

For Lease

RIVER ROAD INDUSTRIAL CENTER

▶ VIEW DRONE FLYOVER

7.33-acre IOS yard site with improvements, suitable for multiple uses, with fantastic access to the Pierce County region.

7702 RIVER ROAD E, PUYALLUP, WA 98371

LEASE OPTION 1: AS-IS

Suitable for parking and outside storage uses.

Self storage units can be removed upon occupancy

Fully graveled and partially paved

Office space with restrooms available

Fully fenced with razor wire

Security camera systems in place

Lighting throughout site

Up to 172 trailer stalls available per plan

MUD - Mixed Use District Zoning

→ [ZONING CODE](#) → [ZONING MAP](#)

6.23 AC

AVAILABLE

\$0.23

NNN, LEASE RATE (SF/MO)



LEASE OPTION 2: SHOP BUILDING WITH YARD

Landlord will design and build a building with drive in capability and service bays and accompanying office space, per mutually agreed upon specifications.

10,780 SF building

Fenced/secured

BTS office

Lit

8 oversized grade doors

Security system in place

Sufficient power

7.33 AC

AVAILABLE

\$0.32

NNN, LEASE RATE (SF/MO)



LEASE OPTION 3: BUILT-TO-SUIT

Landlord will design and build-to-suit Class A facility to meet tenant specifications.

Landlord to consider normal concrete tilt OR specialty design buildings

138,886 SF available

14 dock-high doors

2 grade-level doors

135' truck court

30' min. clear heights

BTS office: ±3,000 SF
plus ±3,000 SF mezz.

Fully fenced & secured

158 car parks

7.33 AC

AVAILABLE

TBD

NNN, LEASE RATE (SF/MO)



RIVER ROAD INDUSTRIAL CENTER



Perfectly connected with easy access to major freeways and interstate highways.

13 MIN

DRIVE TO PORT OF TACOMA

10 MIN

DRIVE TO I-5

2 MIN

DRIVE TO WA-167



RIVER ROAD INDUSTRIAL CENTER

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