

AVAILABLE FOR SALE - 112TH & CANYON SHOP & OFFICE

11306 62ND AVE E - PUYALLUP, WA 98373

OWNER/USER'S DREAM – HIGHLY FUNCTIONAL & VERSATILE FACILITY WITH MAJOR UPSIDE



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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	\$2,990,000



PROPERTY HIGHLIGHTS



SR-512 Access
Direct via Canyon Rd



**Oversized
Grade Doors**
Versatile shop use



Presentable Office
High quality finishes

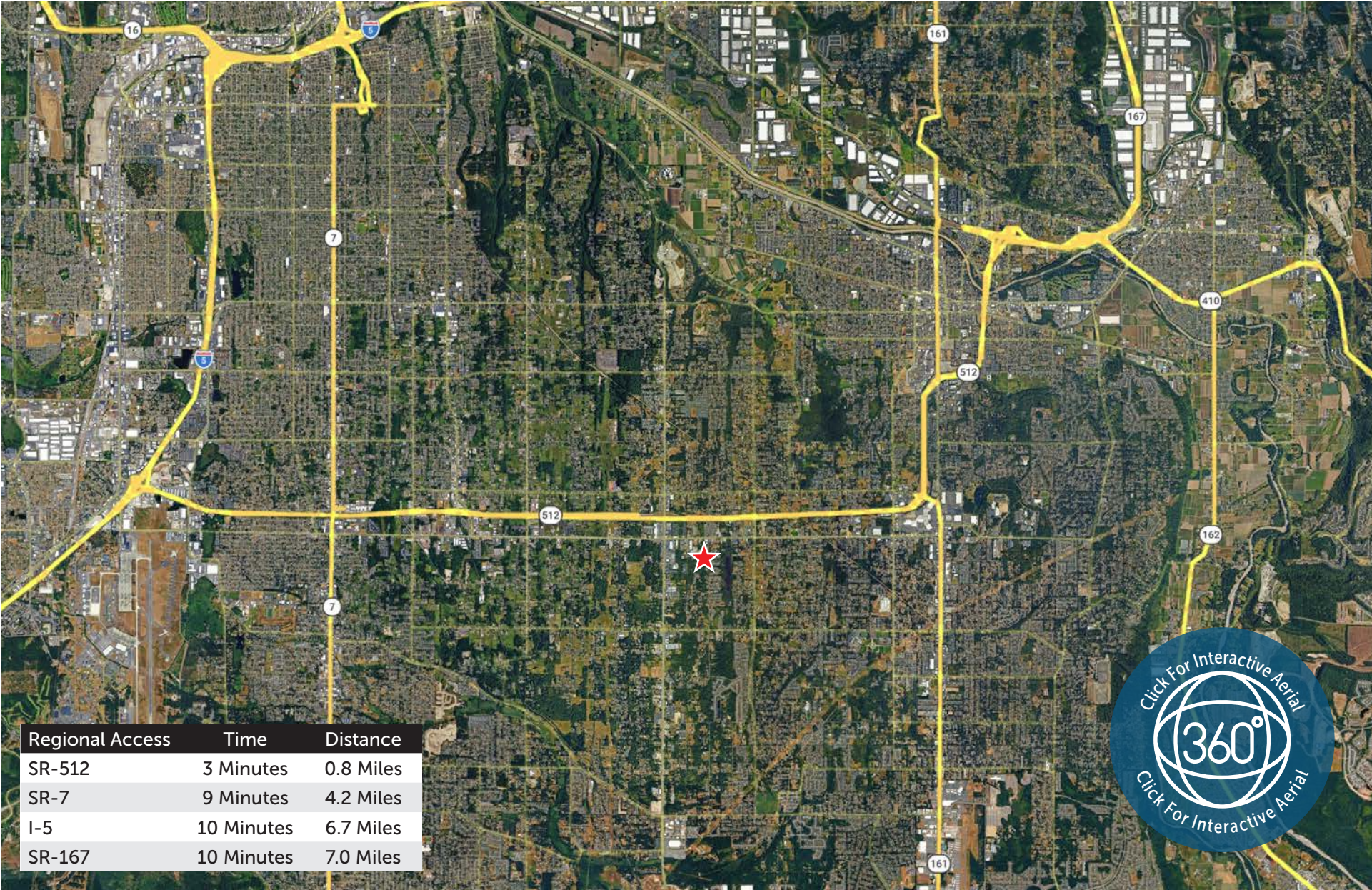


Expandable Yard
Future sewer hookup



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

DRIVE TIMES



RENDERINGS

1. Overhead Aerial



+11,000 SF

Outdoor storage, paveable
with sewer hookup

2. Truck Maintenance



3 Maintenance Bays

Oversized doors, truck
& trailer capable

3. General Racking

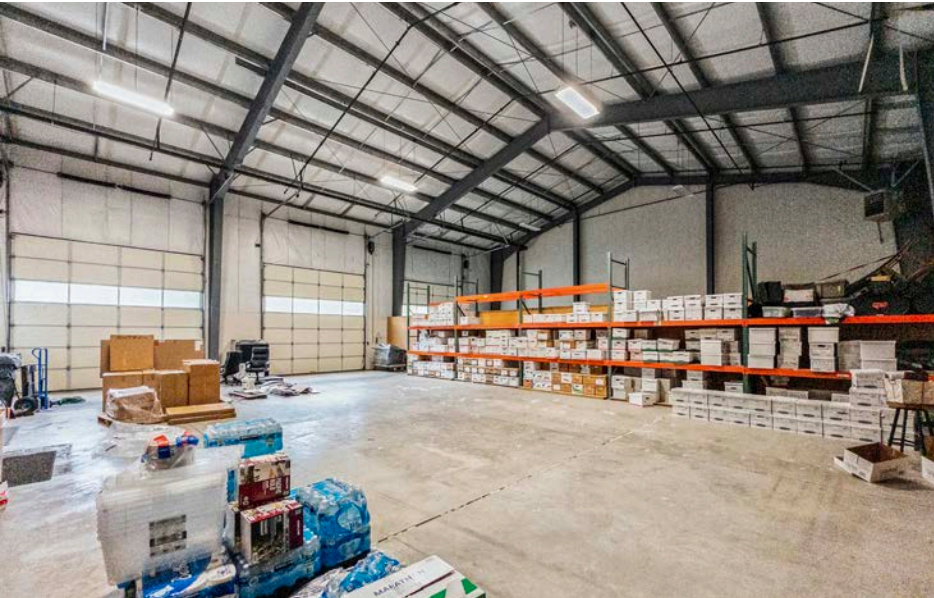
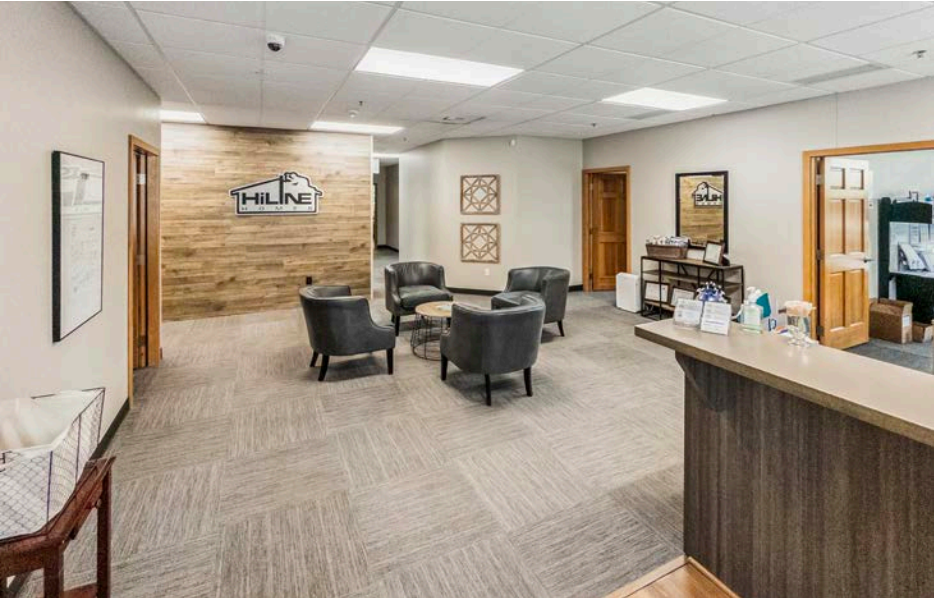


20'+ Clear Height

Tight, efficient racking
& distribution

- 1. Overhead Aerial:** The property is currently on septic and has +/- 11,000 SF of outdoor storage area that could be paved and converted to usable space with sewer hookup and decommissioning the septic system.
- 2. Truck Maintenance:** Shop has oversized doors and three bays for truck maintenance, plenty of room to work on either trucks or trailers.
- 3. 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



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