



FOR SUBLEASE

Industrial Warehouse and/or Trailer Yard Available for Sublease

17819 Canyon Road E, Bldg. C, Puyallup, WA 98375 (AKA 6953 186th Street E, Puyallup, WA 98375)



YARD PROFILE

100,000 SF

Total Warehouse SF Available

2 Years
Term

Negotiable
Rental Rate

200

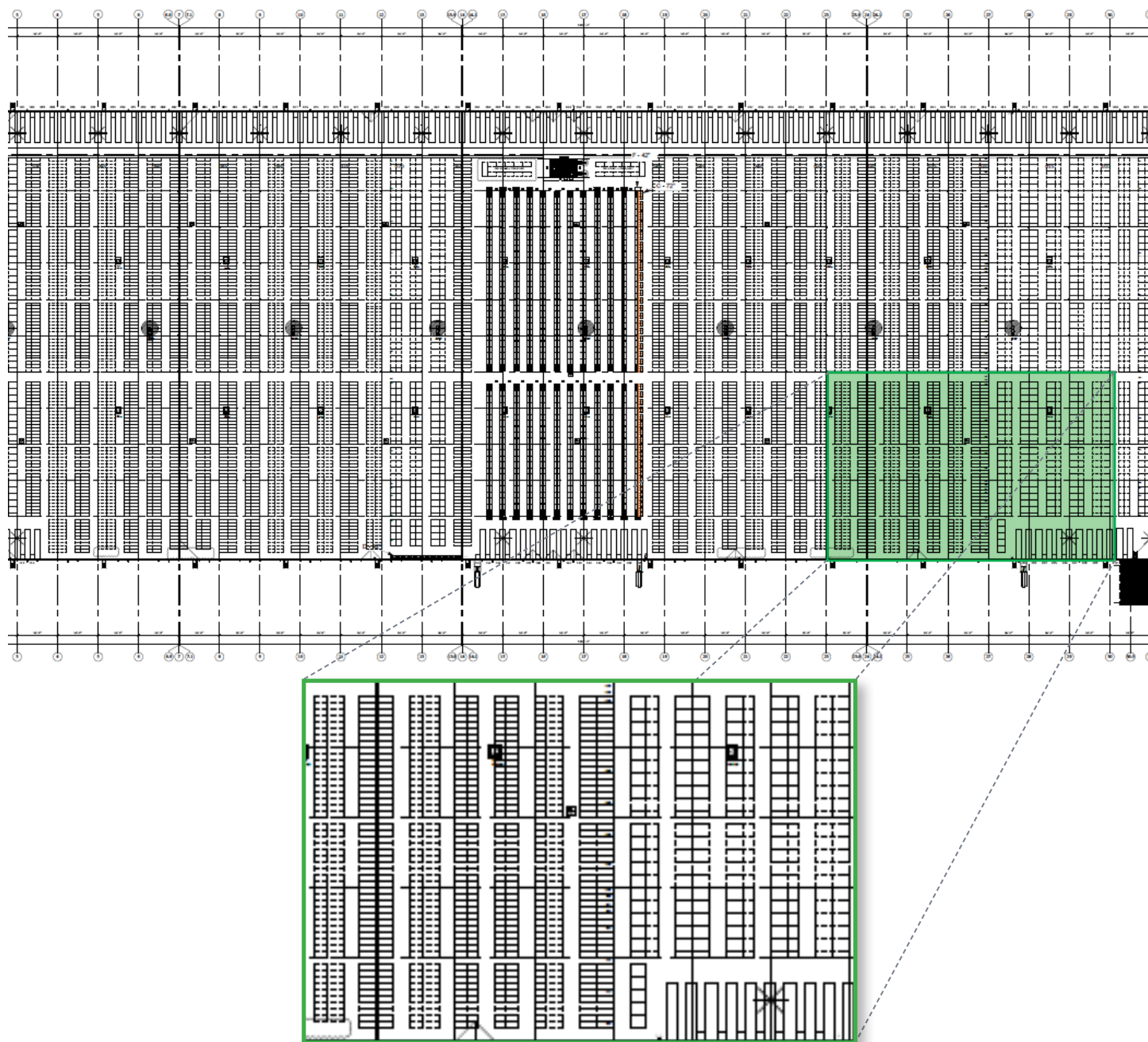
Trailer Stalls for Sublease

8 DH, One Drive
Loading Doors

60 Days
Availability

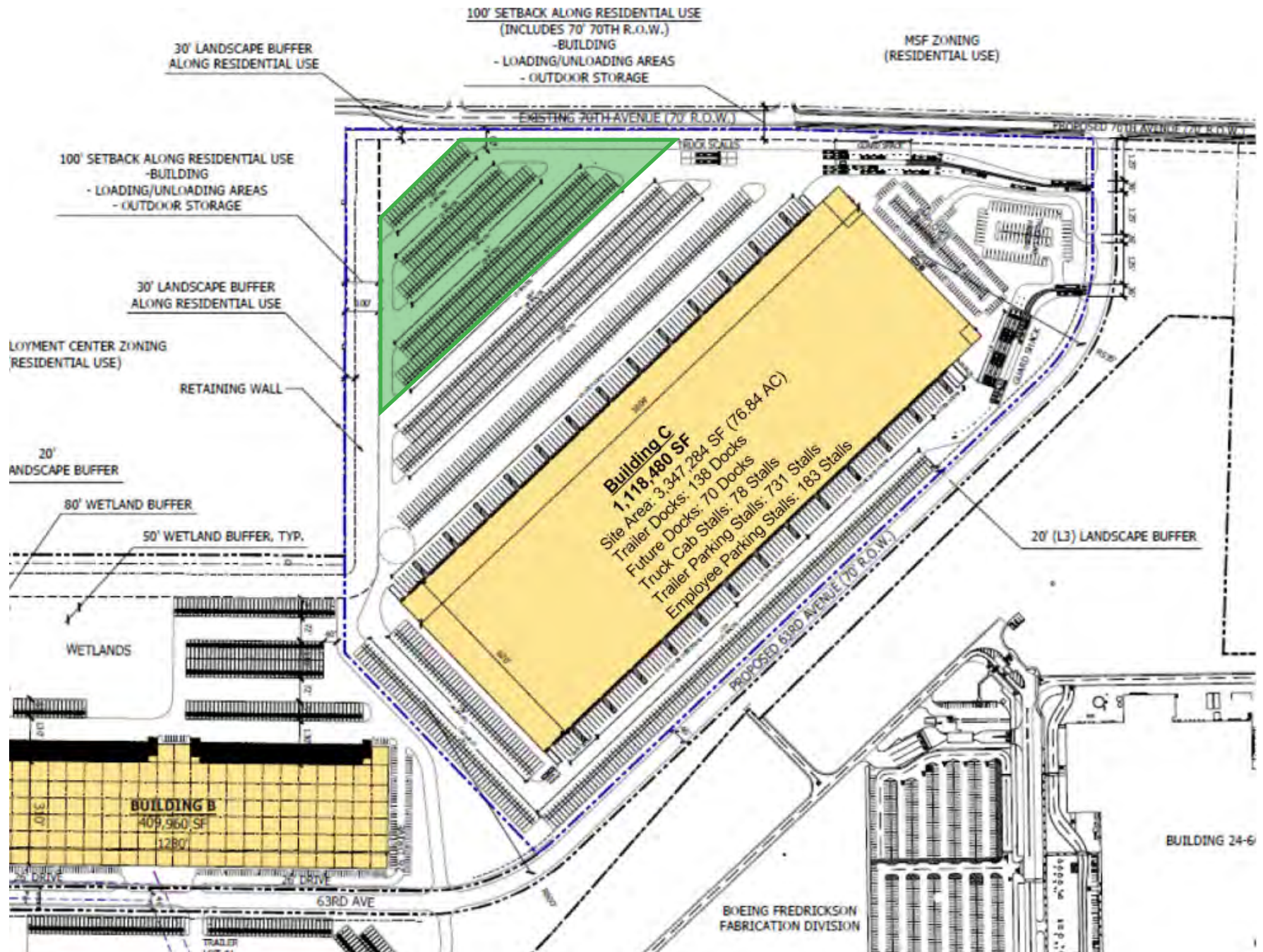
KEY HIGHLIGHTS

- At FRED310, businesses benefit from immediate access to highways, rail, and seaports. This strategic connectivity lowers drayage and transportation costs, making FRED310 a more cost-effective choice than competing industrial sites.
- **Frederickson, Washington:** A desirable submarket in the greater Seattle area with favorable demographics.
- **Building Size:** 1,118,480 SF
- **Submarket:** Parkland / Spanaway
- **Land Acres:** 62.17 (2.78M SF)
- **Trailer Park Stalls:** 200
- **Trailer Court Depth:** 130'
- **Clear Height:** 36'



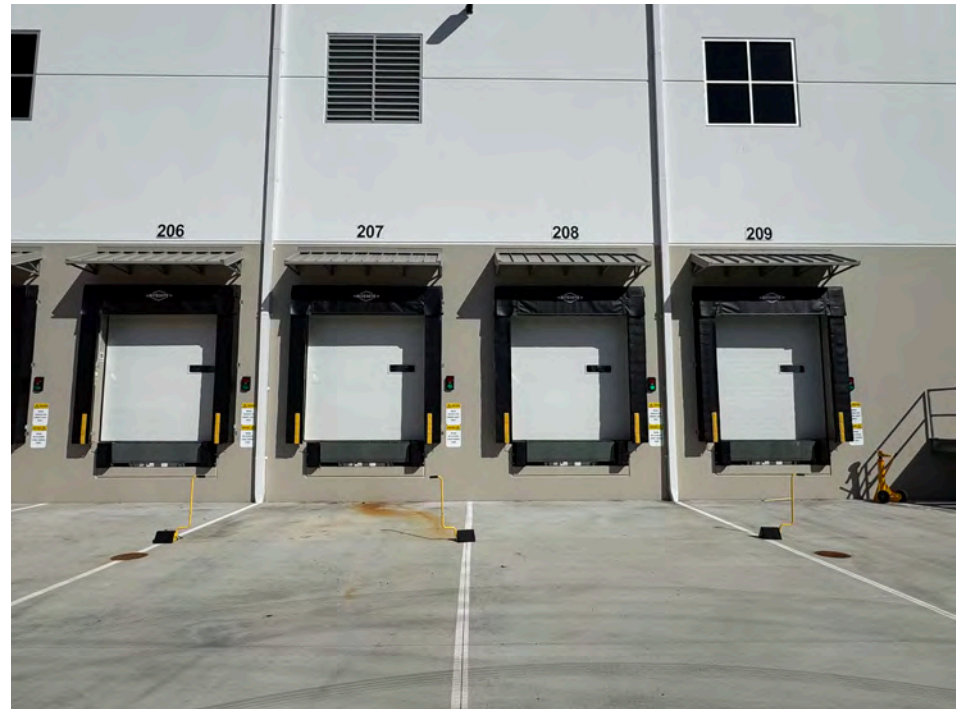
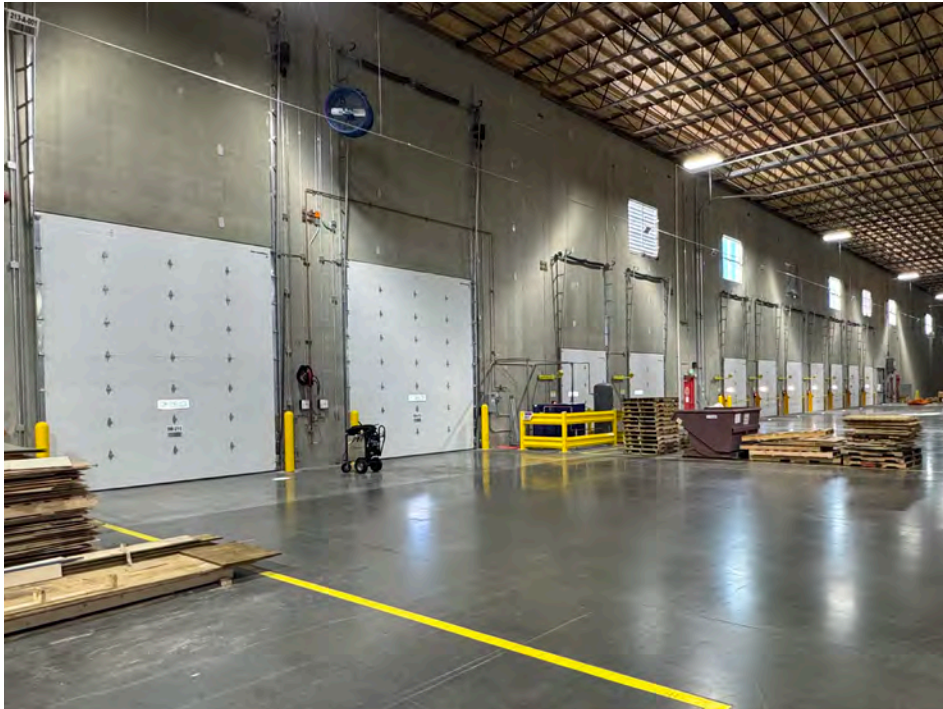
PARTIAL YARD

Up to 200 Trailer Stalls Available

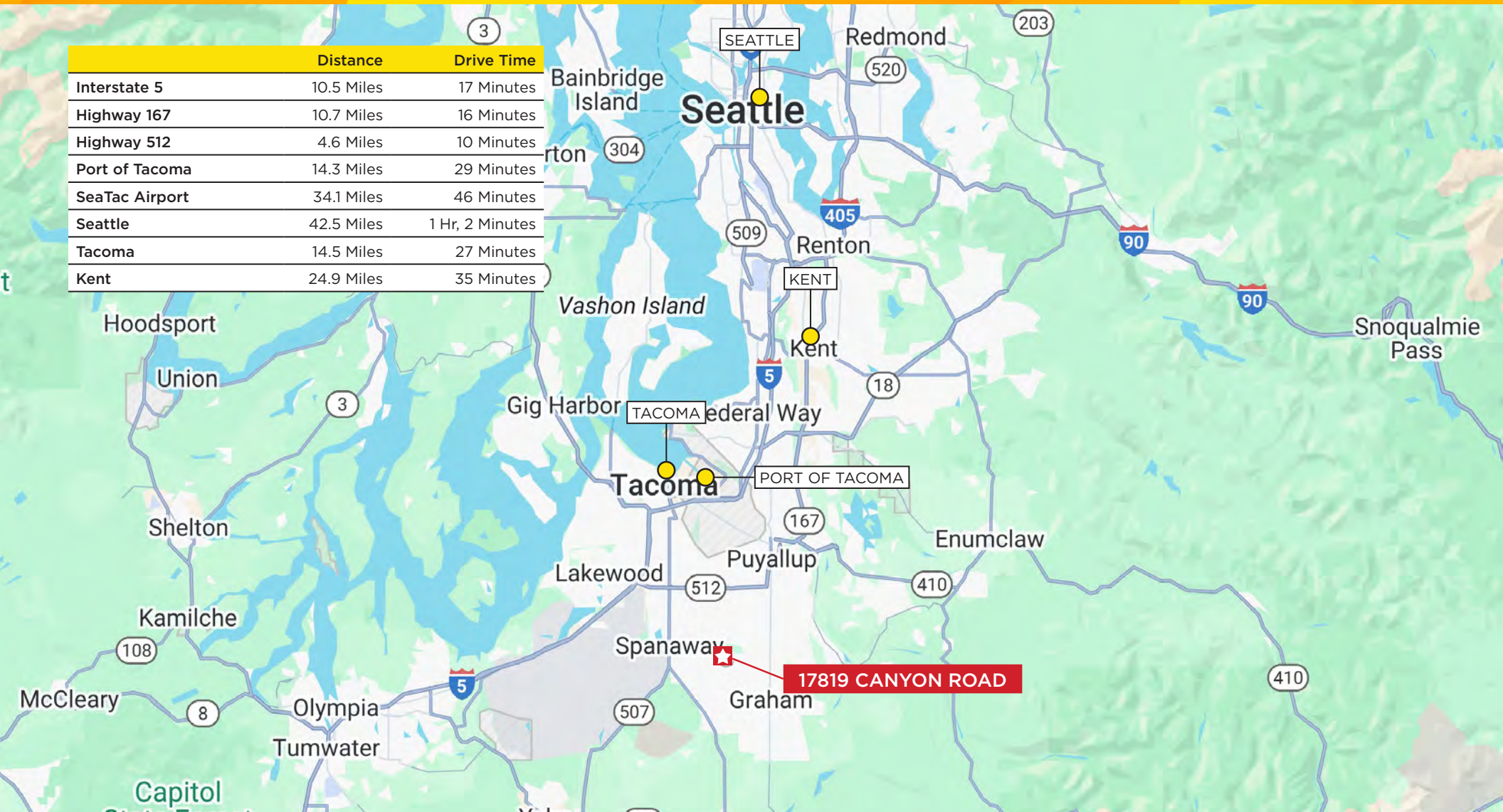








	Distance	Drive Time
Interstate 5	10.5 Miles	17 Minutes
Highway 167	10.7 Miles	16 Minutes
Highway 512	4.6 Miles	10 Minutes
Port of Tacoma	14.3 Miles	29 Minutes
SeaTac Airport	34.1 Miles	46 Minutes
Seattle	42.5 Miles	1 Hr, 2 Minutes
Tacoma	14.5 Miles	27 Minutes
Kent	24.9 Miles	35 Minutes



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