



CANYON EAST LOGISTICS

17433 63RD AVENUE EAST, PUYALLUP, WA

FOR SALE OR LEASE

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TOTAL 229,493 SF / 2.40 ACRE YARD

SITE PLAN

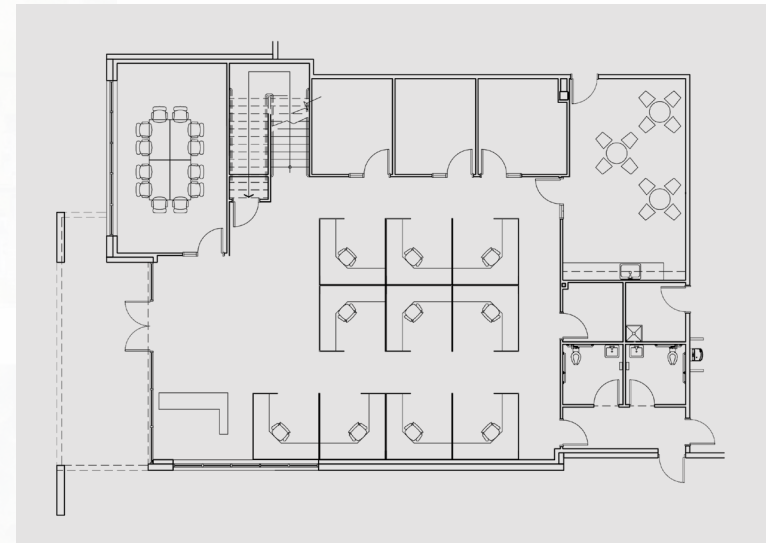


COLUMBIA BUILDING

- Lease rates: \$0.86/SF Shell, \$1.55/SF Office add-on, \$0.18/SF Yard, NNN
- Please call brokers to discuss sale terms
- 127,843 Square Feet
- 3,487 Square Feet Office
- 50 Dock High Doors, 2 Grade Level Doors
- 36' Clear Height
- 7" Reinforced Slab
- Warehouse Restrooms
- LED Warehouse Lighting - 20 FC
- 150+ Auto Parking Stalls
- 76 Trailer Parking Stalls (2.40 AC Yard)

OFFICE FLOOR PLAN

3,487 SF OFFICE | 2,999 SF MEZZANINE



SITE PLAN



17433 63RD AVENUE EAST, PUYALLUP, WA



AVAILABLE
2.40AC

**CHELAN
BUILDING**
(LEASED)

**COLUMBIA
BUILDING**

AVAILABLE
229,493 SF

DRIVETIME MAP



APPROXIMATE DRIVE TIMES

SUMNER IND. DISTRICT	15 MINUTES
TACOMA	20 MINUTES
OLYMPIA	40 MINUTES
SEATAC INT'L AIRPORT	40 MINUTES
SEATTLE	60 MINUTES



NEIGHBORING TENANTS



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