

FOR SALE

DEVELOPMENT OR INDUSTRIAL
OUTDOOR STORAGE

*Partial SEPA Approval
9.1 Acre Industrial Site*

16205 110TH AVE E | PUYALLUP, WA

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Property Highlights

9.1 Acre Industrial Development or Industrial Outdoor Storage Opportunity Located in South Puyallup. Partial SEPA Approval. All Utilities Stubbed to Site.

Documents Available for Review:

- Traffic Impact Study
- Wetland & Fish Habitat Study
- ALTA Survey
- Geotechnical Report
- Stormwater Site Plan

9.1 AC

(396,396 SQUARE FEET)
LAND AREA

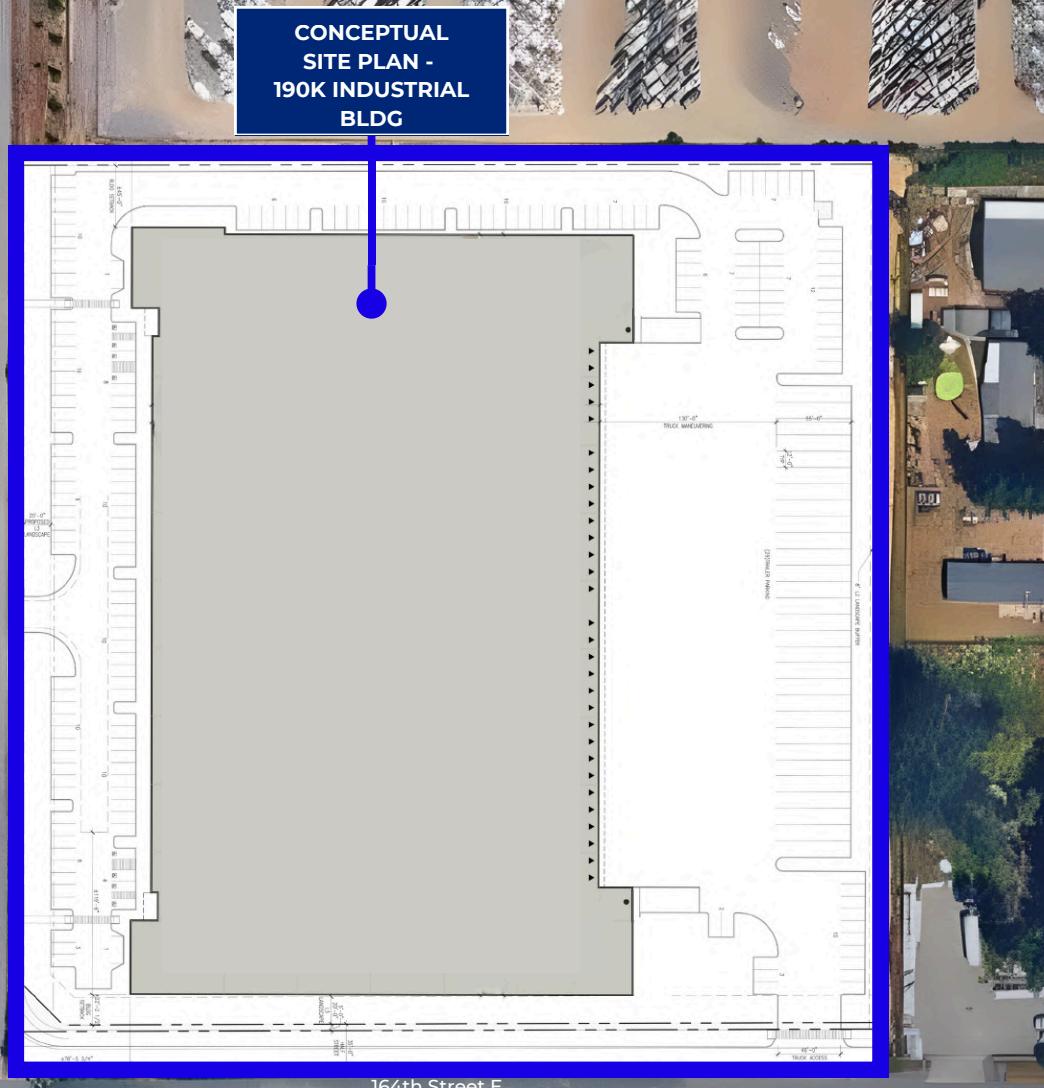
EC

(EMPLOYMENT CENTER)
ZONING

Allowed Uses

Manufacturing	Automobile, Truck, Heavy Equip
Freight & Trucking	Heavy Equipment Storage
Warehousing & Storage	Office Parks
Wholesale Activities	Research Facilities
Utility Services	

Call Brokers for Pricing



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Potential Other Site Configurations



INDUSTRIAL **SHOP/YARD**



(2) 70,000 SF INDUSTRIAL BUILDINGS



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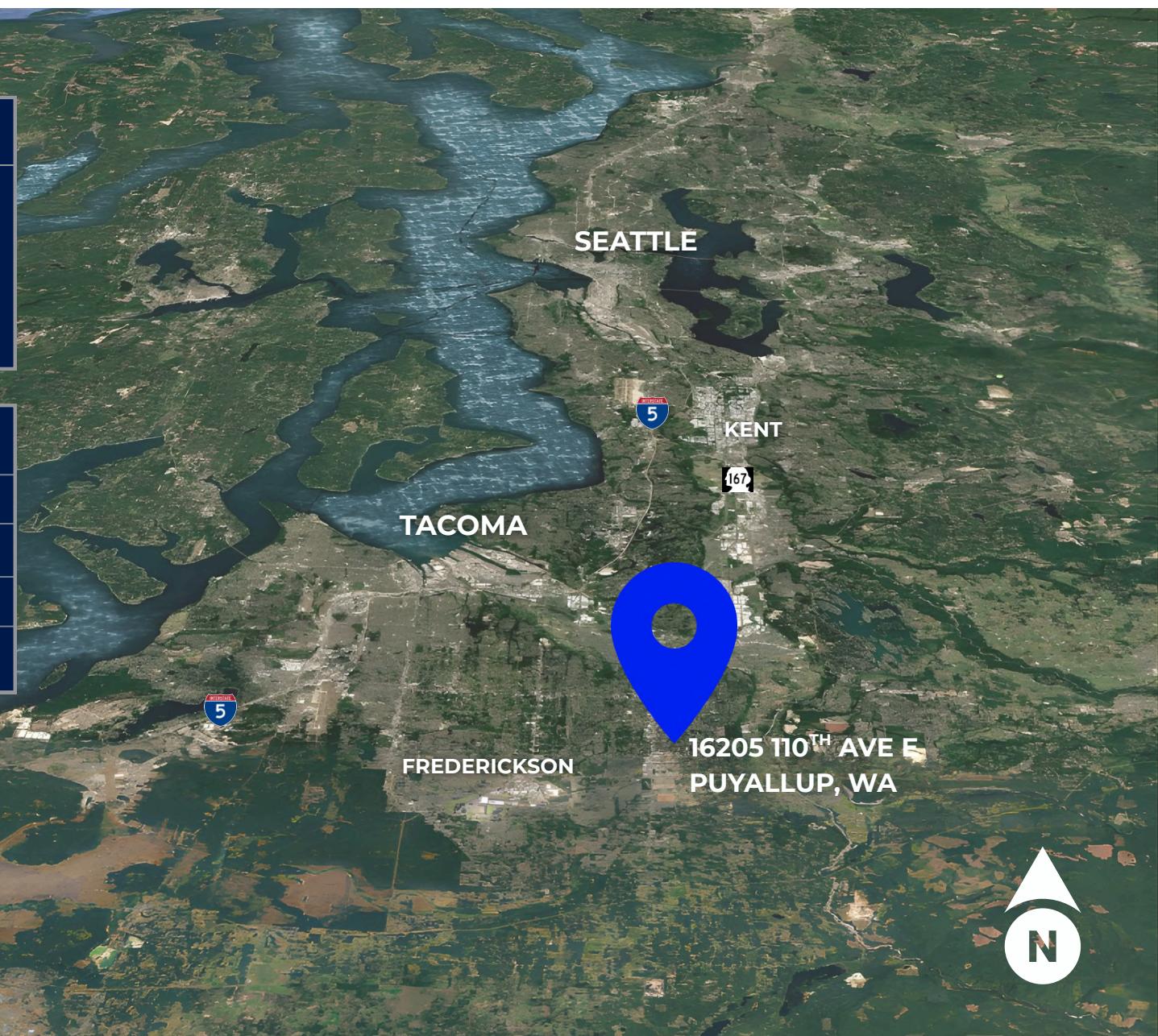
TRAVEL DETAILS



Frederickson — 5 miles	SR-512 — 8 minutes
Port of Tacoma — 16 miles	SR 167 — 16 minutes
Kent — 21 miles	I-5 — 27 minutes
Olympia — 33 miles	
Port of Seattle — 42 miles	

LOCAL DEMOGRAPHICS

	2 MILES	5 MILE	10 MILES
Population (2024)	45,652	164,056	472,856
Households (2024)	14,873	56,265	165,840
Avg. Household Income (2024)	\$125,123	\$120,606	\$109,437



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The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information