

COMMERCIAL FOR LEASE

SOUTH HILL WAREHOUSE-YARD-OFFICE

16609 110TH AVE E, PUYALLUP, WA 98374



FOR LEASE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



PRESENTED BY:

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PROPERTY SUMMARY

South Hill Warehouse-Yard-Office
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SUMMARY

Lease Rate:	\$7,100 + NNN
Building SF:	5,492
Lot Size:	1.10 Acres
# of Buildings:	1
Yard:	Fenced
# Drive in Doors:	5
Drive in Doors Dim. (H x W):	10' x 12'
Clear Height:	12'
Zoning:	EC

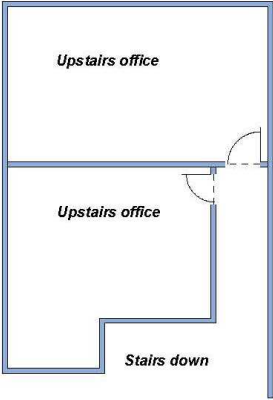
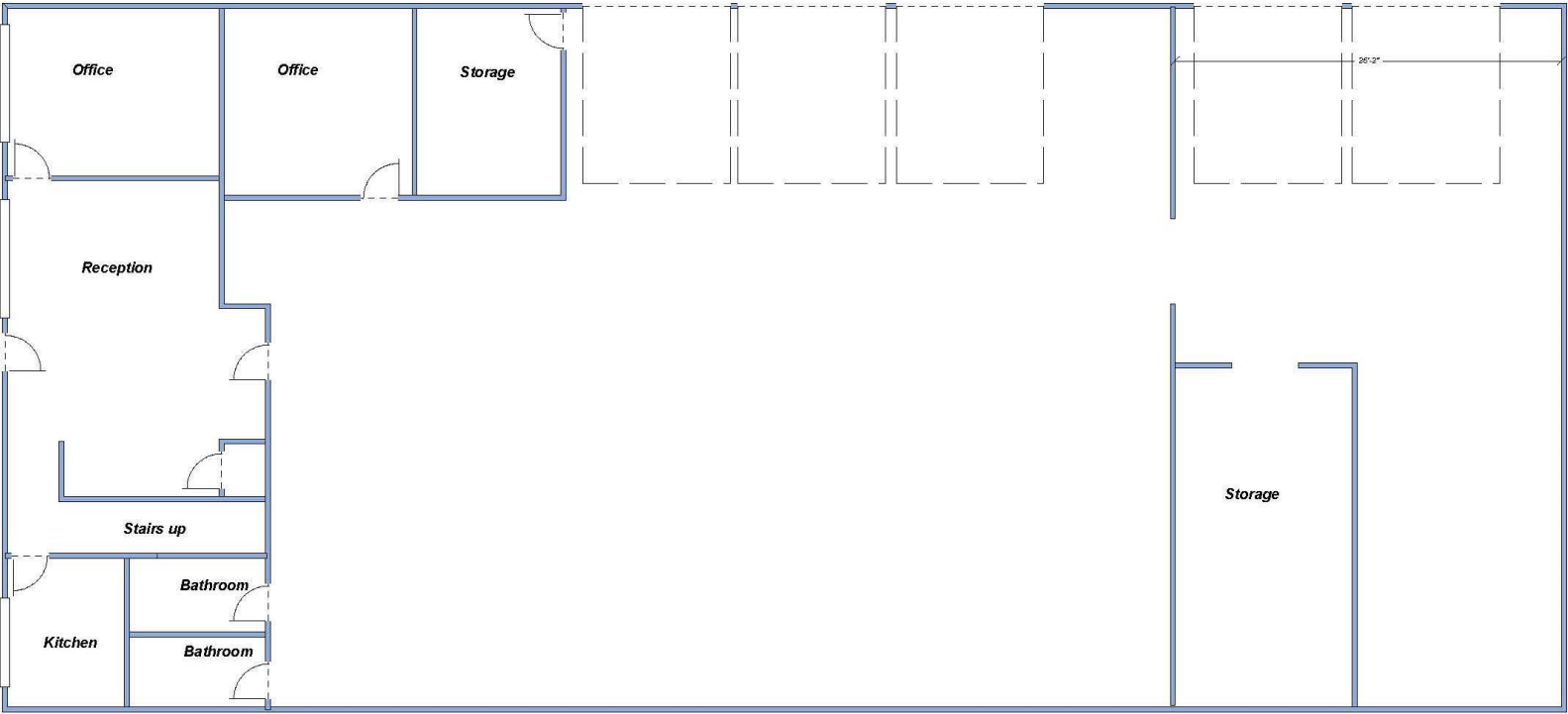
PROPERTY OVERVIEW

Warehouse, yard and office available to Lease! Warehouse is approximately 4,076 square feet with five 10' x 12' grade level doors and a 12' clear span ceiling height. Main warehouse is heated with a couple of rooms for tool or equipment storage (see floor plan). Two story office is heated and air conditioned. The office area is approximately 1,416 square feet configured with a reception area, 4 private offices, kitchen/break room, and 2 restrooms. A fenced, secured yard area is included, along with ample additional parking.

HIGHLIGHTS

- 4,076 SF Warehouse
- 1,416 SF Office area
- Five 10' x 12' grade level doors
- 12' clear span ceiling height
- Fenced in Yard area
- Ample additional parking

AVAILABLE SPACE
South Hill Warehouse-Yard-Office
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Size	Term	Rate	Available
5,492	3 - 5 years	\$7,100 /mo +NNN	February 1, 2026

LOCATION SUMMARY

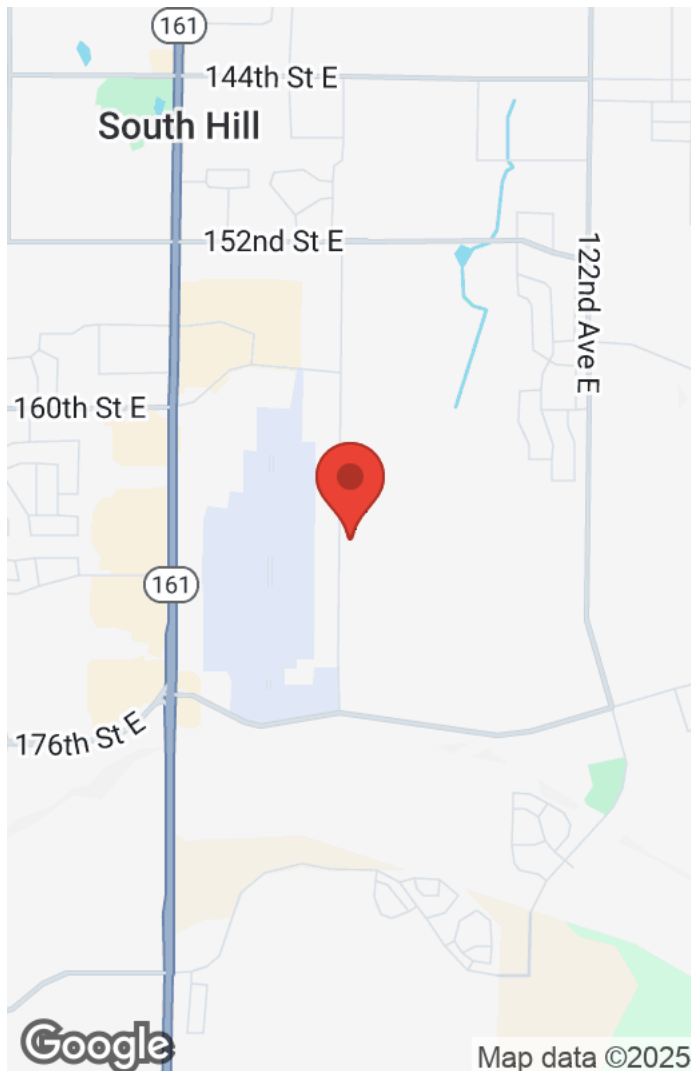
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LOCATION INFORMATION

Street Address	16609 110th Ave E
City, State, Zip	Puyallup, WA 98374
County	WA - Pierce
Market	Puyallup
Sub-market	Puyallup - South

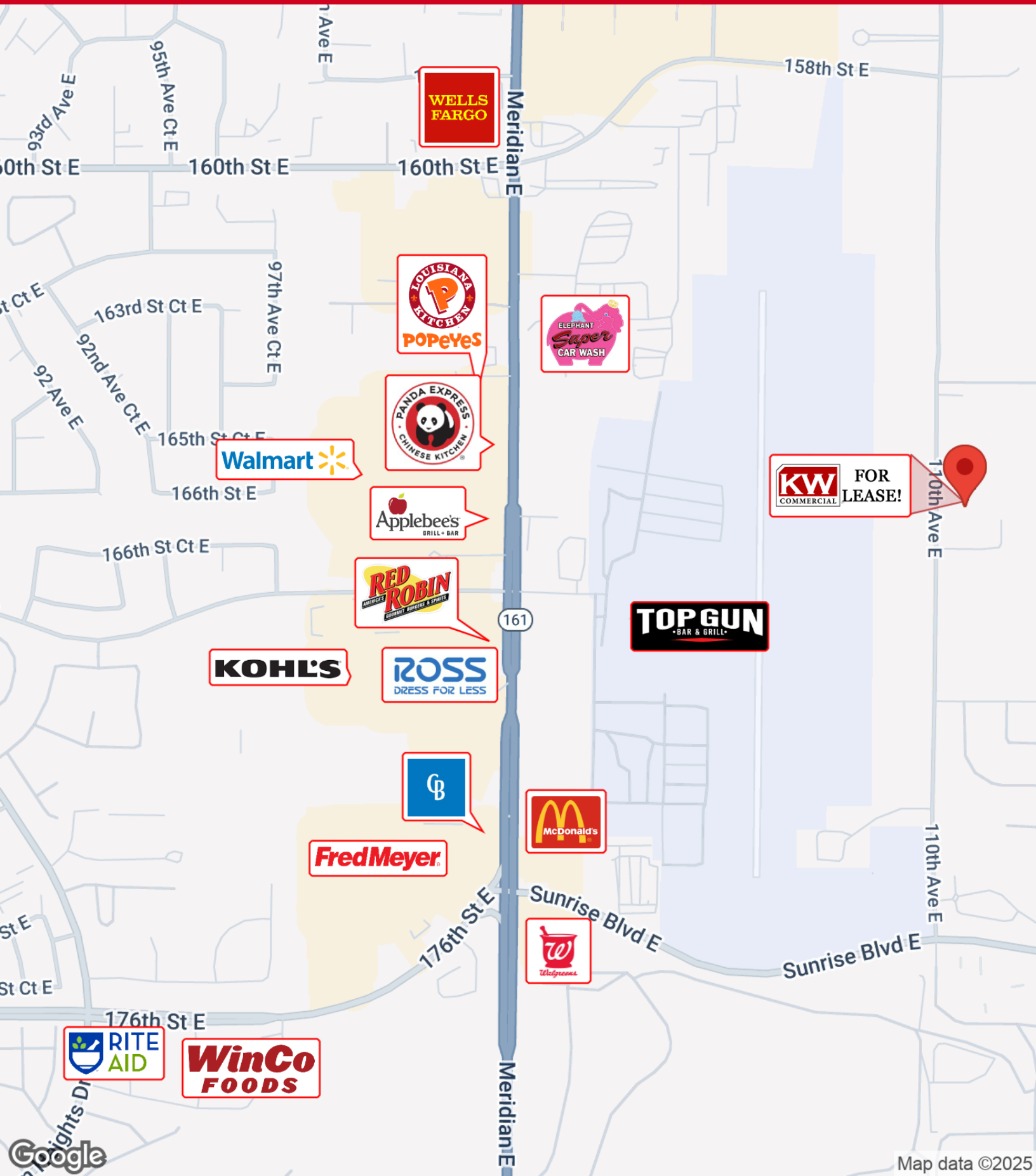
LOCATION OVERVIEW

Well located property with easy access to Meridian going north to Hwy 512, or west on 176th towards Frederickson. Hard to find yard area with warehouse. This 1.10 acre site is level with the street and measures approximately 160' in width and 300' +/- in depth.



BUSINESS MAP

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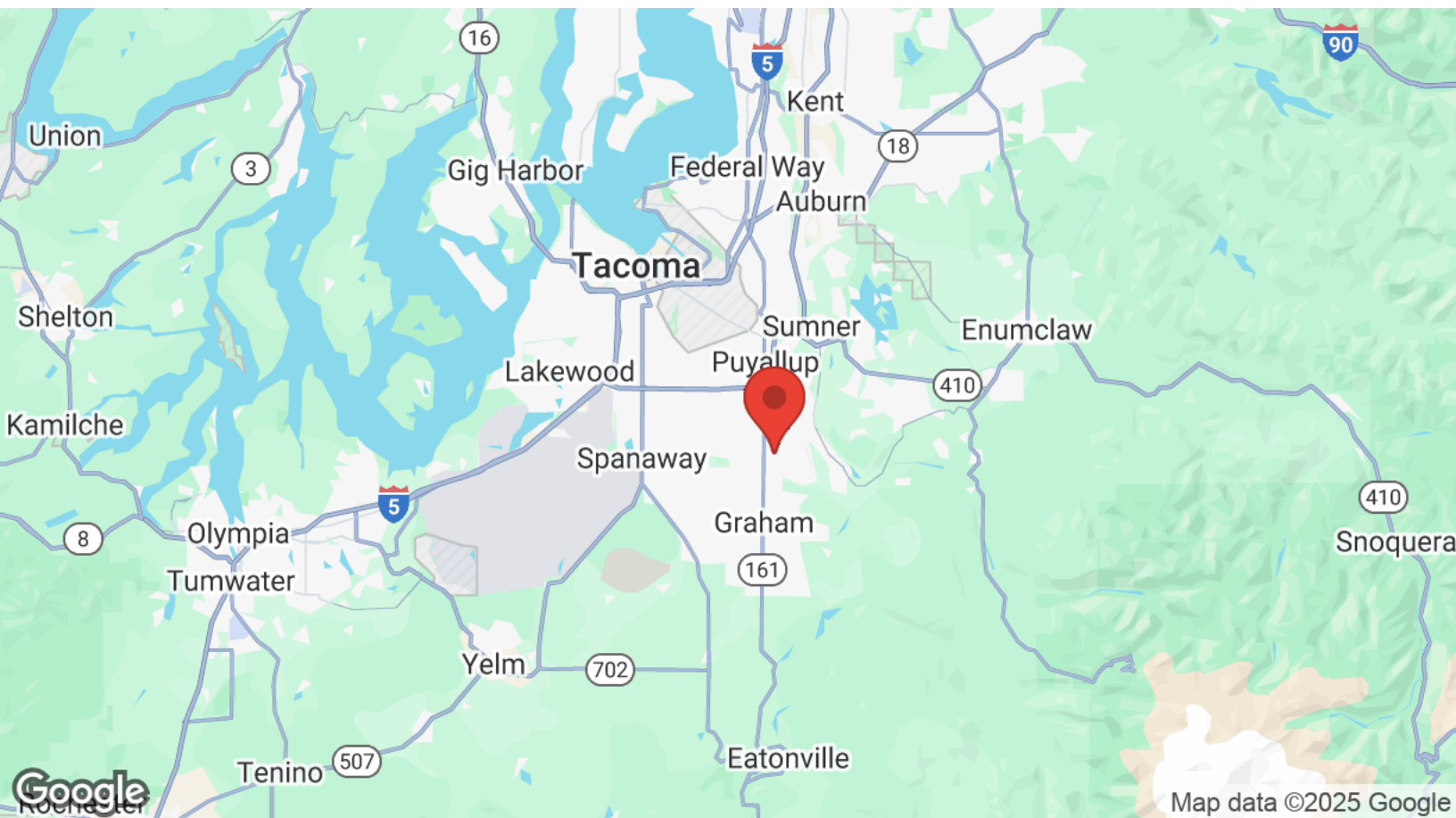
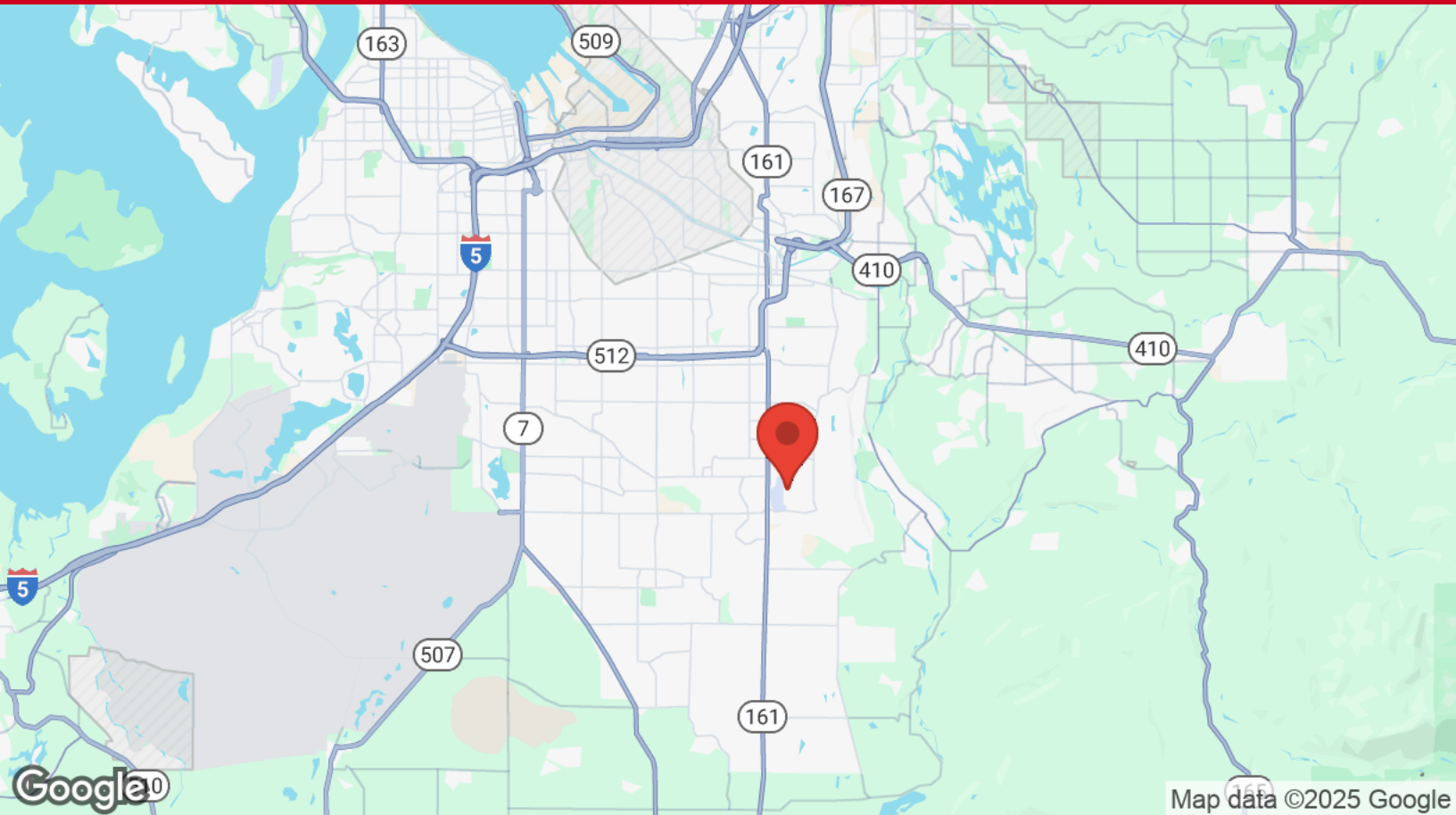
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LOCATION MAPS

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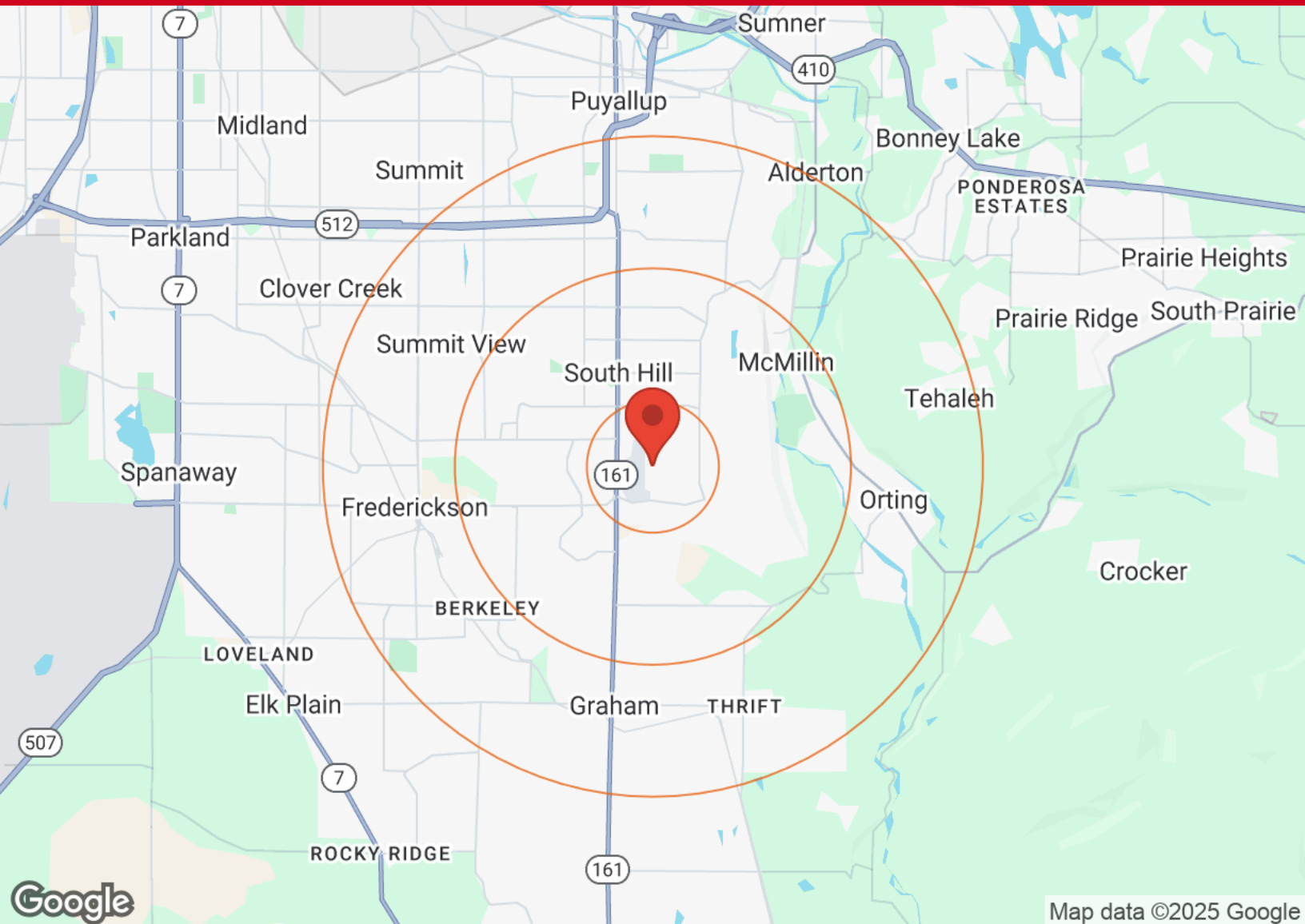
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,277	47,344	83,571
Female	3,417	48,042	84,599
Total Population	6,694	95,387	168,170

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,435	20,568	35,095
Ages 15-24	883	12,114	20,534
Ages 25-54	3,037	42,224	72,805
Ages 55-64	683	9,203	17,582
Ages 65+	657	11,277	22,153

Race	1 Mile	3 Miles	5 Miles
White	4,026	57,232	104,972
Black	525	7,507	11,890
Am In/AK Nat	33	620	1,127
Hawaiian	82	1,517	2,405
Hispanic	892	12,830	21,576
Asian	603	8,032	12,815
Multi-Racial	506	7,392	12,949
Other	25	267	471

Income	1 Mile	3 Miles	5 Miles
Median	\$128,230	\$113,381	\$113,941
< \$15,000	102	1,345	2,082
\$15,000-\$24,999	46	737	1,711
\$25,000-\$34,999	47	868	1,720
\$35,000-\$49,999	139	1,998	3,596
\$50,000-\$74,999	159	3,949	6,934
\$75,000-\$99,999	226	4,948	8,976
\$100,000-\$149,999	658	7,786	13,846
\$150,000-\$199,999	507	5,324	9,841
> \$200,000	356	5,455	10,297

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,369	34,305	62,614
Occupied	2,239	32,408	59,003
Owner Occupied	1,750	23,617	41,682
Renter Occupied	489	8,791	17,321
Vacant	129	1,897	3,611