

13018 CANYON ROAD EAST

IOS FOR LEASE: 88,471 SF - 111,557 SF

PUYALLUP, WA 98373

CANYON ROAD IOS SITE

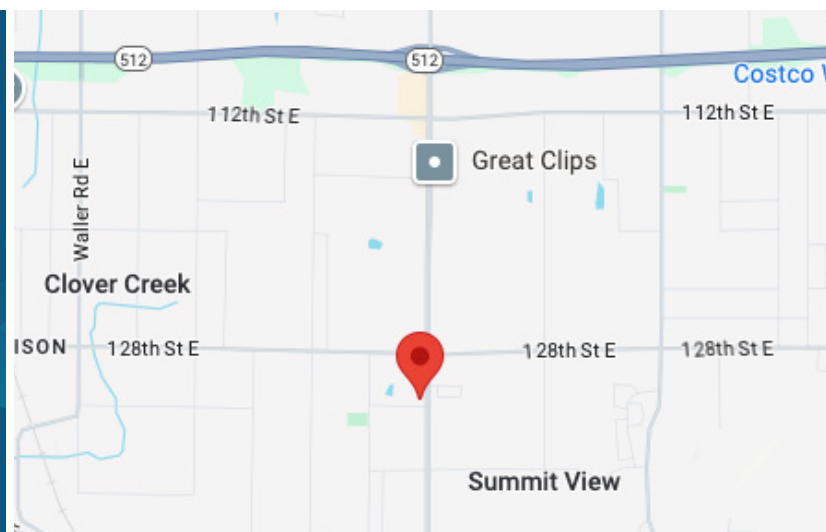


LEASE INFORMATION

Land Size	Office Size	Shop Size	Tent Size	Loading	Clear Height	Lease Rate	NNN Rate
88,471 SF - 111,557 SF	5,088 SF	1,168 SF	3,600 SF	1 GL	16'	Call Broker	\$0.23/SF/Mo

PROPERTY FEATURES

- Property is located just south of Hwy-512 with immediate access to Canyon Road
- 88,471 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 7/1/2026



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

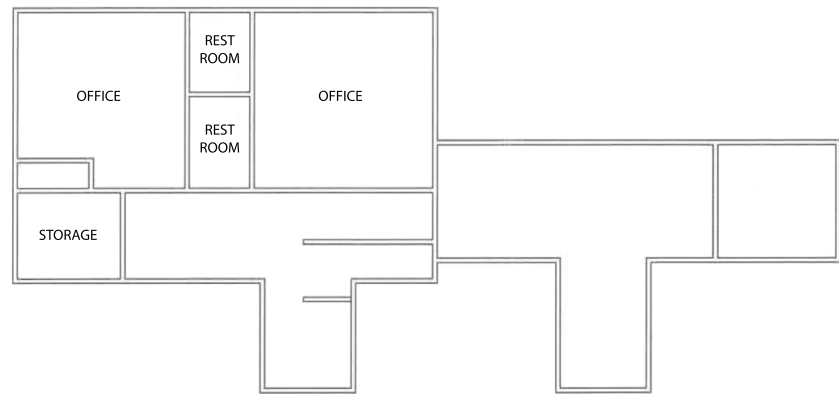
PUYALLUP, WA 98373



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



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.