

CANYON ROAD OFFICE/SHOP/YARD

5422 136TH ST E | PUYALLUP, WA 98373

OFFICE/SHOP/YARD FOR SALE OR LEASE IN PUYALLUP



SALE & LEASE INFORMATION

Lot Size:	30,442 SF
Building 1:	2,356 SF Total <ul style="list-style-type: none">• 1,660 SF Office• 696 SF Storage Area• 1 GL door
Building 2:	3,136 SF Total <ul style="list-style-type: none">• 1,568 SF First Floor• 1,568 SF Mezzanine Storage• 3 GL doors
Lease Rate:	\$10,750/mo, plus NNN
Sale Price:	\$1,395,000

PROPERTY HIGHLIGHTS

- Fantastic shop/office and yard combo
- Well maintained
- New heat pump
- Gated and fenced
- On signalized Canyon Road intersection
- Centrally located
- 5 minutes to Hwy-512
- 15 minutes to I-5 and Hwy-167



KERMIT JORGENSEN
206.787.1475
kjorgensen@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

CANYON ROAD OFFICE/SHOP/YARD

5422 136TH ST E | PUYALLUP, WA 98373



KERMIT JORGENSEN
206.787.1475
kjorgensen@neilwalter.com

550 S Michigan St
Seattle, WA 98108
206.787.1800
www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.