

FOR LEASE

SUMNER 167 LOGISTICS CENTER

90,037 SF Class-A Industrial with ± 3 AC yard

SR 167, BLDG 2 - 13515 48TH ST E, SUMNER, WA

KIDDER.COM

km Kidder
Mathews

SUMNER 167 LOGISTICS CENTER



90,037 SF of state-of-the-art distribution space is available at Sumner 167 Logistics Center, a Class A building sitting directly on SR-167 with high-visibility exposure in one of the Puget Sound's tightest industrial submarkets.

The space delivers 30' clear height, 50' x 50' column spacing, ESFR sprinklers, and LED lighting throughout

Twenty-three dock-high doors and one drive-in door load from a 50' concrete apron, with dual access points off 48th Street E allowing clean truck circulation on and off site. Office build-out of 2,783 SF is already in place

A separate ±3-acre fenced trailer yard on the west side is available alongside the building, giving a distribution or regional logistics user rare secured yard capacity in a market where that product has all but disappeared

Fully fenced premises.

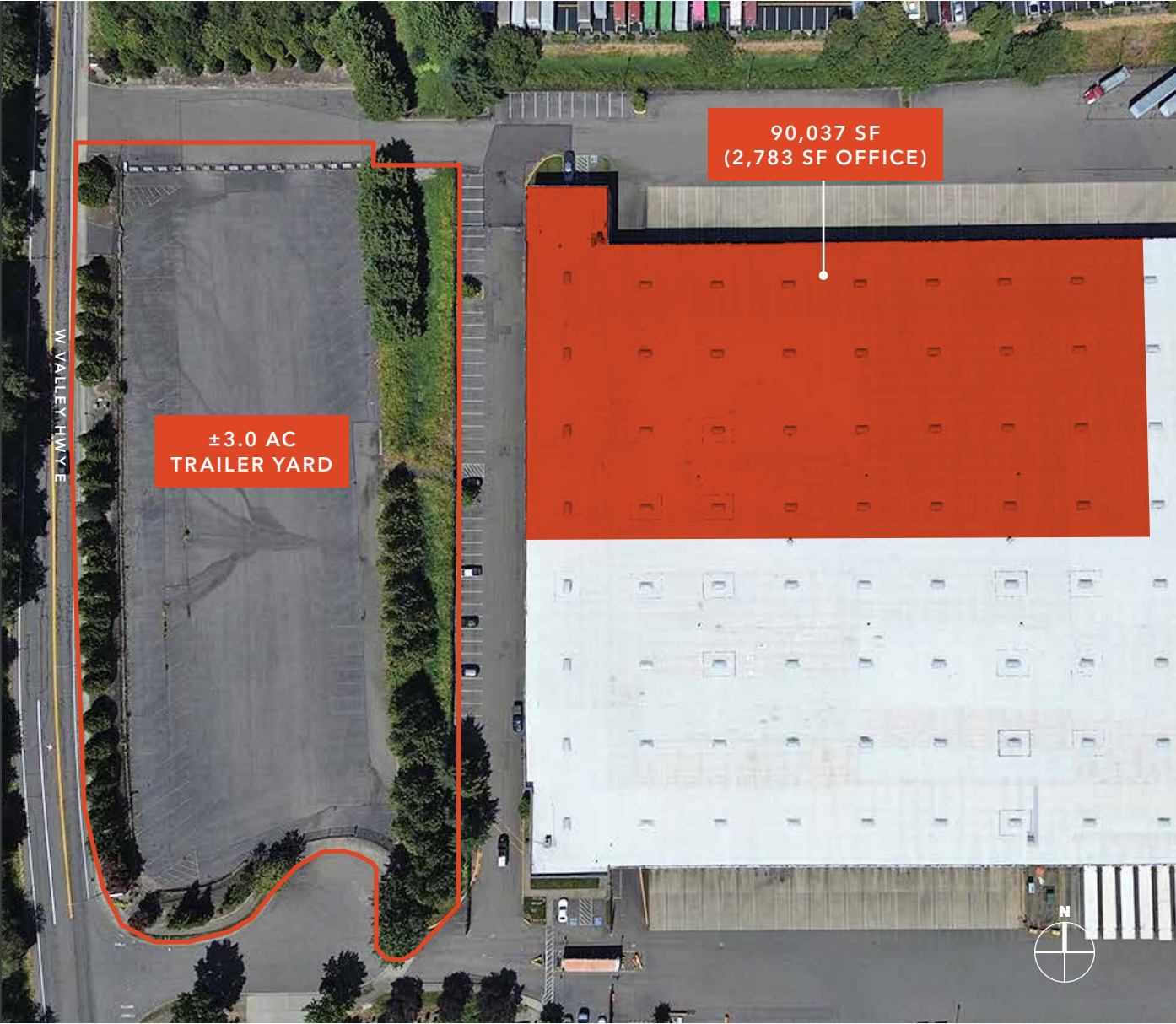
Zoned M-1, Light Industrial, City of Sumner

Immediate reach to SR-167, SR-410, and I-5

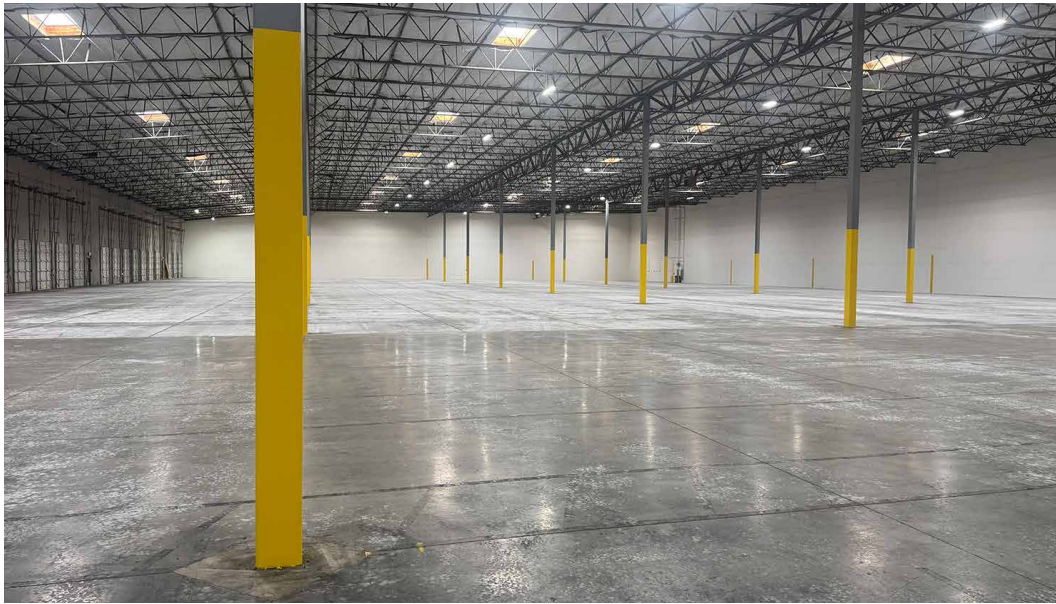
PROPERTY HIGHLIGHTS

AVAILABLE SF	±90,037 SF
OFFICE SF	2,783 SF
CLEAR HEIGHT	30'
DH DOORS	23
DRIVE-IN DOORS	1
COLUMN SPACING	50' x 50'
SPRINKLERS	ESFR
LOAD DEPTH	135'+
LIGHTING	LED fixtures
CONCRETE APRON	50'
TRAILER YARD	±3 AC with 74 stalls
SECURITY	Fully fenced premises
ZONING	M-1 (Light Industrial) City of Sumner VIEW ZONING MAP VIEW ZONING TABLE
LEASE RATES	Contact brokers

→ PROPERTY PHOTOS



SUMNER 167 LOGISTICS CENTER



A WORKFORCE BUILT FOR INDUSTRIAL SCALE

Pierce County, WA delivers one of the Pacific Northwest’s deepest logistics and manufacturing labor pools with industry concentration that exceeds the national average

TOTAL WORKERS IN WAREHOUSING,
LOGISTICS & MANUFACTURING

38,748

NET NEW JOBS
PROJECTED BY 2030

2,127

EMPLOYER ESTABLISHMENTS
IN THE REGION

1,330

Source: Lightcast Q1 2026 Data Set, May 2026. Pierce County, WA (FIPS 53053). Washington State Employment Security Department. Lightcast 2026.1 Employees Datarun.

TOP INDUSTRIES BY EMPLOYMENT	Total
WAREHOUSING & STORAGE	9,269
COURIERS & MESSENGERS	4,280
TRUCK TRANSPORTATION	4,167
TRANSPORTATION SUPPORT	3,075
TRANSPORTATION EQUIP. MFG.	2,873

KEY OCCUPATIONS & WAGES	Total Workers	Median Wage
STOCKERS & ORDER FILLERS	7,259	\$41,024
LABORERS & FREIGHT MOVERS	6,869	\$43,954
HEAVY TRUCK DRIVERS	6,357	\$67,890
LIGHT TRUCK DRIVERS	3,569	\$43,557
SHIPPING, RECEIVING & INVENTORY CLERKS	2,306	\$47,051
FORKLIFT/INDUSTRIAL TRUCK OPERATORS	2,208	\$53,642
LOGISTICIANS	1,102	\$105,034
DISTRIBUTION & STORAGE MANAGERS	617	\$133,915

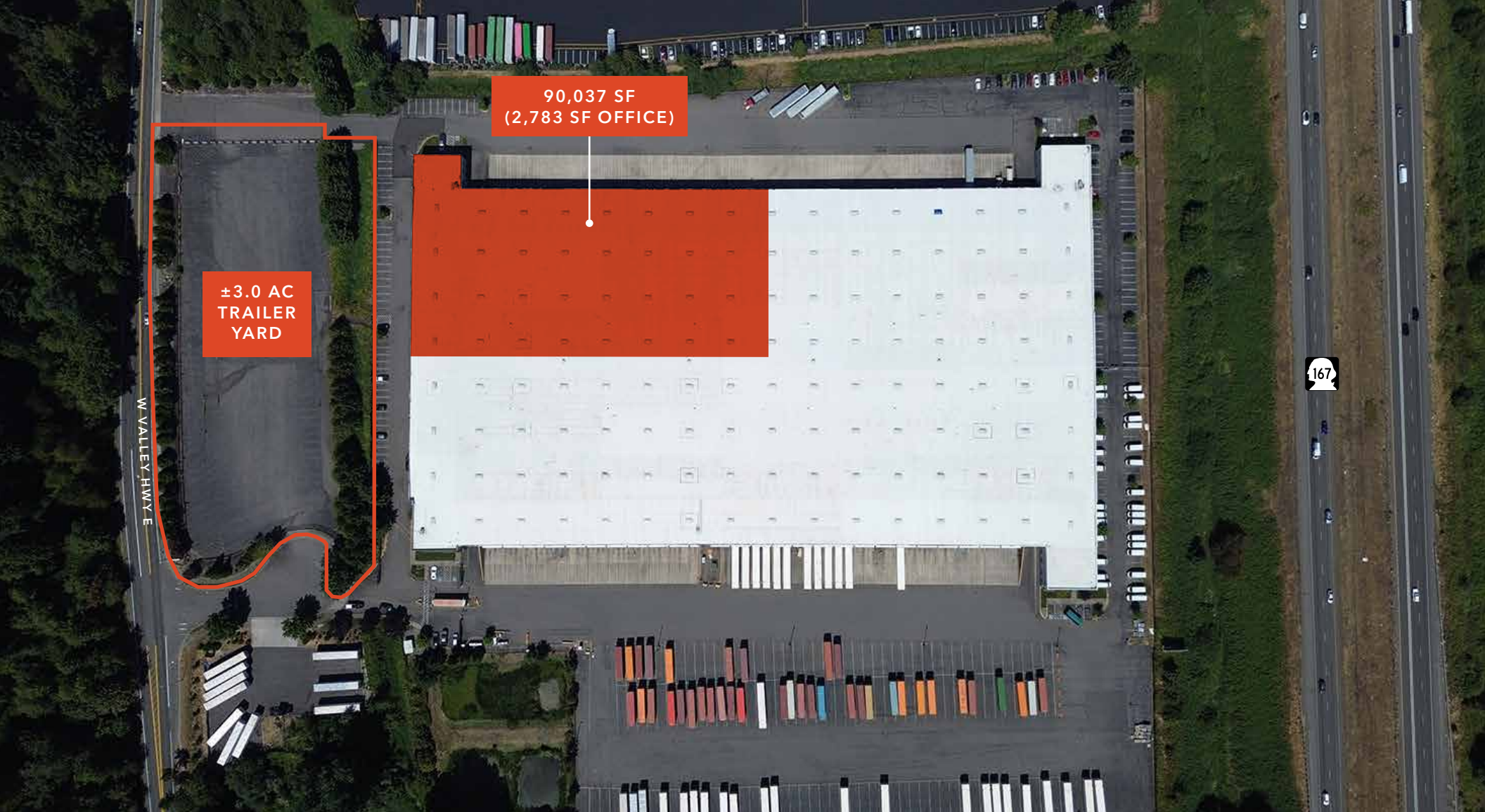
Pierce County’s warehousing and logistics sectors employ workers at more than twice the national average rate, reflecting a mature, established industry ecosystem.

Pierce County generates more than 23,100 hires annually across logistics and manufacturing - a continuously active talent pipeline ready to support operations from day one

DRIVE TIME

SR-167	4 MINUTES
SR-410	7 MINUTES
I-5	15 MINUTES
I-405	25 MINUTES
PORT OF TACOMA	30 MINUTES
SEATAC AIRPORT	35 MINUTES
PORT OF SEATTLE	50 MINUTES





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