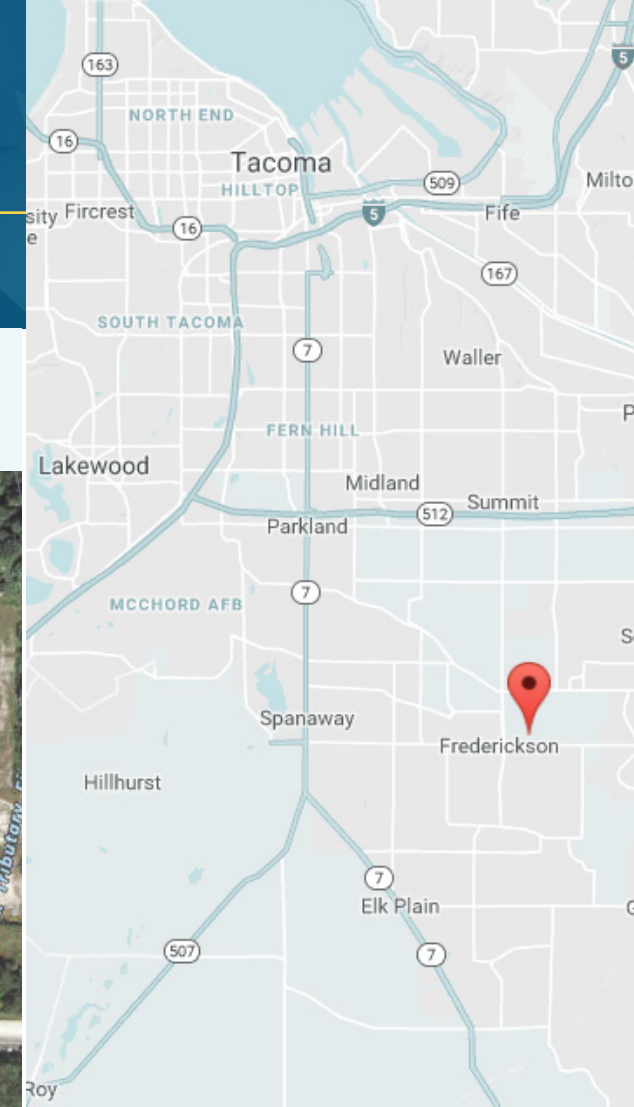


3,600 SF SHOP, 3+ ACRES YARD FOR SALE

6113 - 176TH STREET EAST | PUYALLUP, WA 98375

MANUFACTURED DOUBLEWIDE ON SITE OFFERS POTENTIAL RESIDENCE OR OFFICE AREA



SALE INFO

Size:	± 5.0 Acres Total Land 3,600 SF (Warehouse) 1,600 SF (Manufactured) 864 SF (Workshop)
Lease Rate:	\$6,500
Sale Price:	\$825,000
Zoning:	EC
Features:	Water and power to site



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Realty
Connections

3,600 SF SHOP, 3+ ACRES YARD FOR SALE

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FREDERICKSON INDUSTRIAL AREA

The Frederickson manufacturing / industrial center is one of the largest single industrial development sites in the Puget Sound area that is zoned for heavy manufacturing and has industrial capacity, utilities and infrastructure in place. The area covers more than 2,000 acres, more than half of which is undeveloped. The Frederickson manufacturing center is one of the principal industrial centers in Pierce County.

The county has made significant investments in the center's infrastructure, and plans to continue this investment in the future. Existing infrastructure includes roads, freight rail tracks, and public sewer and water supply. Attractive attributes of the center are the presence of large undeveloped land parcels, the ability to amortize sewer development charges for a period of years and a waiver for 90 percent of traffic impact fees for manufacturing and some other industrial users.

All square footage references are approximate. The information contained herein is from sources deemed reliable. It is provided without representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation of all matters.