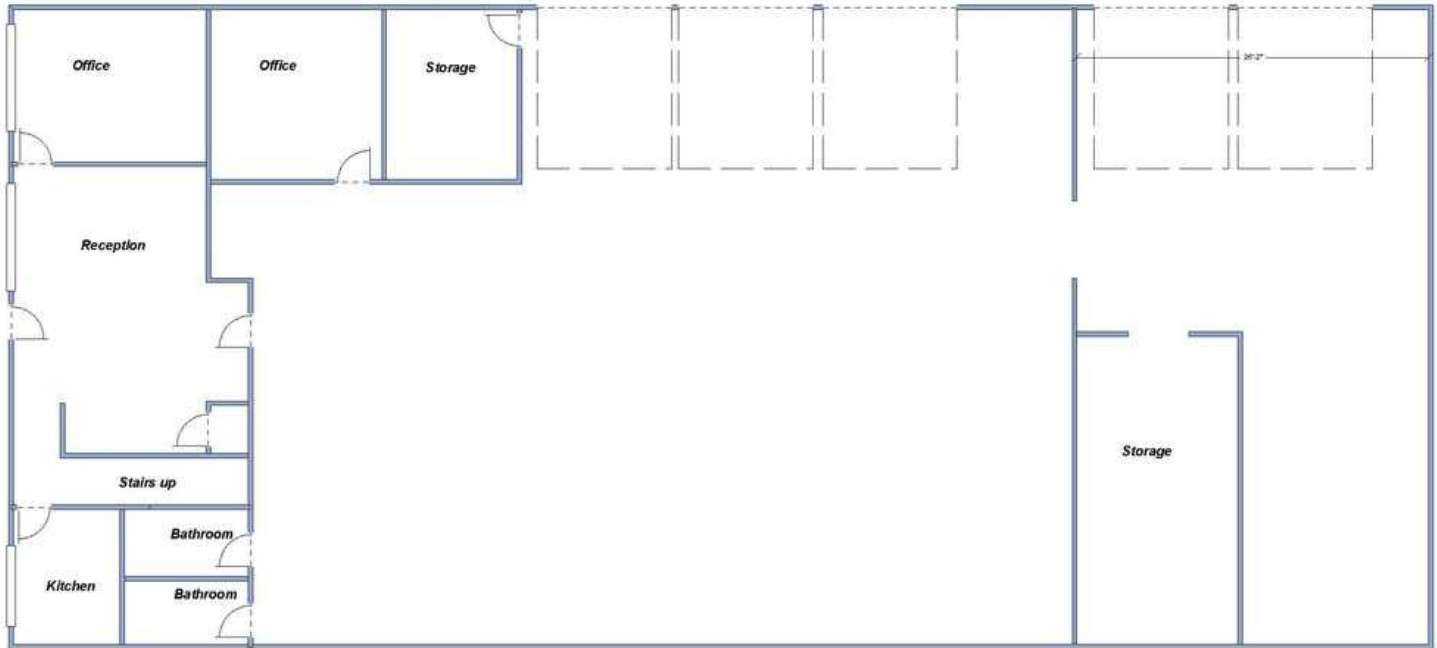
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OFFICE FOR LEASE

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1 FLOOR PLAN
5,492 SF : 4,0076 SF of Warehouse & 1,416 SF of Office

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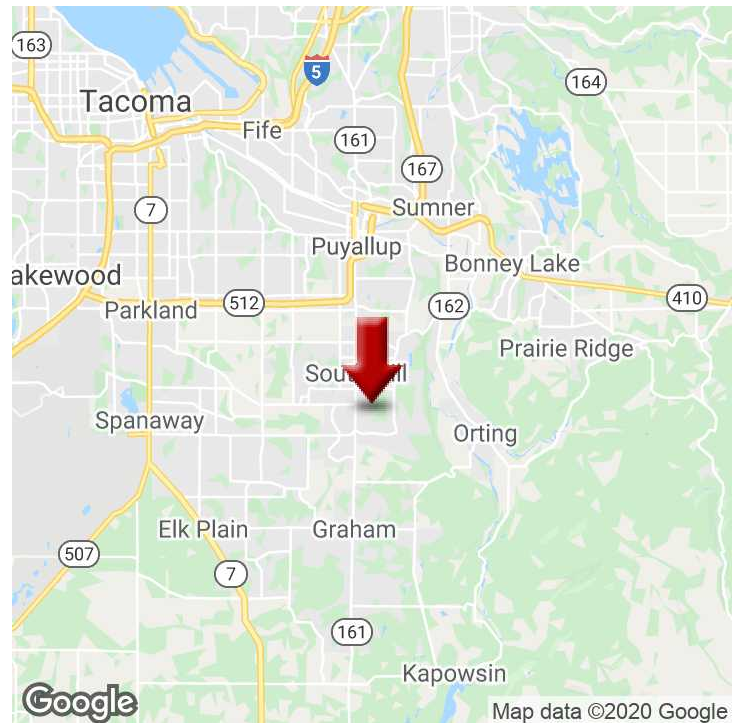
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LOCATION DESCRIPTION

Well located property with easy access to Meridian going north to Hwy 512, or west on 176th towards Frederickson. Hard to find yard area with warehouse. This 1.10 acre site is level with the street and measures approximately 160' in width and 300' +/- in depth.



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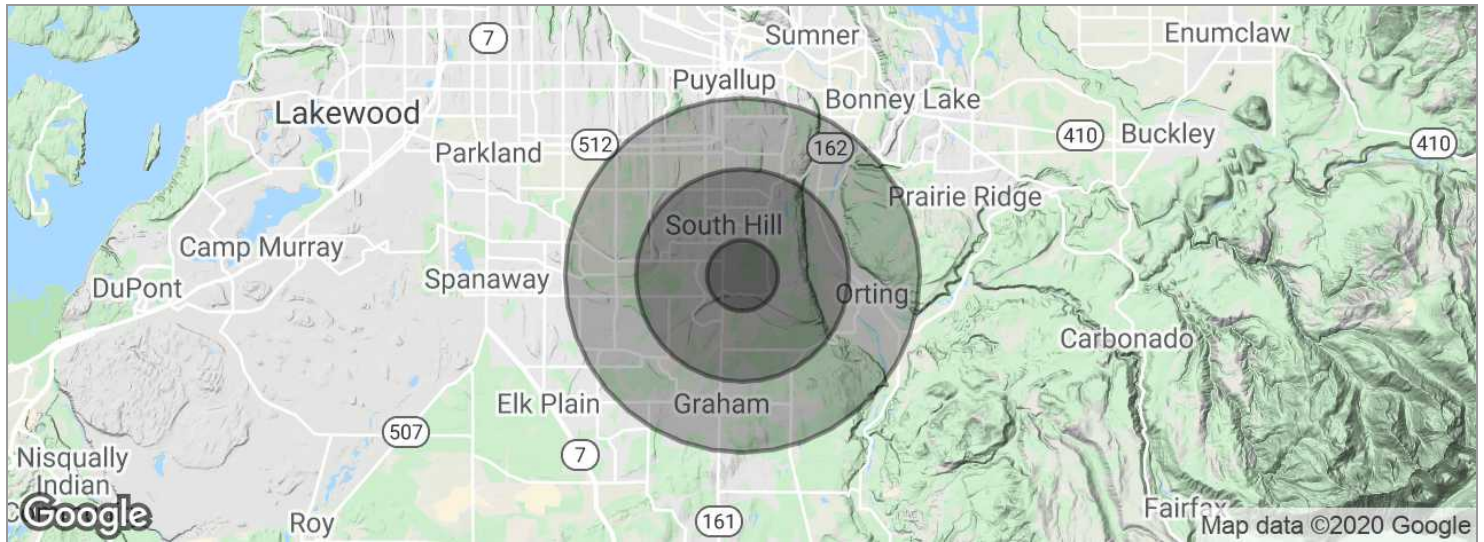
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,287	67,031	152,923
Median age	34.0	32.6	33.2
Median age (male)	34.1	32.7	33.2
Median age (Female)	33.5	32.9	33.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,432	23,094	53,222
# of persons per HH	3.0	2.9	2.9
Average HH income	\$87,094	\$79,184	\$78,007
Average house value	\$306,790	\$321,606	\$311,005

** Demographic data derived from 2010 US Census*

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