

FOR LEASE OR SALE

CANYON 160

162,460-SF Class A Industrial

15720 CANYON RD E, PUYALLUP, WA 98375

CANYON160.COM

[VIEW PHOTOS](#)

CANYON RD EAST

DEVELOPED BY

 PANATTONI®

EXCLUSIVELY LEASED BY

 Kidder
Mathews



162,460 SF

TOTAL SQUARE FEET

Now

AVAILABLE

Class A

BUILD-TO-SUIT OFFICE

ECOR

ZONING

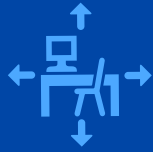
ABOUT THE PROJECT

Canyon 160 offers prospective tenants strategically located distribution space at attractive rates.

As the Puget Sound industrial market continues to grow, so does the Canyon Road submarket. Following a long-awaited zoning change, Canyon 160 is available now. This new Class-A development offers prospective tenants superior clear heights and loading capabilities, above average trailer parking for a building of comparable size, and strategic hard-corner access and visibility. Simply put, for tenant's looking to be relocate in the region, Canyon 160's attributes can't be matched.



162,460-SF BUILDING



BUILD-TO-SUIT OFFICE



LOADING DOORS INCLUDE
±28 DH AND 2 GL



32' CLEAR HEIGHT



156 PARKING STALLS AND
32 TRAILER STALLS



NOW AVAILABLE



11.87 ACRES (348,573 SF)
OF LAND



CONCRETE TILT CONSTRUCTION
WITH REINFORCED SLAB



2,000 AMPS OF POWER



ESFR FIRE PROTECTION

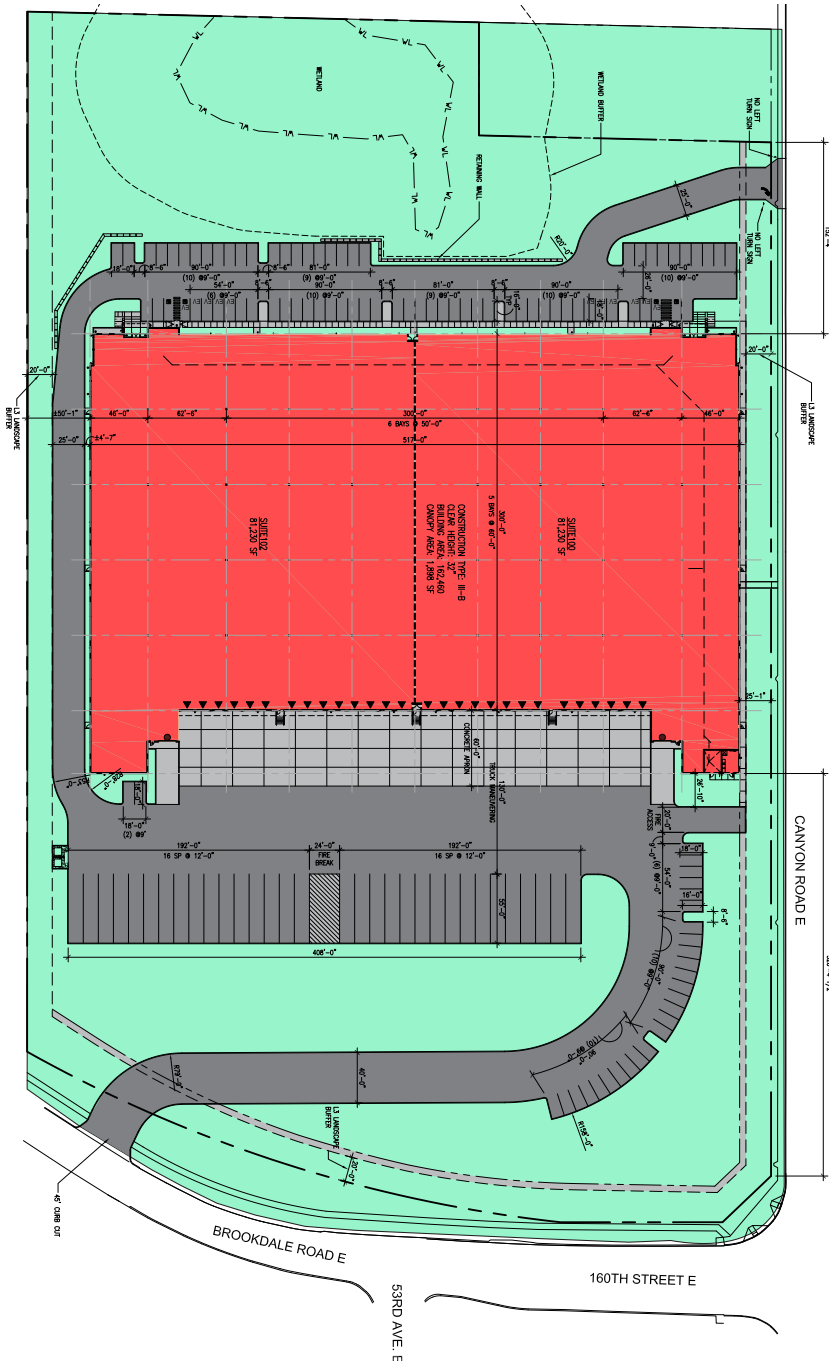


ECOR ZONING



CALL FOR SALE PRICE
& LEASE RATES

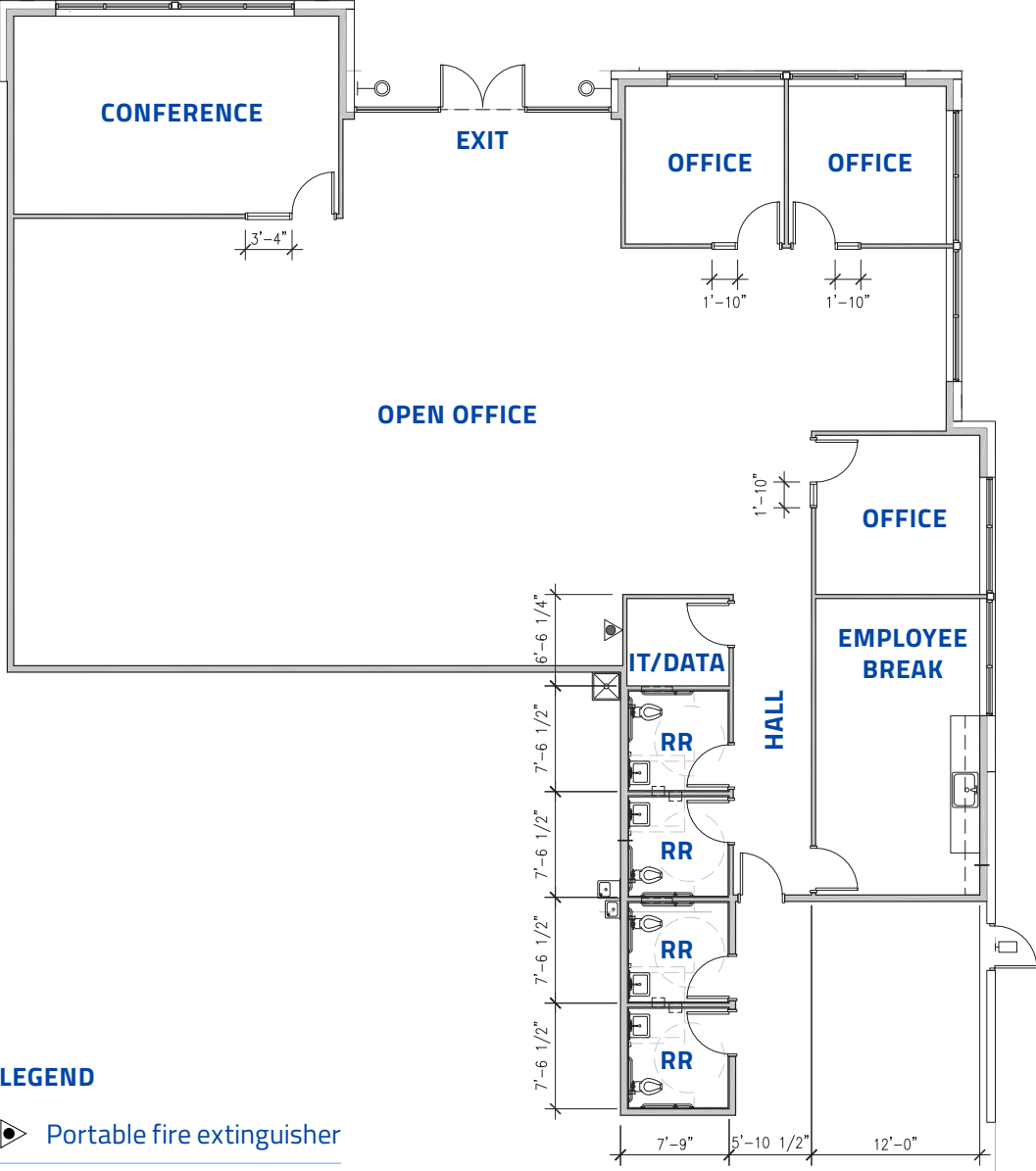
BUILDING HIGHLIGHTS



SITE PLAN

Building Size	162,460 SF
Divisible to	±40,000
Dock Doors	28 DH & 2 GL
Clear Height	32'
Office Area	BTS
Truck Courts	185'
Fire System	ESFR
Column Spacing	52.5' x 50' typical, 60' x 60' speed bay
Electric	2,000 amps
Parking	156 spaces
Trailer Parking	32 stalls
Zoning	EC - Employment Center → ZONING CODE → ZONING MAP

SPECULATIVE OFFICE PLAN



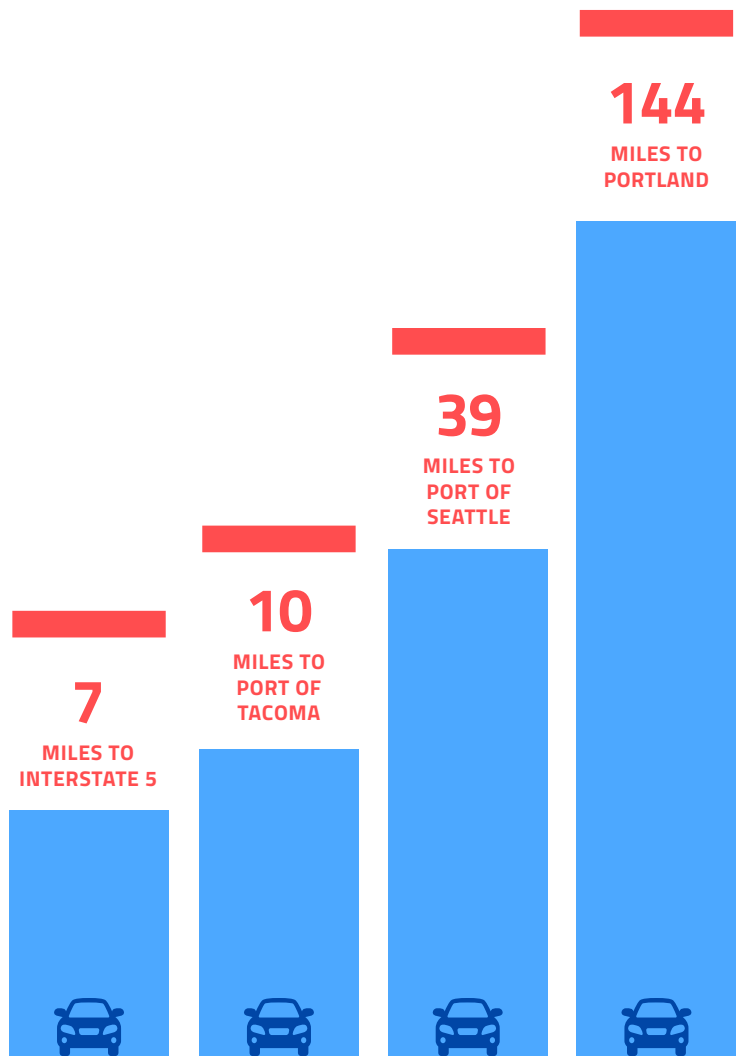
LEGEND

▶ Portable fire extinguisher

- 3,486 SF office
- 3 private offices
- 2 office restrooms
- 2 warehouse restrooms
- Large conference room
- Breakroom
- Open cube area



COMPLETELY CONNECTED

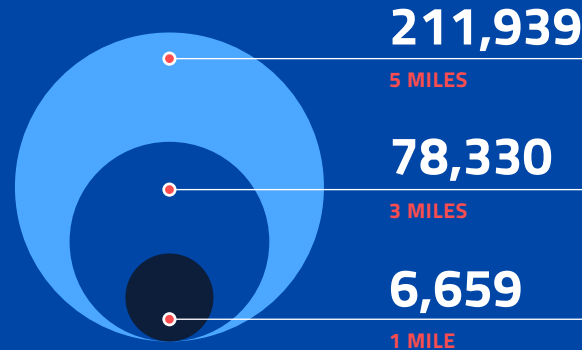


LABOR STATISTICS

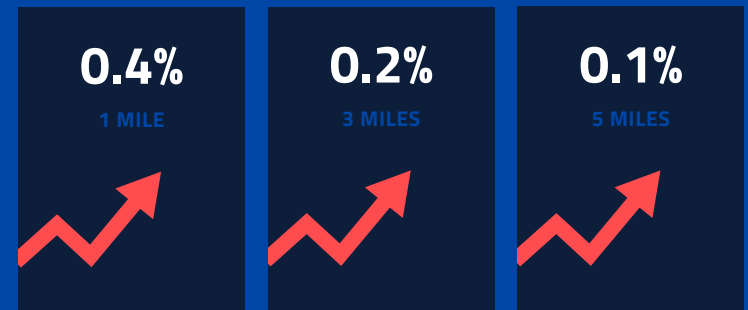
Estimated Population 2024



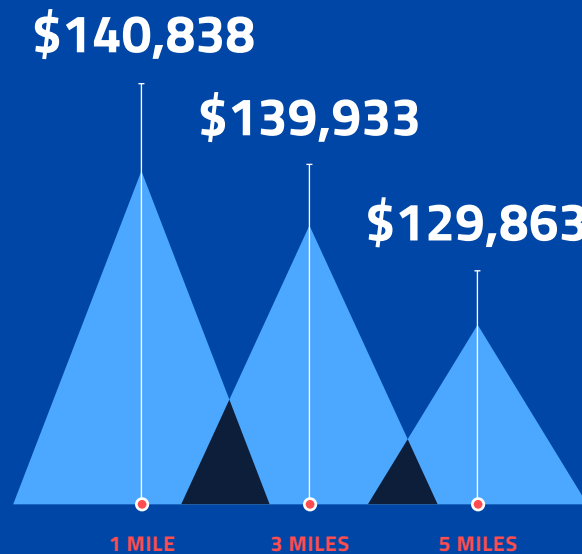
Population Forecast 2029



Population Growth 2024-2029



Average Household Income 2024



Estimated Employees 2024



NEARBY EMPLOYERS

CANYON 160

amazon

- | | |
|-------------------------------|-----------------------------|
| 1 Alliance Steel LLC | 11 JamesHardie |
| 2 World Distribution Services | 12 Toray |
| 3 LG | 13 Northwest Doors |
| 4 Medallion Foods | 14 Mitsui-Soko Records Mgmt |
| 5 Seatac Packaging | 15 Potelco Inc |
| 6 Parr Lumber | 16 Carlisle |
| 7 Harris Rebar | 17 Ulta Beauty |
| 8 Streetail | 18 Rite Aid |
| 9 Oldcastle | 19 Winco |
| 10 Holman Distribution | |



176TH ST E

FLOOR & DECOR

BOEING

Haier

192ND ST E

CANYON RD EAST

HARBOR FREIGHT TOOLS

200TH ST E

ACE

Whirlpool

IKEA

IKEA

BOEING

BOEING

BEST BUY

ASHLEY

CANYON 160

For leasing information contact

TODD CLARKE
253.722.1422
todd.clarke@kidder.com

MATT MCLENNAN, SIOR, CCIM
253.722.1458
matt.mclennan@kidder.com

TY CLARKE
253.722.1419
ty.clarke@kidder.com

DEVELOPED BY

 PANATTONI®

EXCLUSIVELY LEASED BY

 **Kidder
Mathews**

CANYON160.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.