

**South Hill Warehouse-Yard-**  
**16609 110th Ave E, Puyallup, WA**

FOR LEASE

Exclusively Listed by

**Steve Dorenbush, CCIM - Investment Sales & Aquisitions** | (253) 840-5574 | [sdorenbush@kwcommercial.com](mailto:sdorenbush@kwcommercial.com)

**Simranjit Kaur - Associate** | Lee & Associates | (425) 577-1347 | [skaur@lee-associates.com](mailto:skaur@lee-associates.com)

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**KELLER WILLIAMS COMMERCIAL**

1029 E Main, Suite 201  
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South Hill Warehouse-Yard-Office  
16609 110th Ave E | Puyallup, WA 98374

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# PROPERTY SUMMARY

South Hill Warehouse-Yard-Office  
16609 110th Ave E | Puyallup, WA 98374



## 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

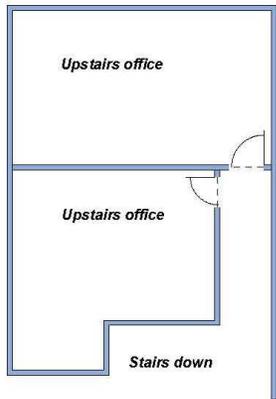
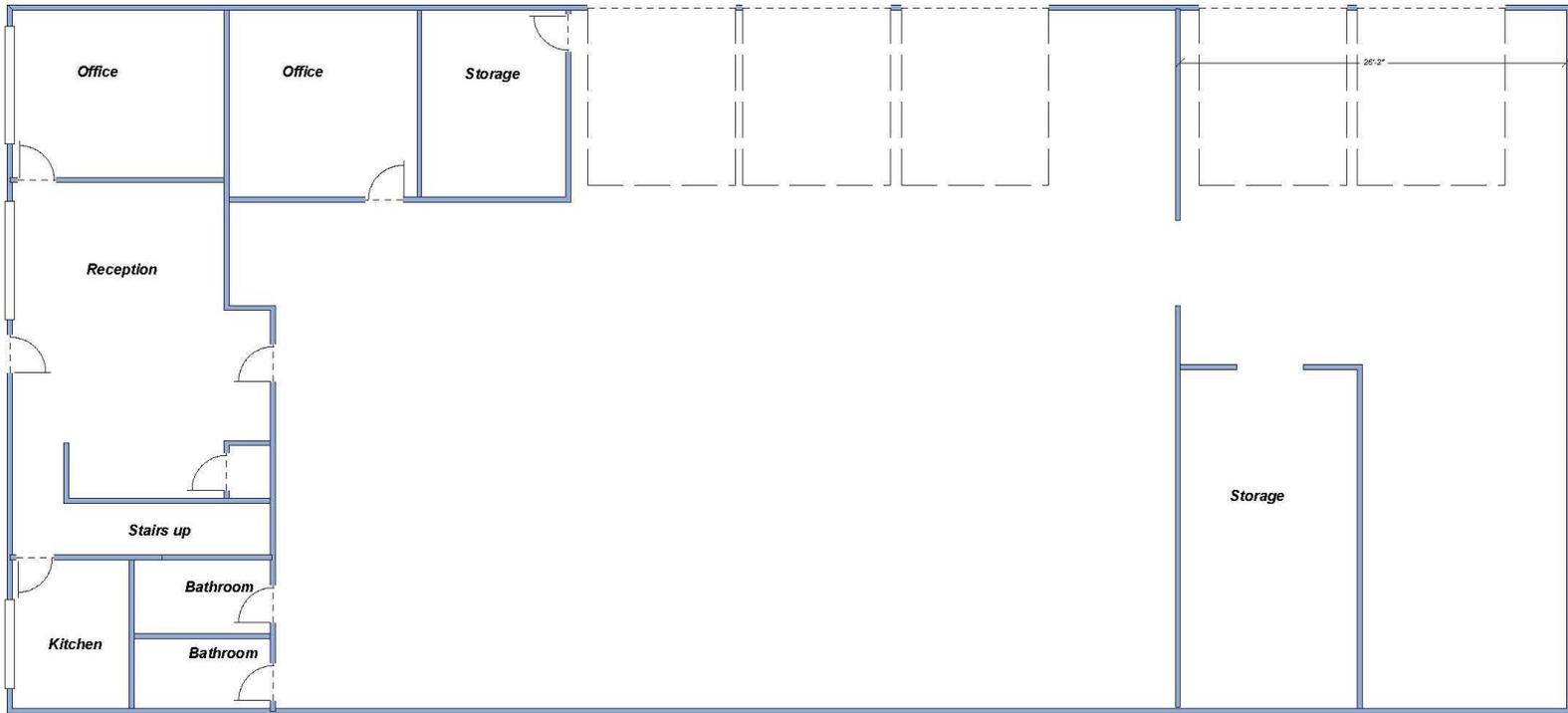
Warehouse, yard and office available to Lease! Warehouse is approximately 4,076 square feet with five 10' x 12' grade level doors and a 12' clear span ceiling height. Main warehouse is heated with a couple of rooms for tool or equipment storage (see floor plan). Two story office is heated and air conditioned. 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

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Size	Term	Rate	Available
5,492	3 - 5 years	\$7,100 /mo +NNN	February 1, 2026

# LOCATION SUMMARY

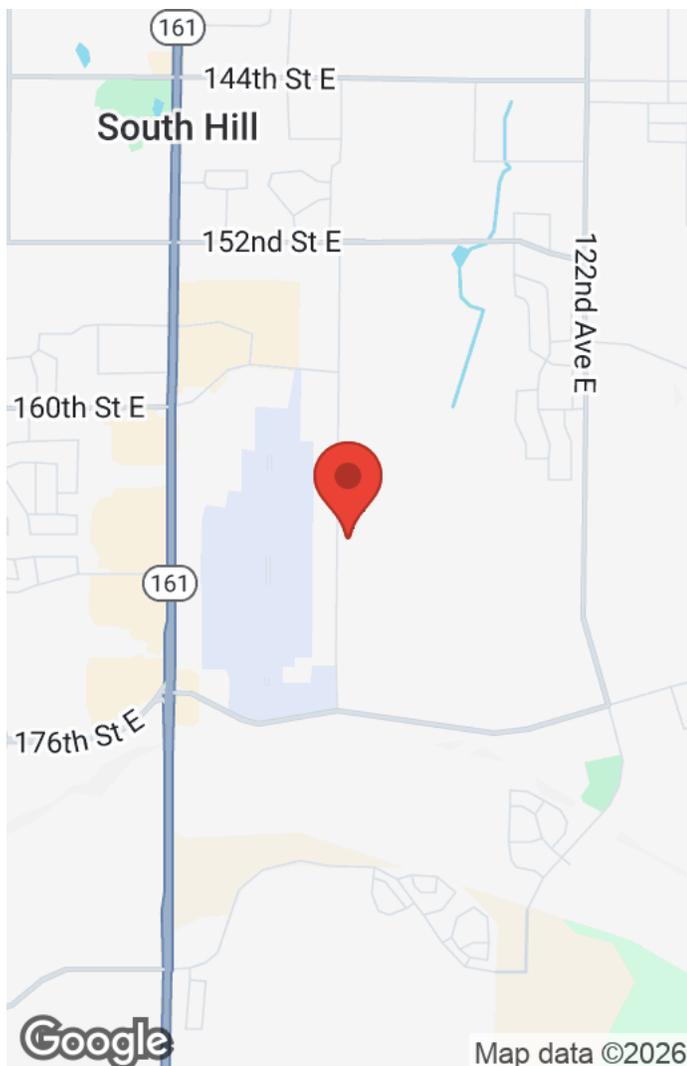
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## LOCATION INFORMATION

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

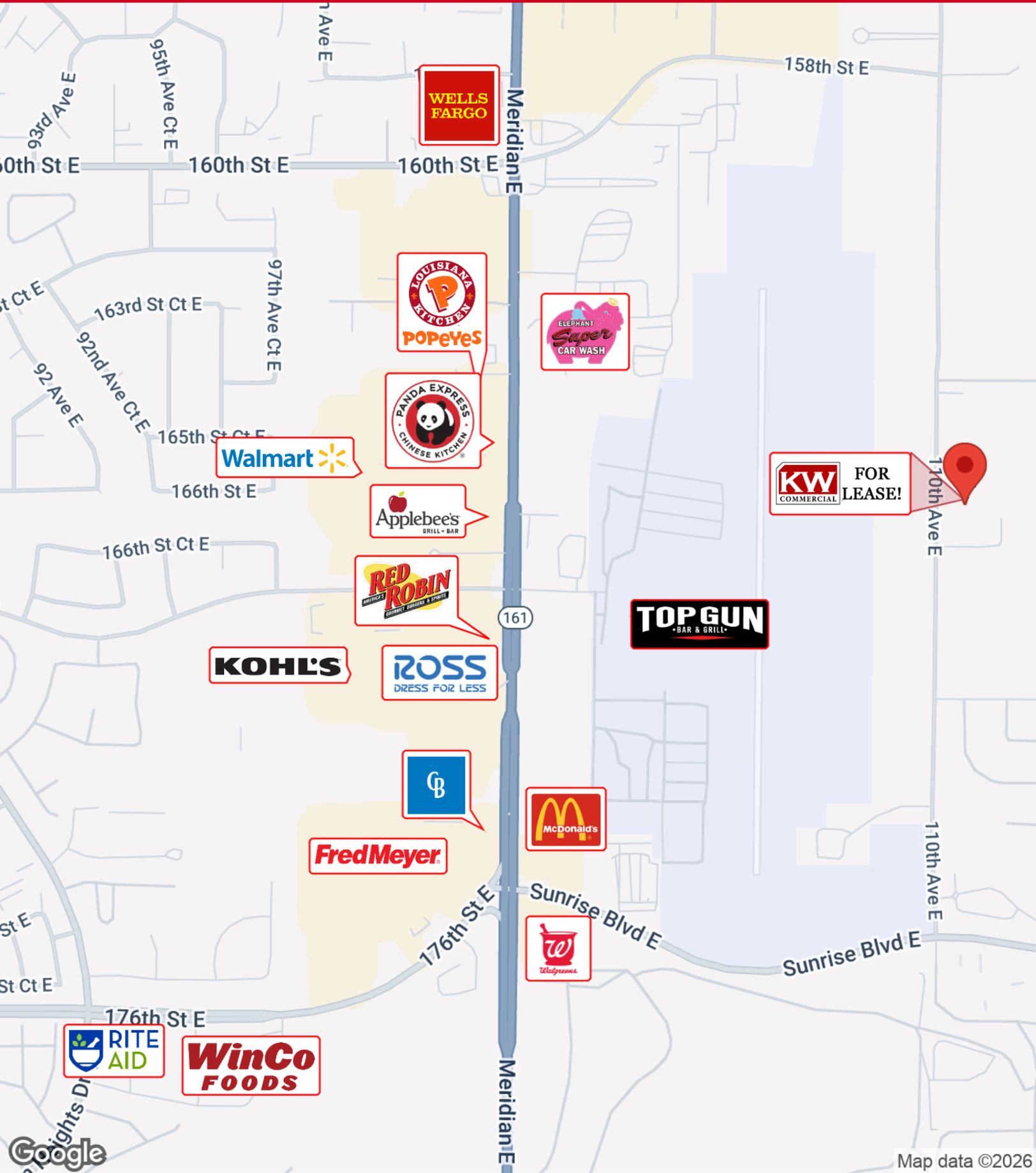
## LOCATION OVERVIEW

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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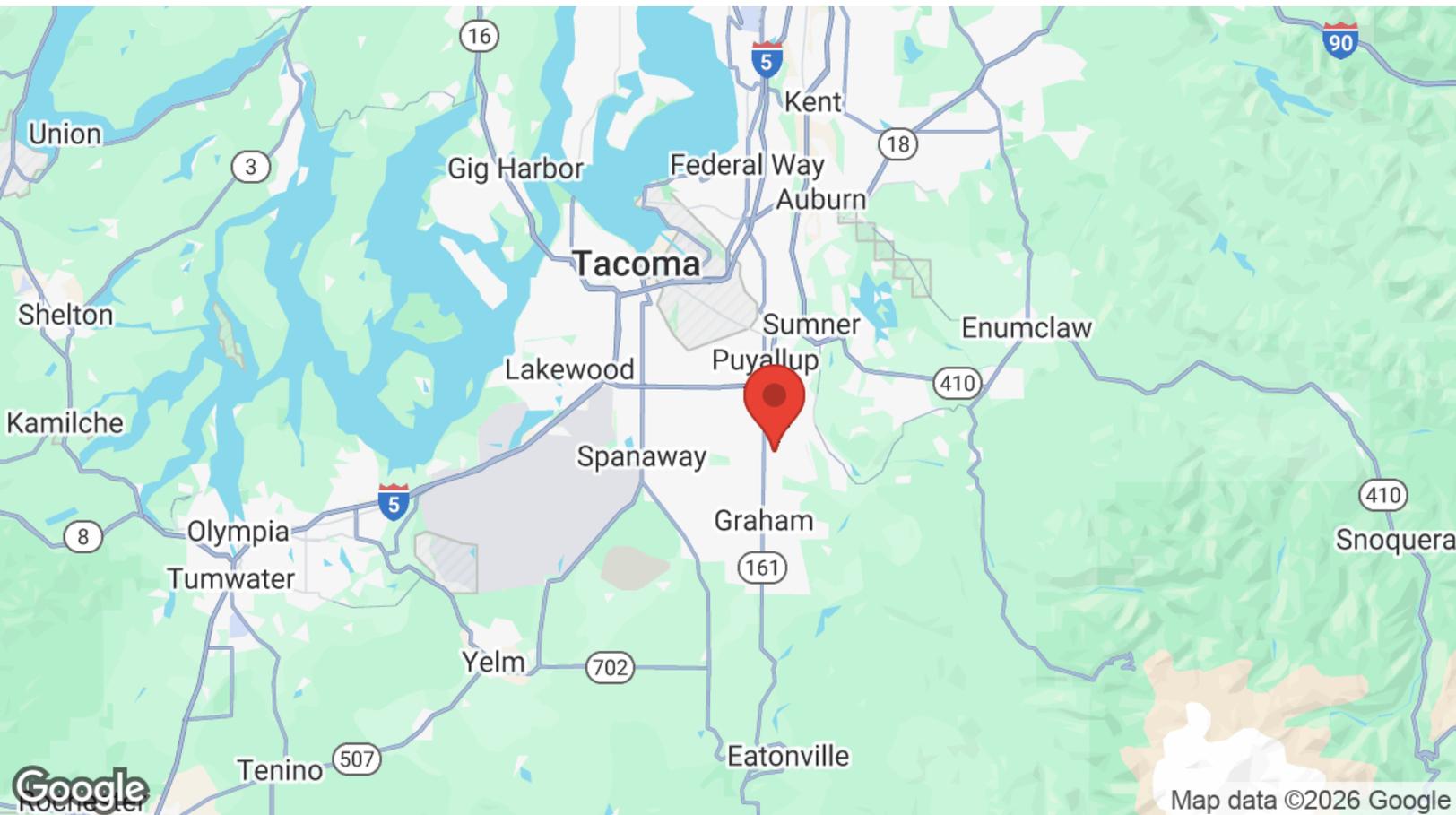
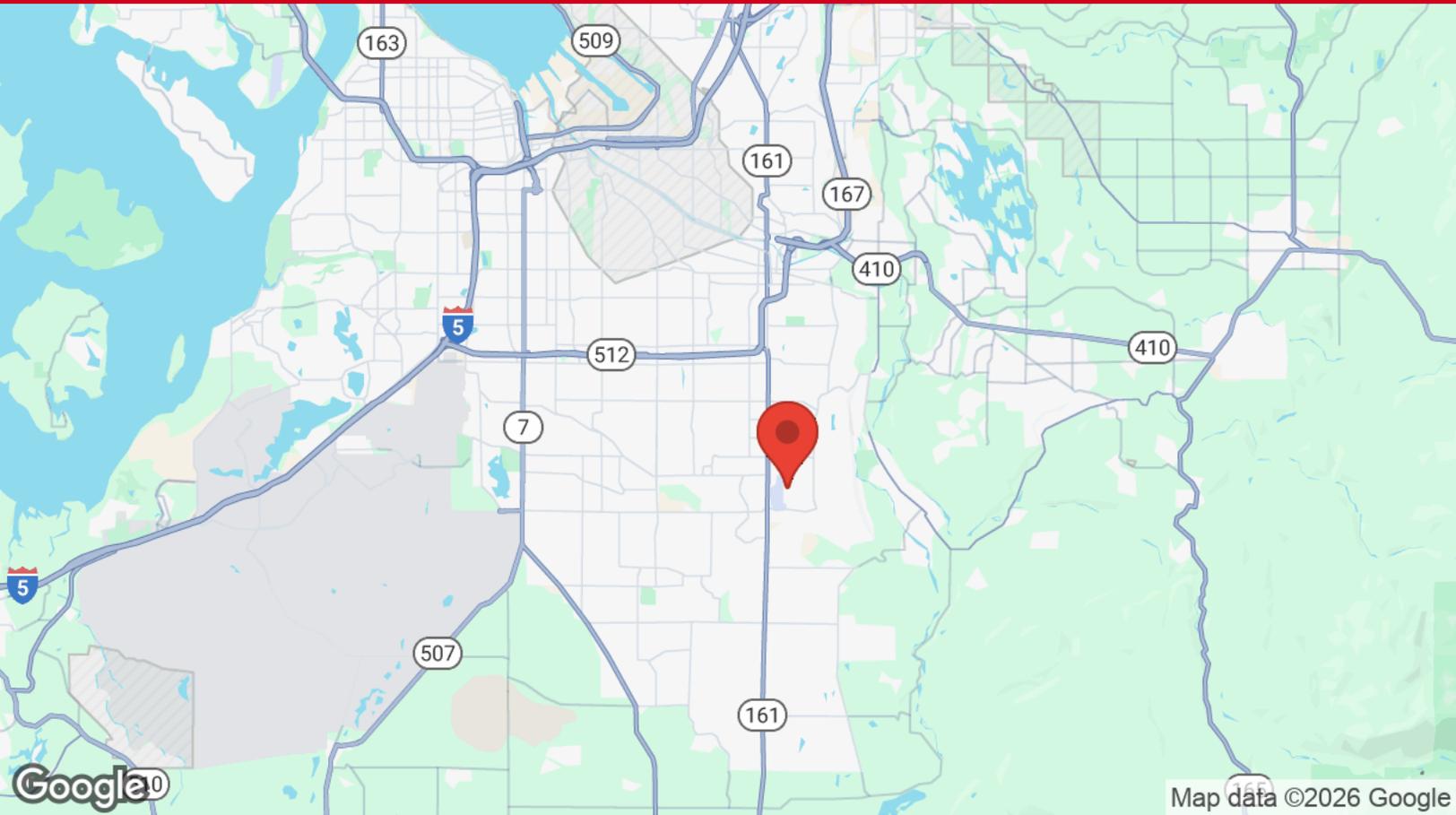
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