

FOR LEASE  
OR  
BUILT-TO-SUIT

629

E Pioneer Ave.  
Puyallup, WA 98372



**NAI** Puget Sound  
Properties





OFFICE AREA



SHOP AREA



E PIONEER FRONTAGE

## LEASE HIGHLIGHTS

### BUILDING SIZES

Total: 7,675 SF  
Shop (prior automotive repair): 5,935 SF  
Storage Building: 1,740 SF



### CLEAR HEIGHT

10.5' (Shop)



### LOADING

5 GL loading doors (total)



### YARD

2 fenced yard areas



### ADDITIONAL FEATURES

- Automotive Exhaust and Air Lines
- Warehouse heat (oil-fueled)
- Parts Paint Booth, Hood & Exhaust
- Motion Detection Security System
- Excess Gravel Parking Lot (east side)
- Parts Storage Racking



### ZONING

CBD (Central Business District) or auto-related use grandfathered



### LEASE RATE

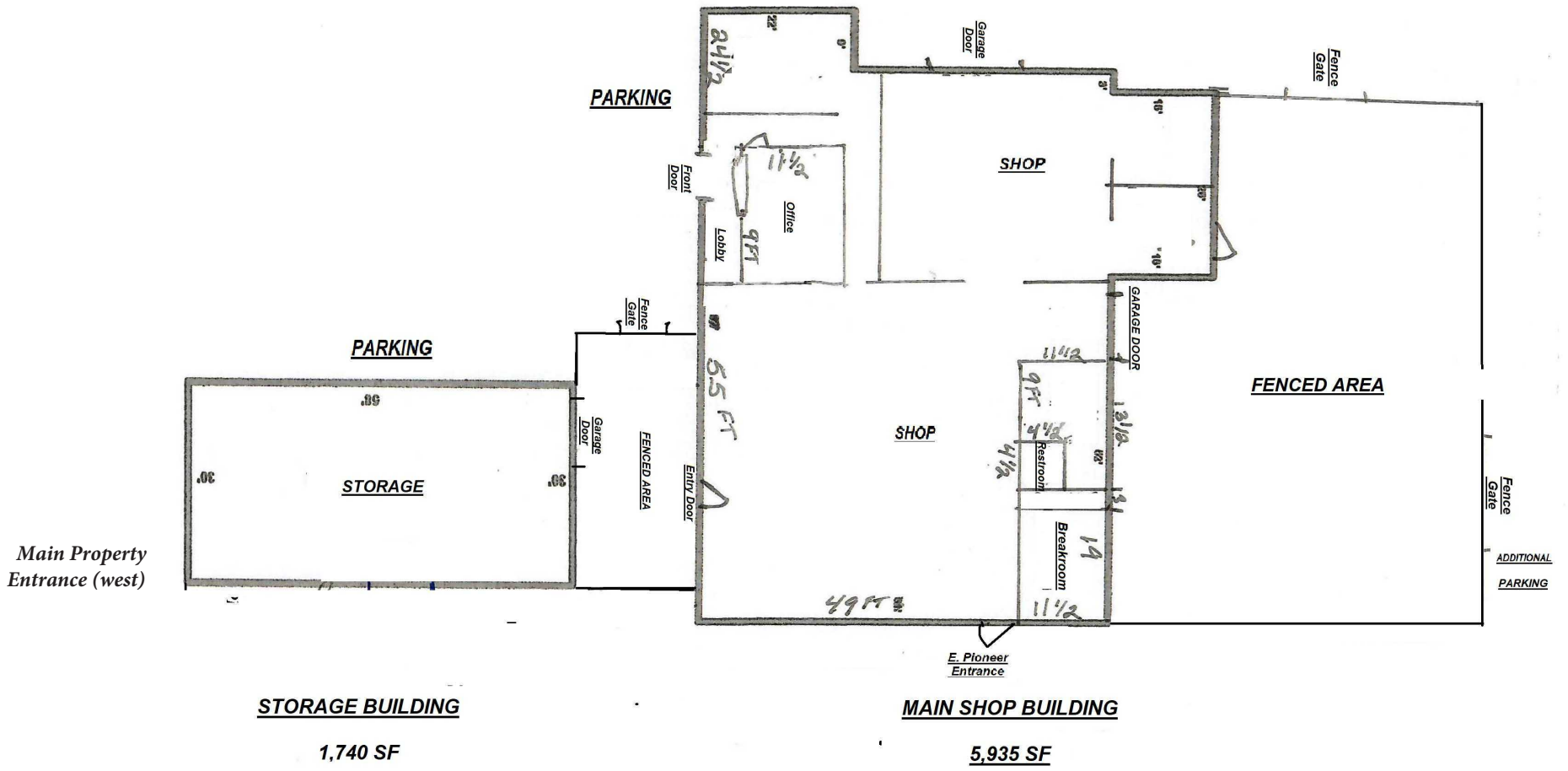
\$1.30 PSF, NNN



## BUILD-TO-SUIT HIGHLIGHTS

- 15,000-22,500 RSF on 0.91 acres
- Call Listing Broker for Details

# SHOP & STORAGE FLOOR PLAN



Building measurements are not to scale and are only estimates. All measurements should be verified by prospective tenant or buyer.

ADDITIONAL PHOTOS



PARTS SHOP



MULTI-OIL FUELED SHOP HEATER



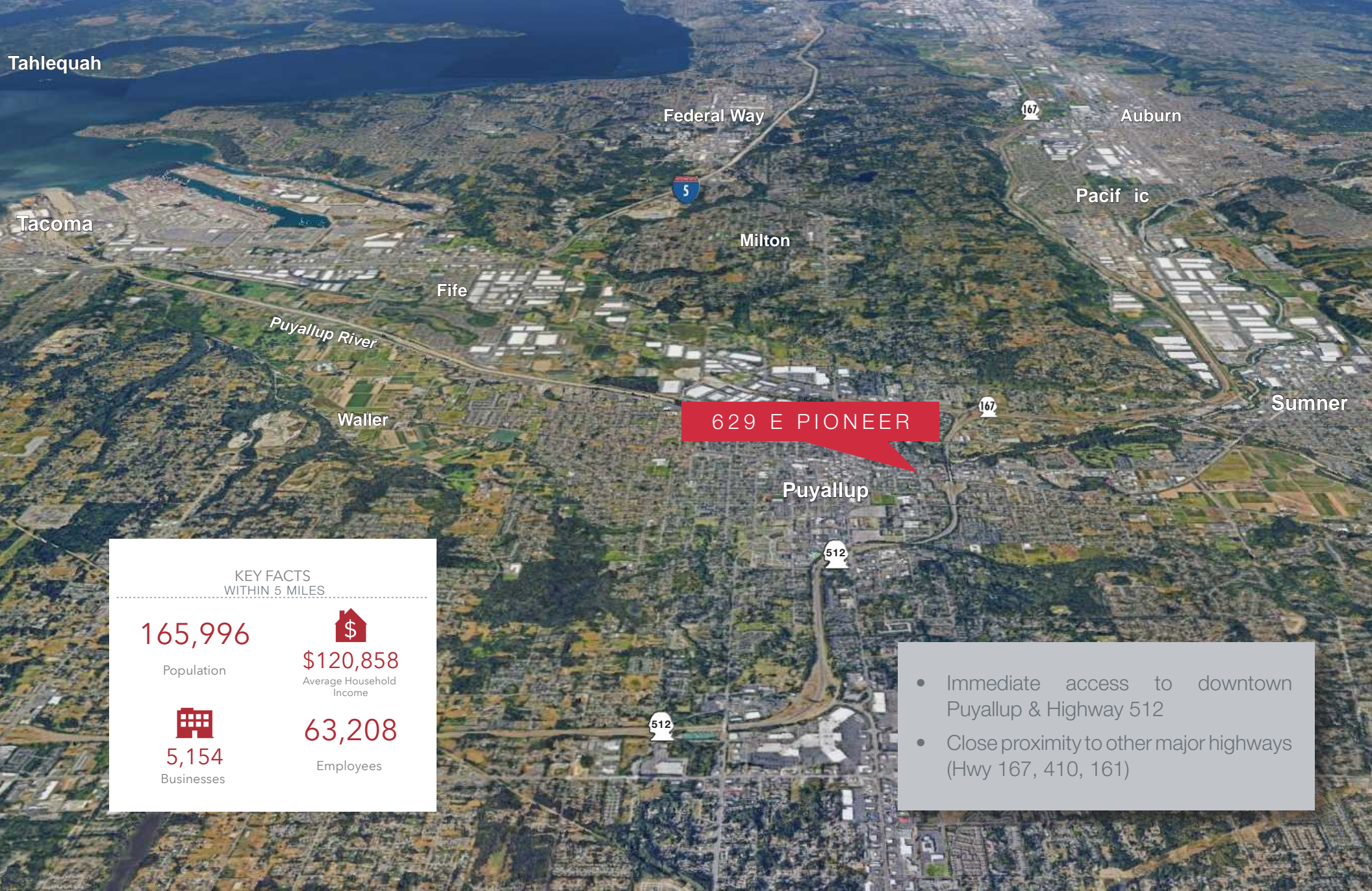
PAINT BOOTH, EQUIP. WASHER & EXHAUST



PAVED FENCE YARD 1



SHOP REAR & ROLL-UP DOOR



KEY FACTS  
WITHIN 5 MILES

165,996

Population



\$120,858

Average Household  
Income



5,154

Businesses

63,208

Employees

629 E PIONEER

- Immediate access to downtown Puyallup & Highway 512
- Close proximity to other major highways (Hwy 167, 410, 161)