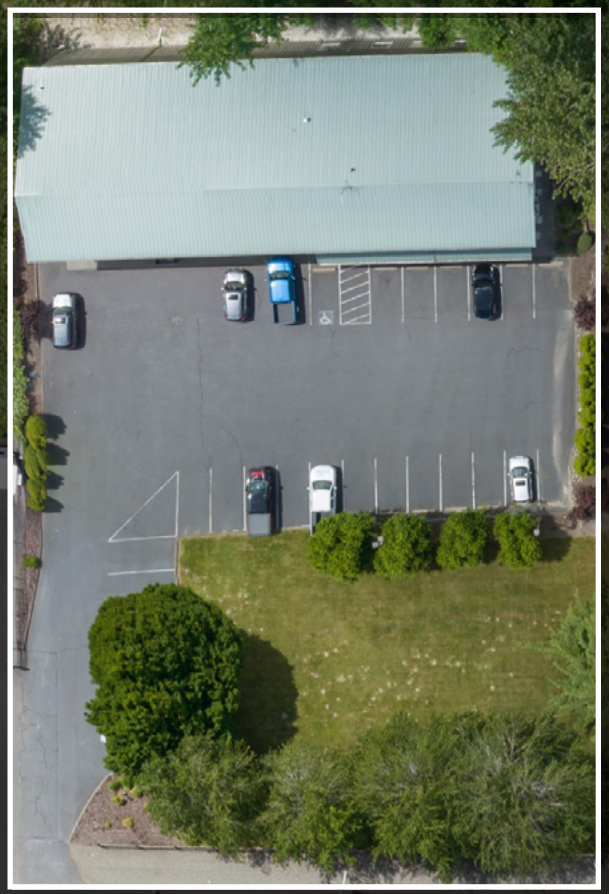
# AVAILABLE FOR SALE - 112TH & CANYON SHOP & OFFICE

11306 62ND AVE E - PUYALLUP, WA 98373

## OWNER/USER'S DREAM – HIGHLY FUNCTIONAL & VERSATILE FACILITY




NEIL WALTER COMPANY

**SAM HIGHSMITH**
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shighsmith@neilwalter.com

**SCOTT PRICE**
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sprice@neilwalter.com



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# SALE INFORMATION

| Total Size | Office Size | Land Size | Loading | Clear Height | Column Spacing | Sprinklers | Year Built | Sale Price |
|---|---|---|---|---|---|---|---|---|
| 11,000 SF | 6,400 SF (including mezz) | 1.05 Acres | 3 GL (oversized) | 20' | Clear Span | Yes | 2004 | Call Broker |



# PROPERTY HIGHLIGHTS




**SR-512 Access**
Direct via Canyon Rd

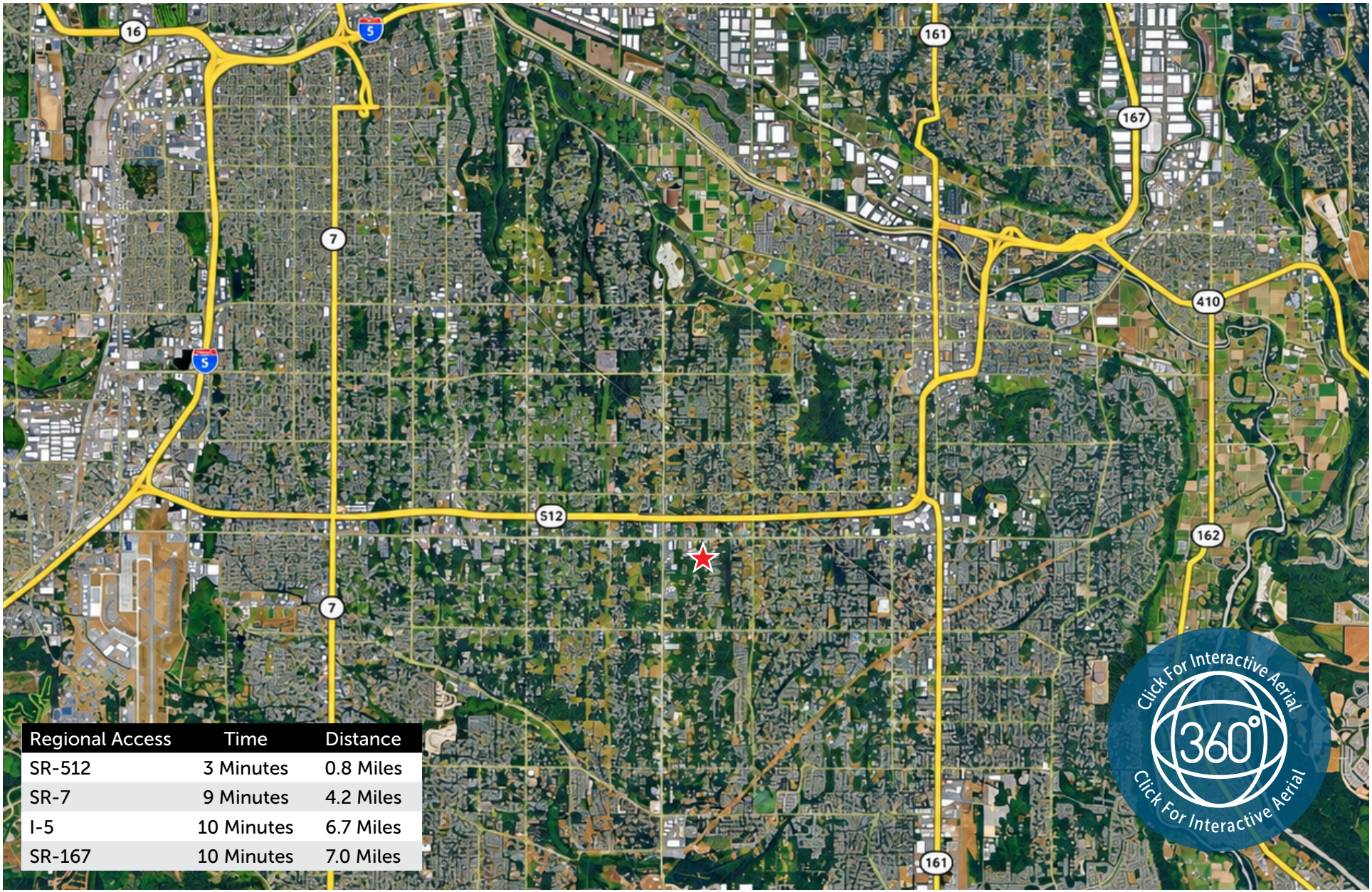
**Oversized Grade Doors**
Versatile shop use

**Class A Office**
High quality finishes

**Neighboring Amenities**
Large variety of services

**Easy Ingress/Egress**
Off 62nd Ave

# DRIVE TIMES




| Regional Access | Time | Distance |
|---|---|---|
| SR-512 | 3 Minutes | 0.8 Miles |
| SR-7 | 9 Minutes | 4.2 Miles |
| I-5 | 10 Minutes | 6.7 Miles |
| SR-167 | 10 Minutes | 7.0 Miles |

# RENDERINGS

## 1. Truck Maintenance




**3 Maintenance Bays**
Oversized doors, truck & trailer capable

## 2. General Racking



**20'+ Clear Height**
Tight, efficient racking & distribution

1. Truck Maintenance: Shop has oversized doors and three bays for truck maintenance, plenty of room to work on either trucks or trailers.

2. General Racking: Standard small industrial user has good clear height at 20'+ to store inventory and have a tight and efficient distribution operation.

# PROPERTY PHOTOS










# PROPERTY PHOTOS









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