

FOR SALE

DEVELOPMENT OR INDUSTRIAL
OUTDOOR STORAGE

*Partial SEPA Approval
9.1 Acre Industrial Site*

16205 110TH AVE E | PUYALLUP, WA

Jack Crane | Vice President
C: 206.446.6699
E: jacklc@andoverco.com

Jeff Crane | Principal
C: 206.949.4339
E: jcrane@andoverco.com



THE ANDOVER
COMPANY, INC.

CORPORATE REAL ESTATE

110th Ave E

164th Street E

ANDOVERCO.COM

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

ANDOVERCO.COM

CONCEPTUAL
SITE PLAN -
190K INDUSTRIAL
BLDG

164th Street E

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Potential Other Site Configurations



INDUSTRIAL **SHOP/YARD**



(2) 70,000 SF INDUSTRIAL BUILDINGS



161



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PUYALLUP, WA



161



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

OLYMPIA

TACOMA

SEATTLE

KENT

167

5

5

FREDERICKSON

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