13018 CANYON ROAD EAST

PUYALLUP, WA 98373

IOS FOR LEASE: 86,299 - 111,557 SF

CANYON ROAD IOS SITE

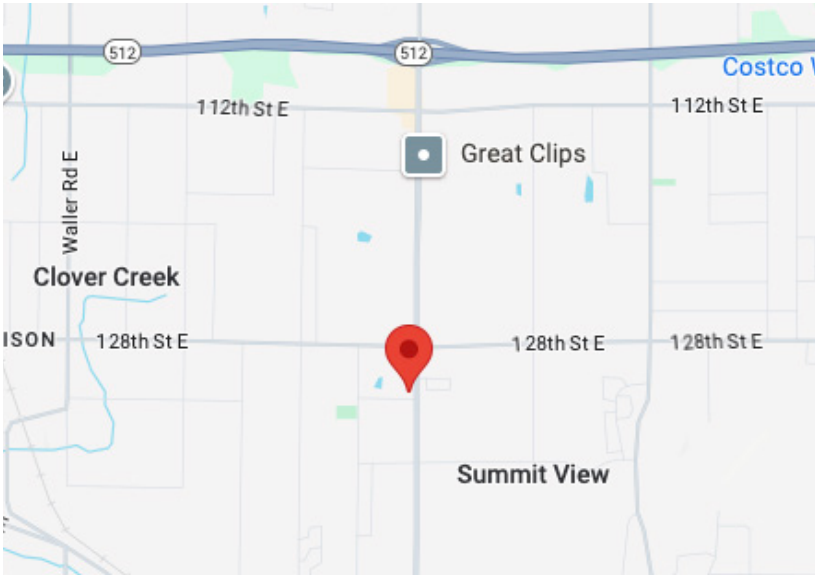


LEASE INFORMATION

Land Size	Office Size	Shop Size	Tent Size	Loading	Clear Height	Lease Rate
86,299 SF	5,088 SF	1,168 SF	3,600 SF	1 GL	16'	$0.23/SF/Mo, NNN

PROPERTY FEATURES

- Property is located just south of Hwy-512 with immediate access to Canyon Road
- 86,299 SF of land currently available but able to expand to 111,557 SF if needed
- Newly remodeled office space totaling 5,088 SF
- 1,168 SF of shop/garage space
- 3,600 SF tent enclosure that can be used for additional shop space
- Ideal yard layout for storage purposes
- Available with 30 days' notice



NEIL WALTER COMPANY

BRUCE VALENTINE
253.779.2400
bvalentine@neilwalter.com

CAMERON VALENTINE
253.779.2427
cvalentine@neilwalter.com

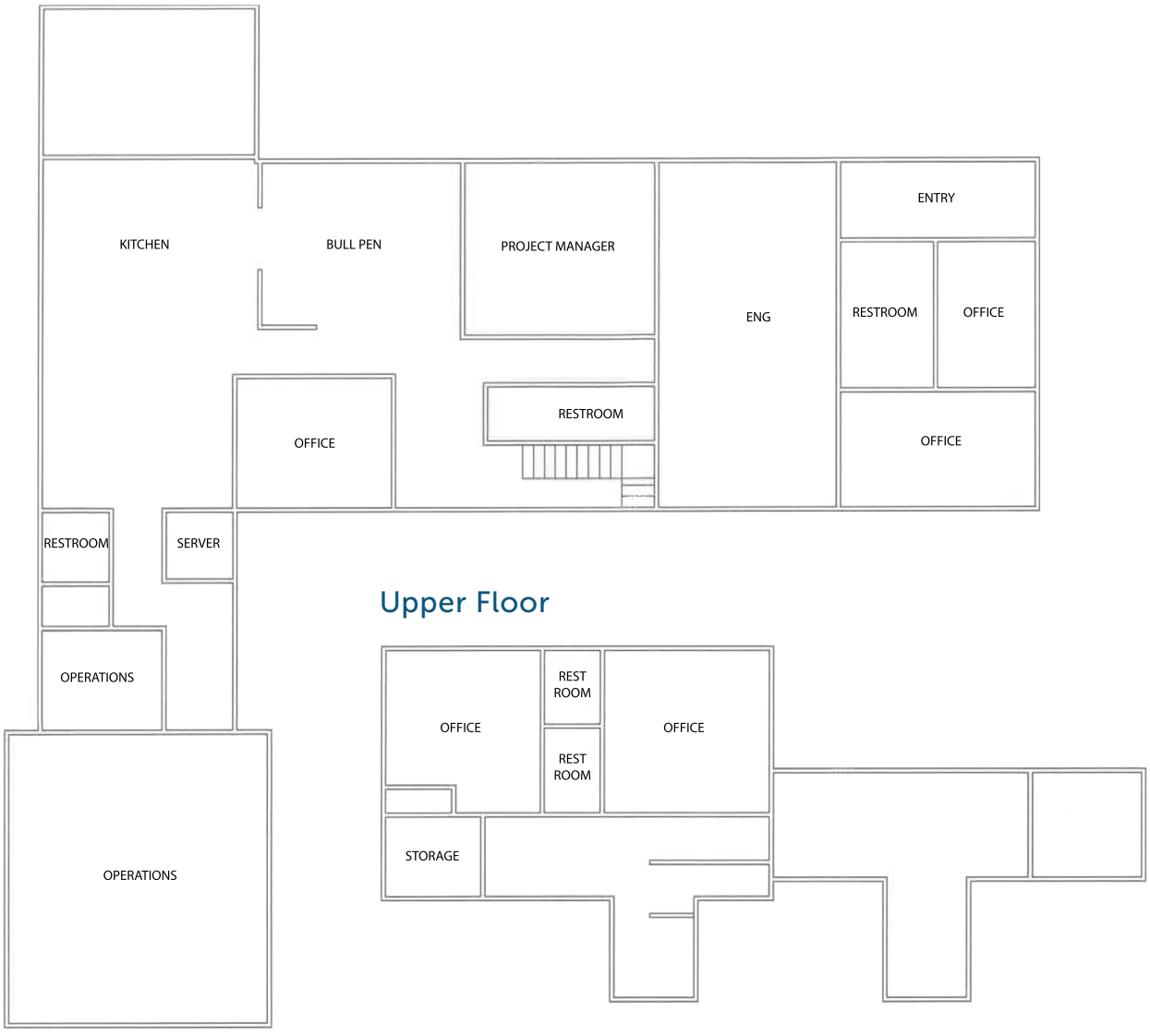
All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation 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.

13018 CANYON ROAD EAST

PUYALLUP, WA 98373

NEIL WALTER COMPANY

Lower Floor



Upper Floor

BRUCE VALENTINE
253.779.2400
bvalentine@neilwalter.com

CAMERON VALENTINE
253.779.2427
cvalentine@neilwalter.com

1940 East D St, #100
Tacoma, WA 98421
253.779.8400
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.

13018 CANYON ROAD EAST

PUYALLUP, WA 98373

NEIL WALTER COMPANY











BRUCE VALENTINE
253.779.2400
bvalentine@neilwalter.com

CAMERON VALENTINE
253.779.2427
cvalentine@neilwalter.com

1940 East D St, #100
Tacoma, WA 98421
253.779.8400
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.