



# FOR SALE

South Hill  
Industrial Land

## 11204 154th Street Ct E

Puyallup, WA 98374

### PROPERTY HIGHLIGHTS

- + 5.13 Acres (223,463 SF)
- + 3,500+ SF Home/Office with 5,295 SF Shop Space
- + Pierce County Jurisdiction
- + EC Zoning
- + Ideal for Contractor's Yard, Equipment Storage
- + Close proximity to Thun Field, Frederickson, and 30 minutes from Port of Tacoma
- + Offered for Sale at \$3,500,000 (\$15.66 PSF)

#### KYLE SCHIPPER

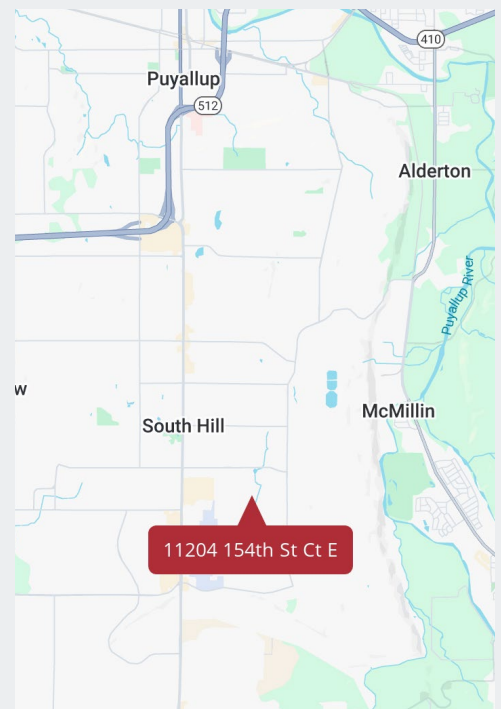
Partner  
+1 253 203 1320  
kschipper@nai-psp.com

#### DAVE DOUGLAS, SIOR, CCIM

Partner  
+1 253 203 1326  
ddouglas@nai-psp.com



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.







**KYLE SCHIPPER**

Partner

+1 253 203 1320

kschipper@nai-psp.com

**DAVE DOUGLAS, SIOR, CCIM**

Partner

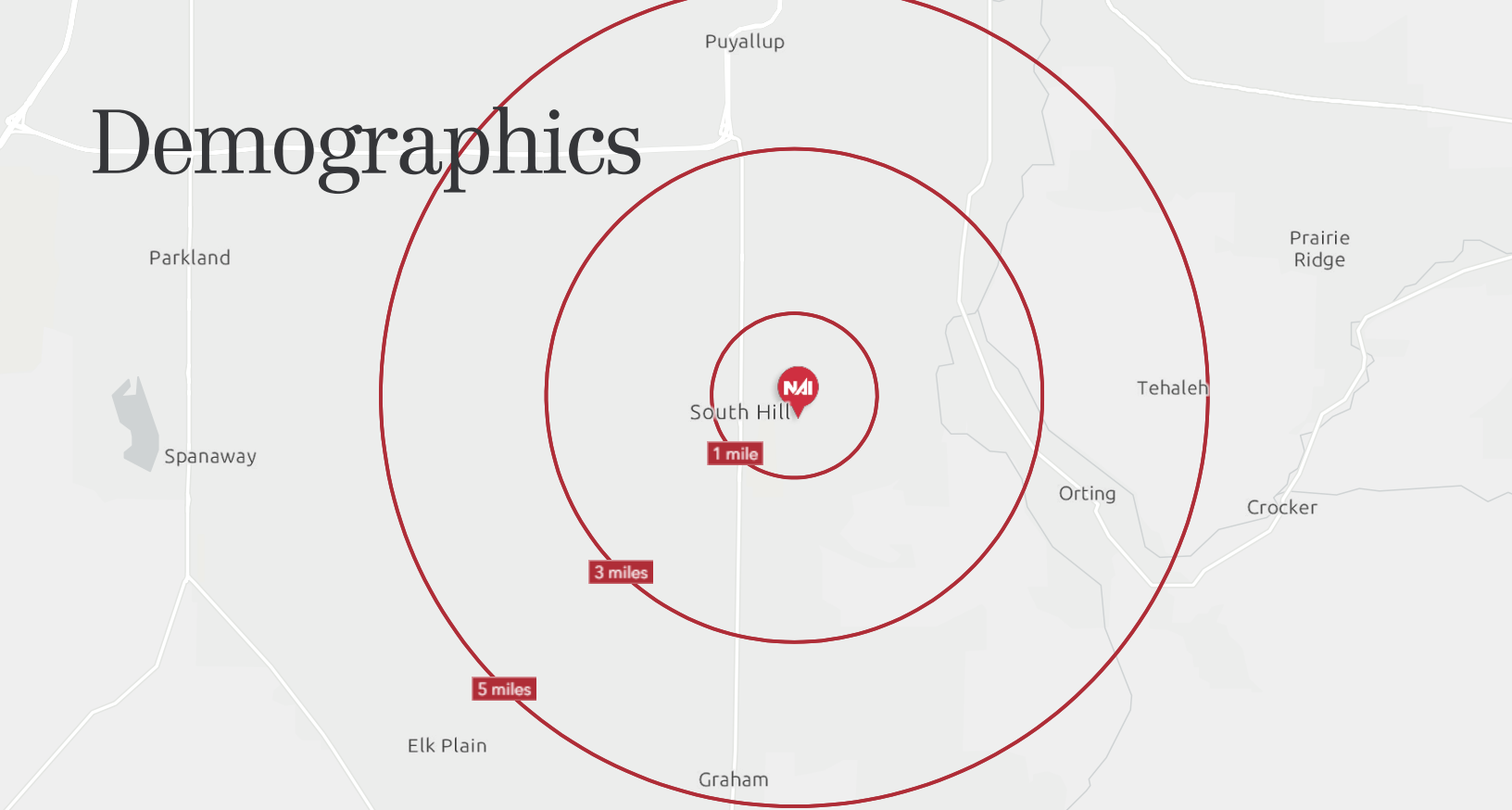
+1 253 203 1326

ddouglas@nai-psp.com





# Demographics



## 11204 154TH STREET CT E, PUYALLUP, WA

	1 MILE	3 MILES	5 MILES
Population	8,587	98,050	182,802
2030 Population	8,883	101,807	189,041
Households	3,044	33,013	63,052
Median Age	38.0	35.9	36.7
Median HH Income	\$123,496	\$114,611	\$116,391
Average HH Income	\$141,227	\$137,652	\$138,641

### KYLE SCHIPPER

Partner  
+1 253 203 1320  
kschipper@nai-psp.com

### DAVE DOUGLAS, SIOR, CCIM

Partner  
+1 253 203 1326  
ddouglas@nai-psp.com

