

# CANYON 160

162,400-SF Class A industrial  
building delivering Q4 2024.  
For Lease or For Sale.

15720 Canyon Road East , Puyallup, WA 98375 | [Canyon160.com](http://Canyon160.com)



DEVELOPED BY

 PANATTONI®

EXCLUSIVELY LEASED BY

 Kidder  
Mathews



**162,400 SF**  
TOTAL SQUARE FEET

**Q4 2024**  
DELIVERY

**Class A**  
BUILD-TO-SUIT OFFICE

**ECOR**  
ZONING

## ABOUT THE PROJECT

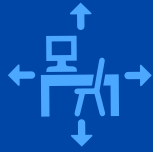
Canyon 160 offers prospective tenants strategically located distribution space at rates more attractive to its competitors.

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As the Puget Sound industrial market continues to grow, so does the Canyon Road submarket. Following a long-awaited zoning change, Canyon 160 is now approaching shovel-ready status. This new Class-A development will offer 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.



162,400-SF BUILDING



BUILD-TO-SUIT OFFICE



LOADING DOORS INCLUDE  
±28 DH AND 2 GL



32' CLEAR HEIGHT



156 PARKING STALLS AND  
32 TRAILER STALLS



Q4 2024 DELIVERY



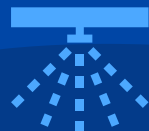
11.87 ACRES (348,573 SF)  
OF LAND



CONCRETE TILT CONSTRUCTION  
WITH REINFORCED SLAB



2,000 AMPS OF POWER



ESFR FIRE PROTECTION



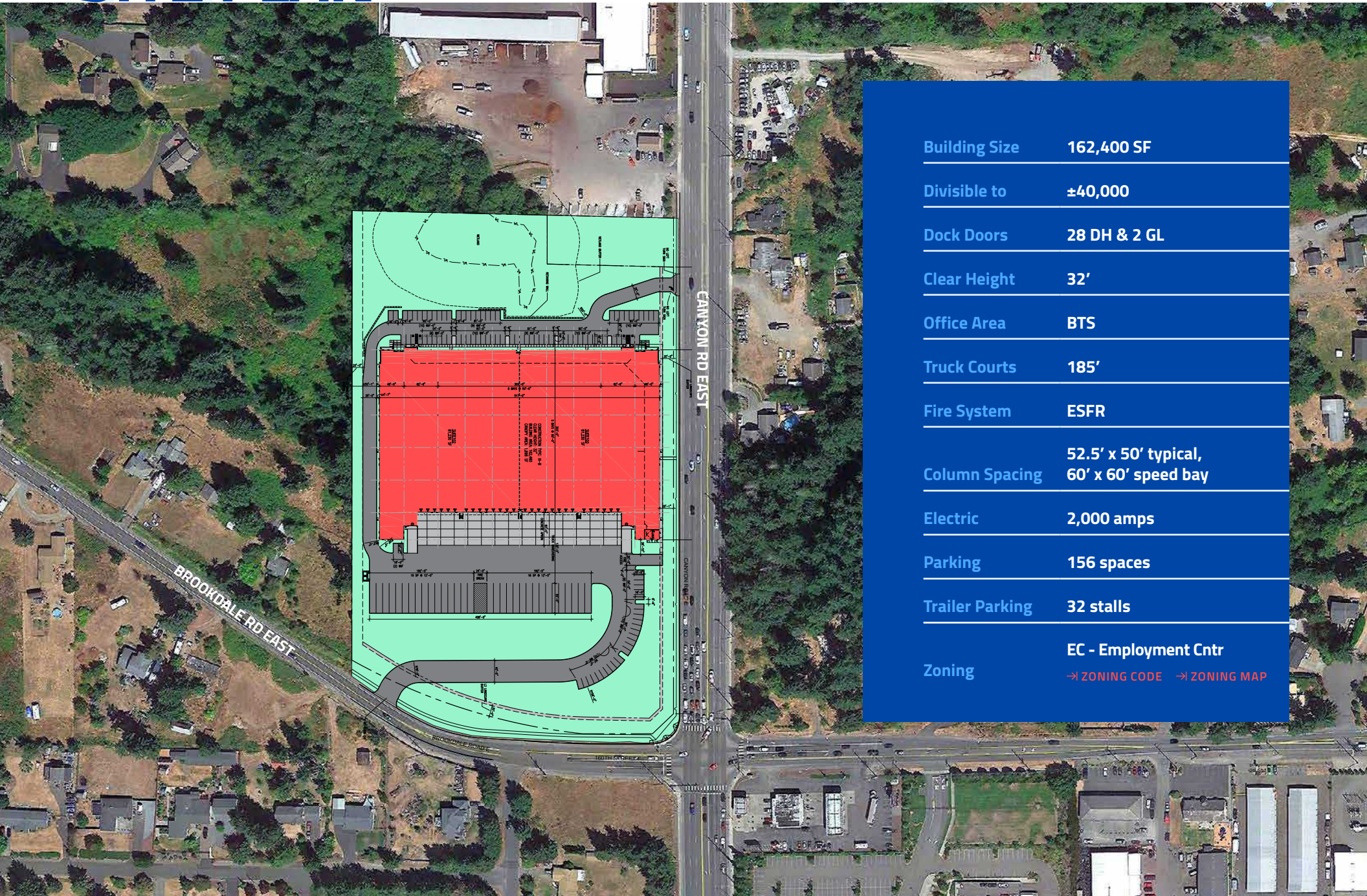
ECOR ZONING



CALL FOR SALE PRICE  
& LEASE RATES

# BUILDING HIGHLIGHTS

# SITE PLAN



Building Size 162,400 SF

Divisible to ±40,000

Dock Doors 28 DH & 2 GL

Clear Height 32'

Office Area BTS

Truck Courts 185'

Fire System ESRF

Column Spacing 52.5' x 50' typical,  
60' x 60' speed bay

Electric 2,000 amps

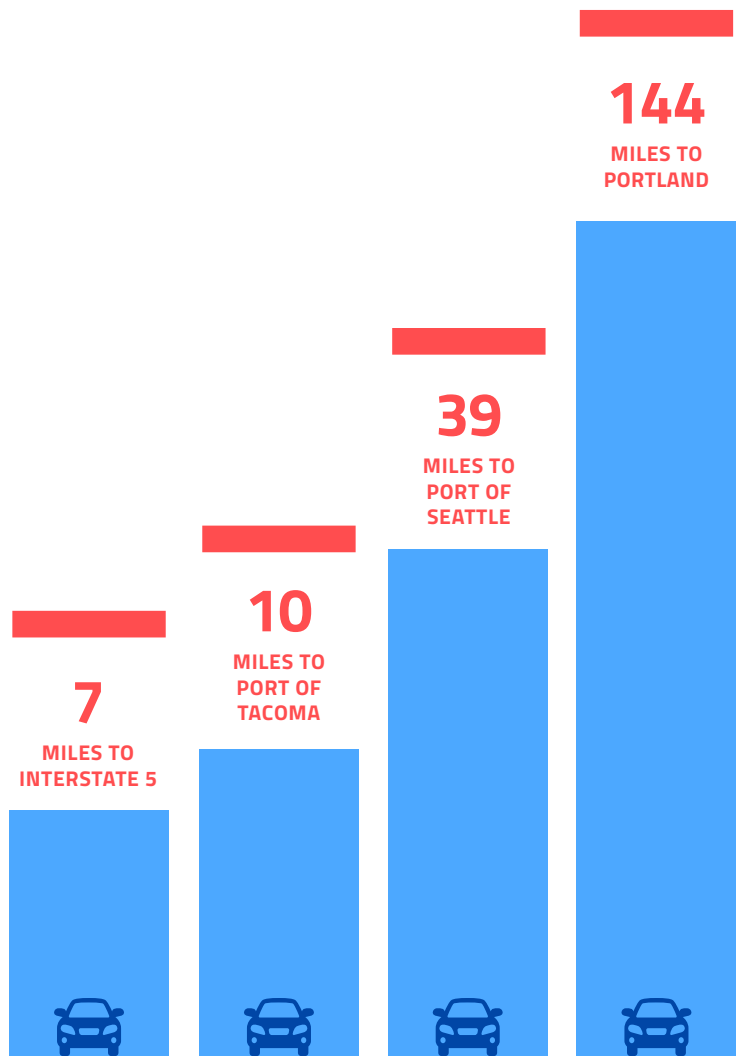
Parking 156 spaces

Trailer Parking 32 stalls

Zoning EC - Employment Cntr  
→ ZONING CODE → ZONING MAP



# COMPLETELY CONNECTED

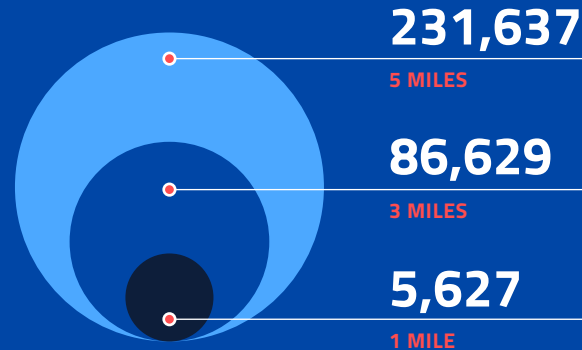


# LABOR STATISTICS

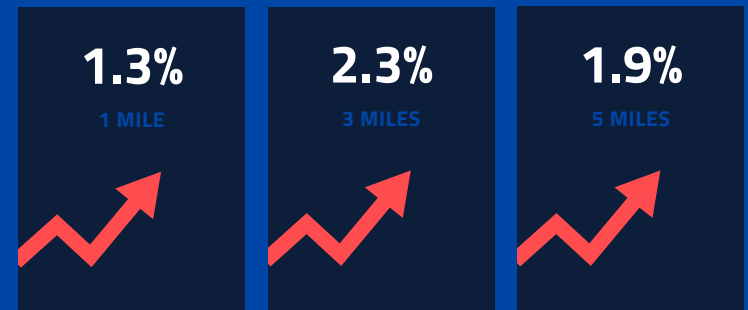
Estimated Population 2021



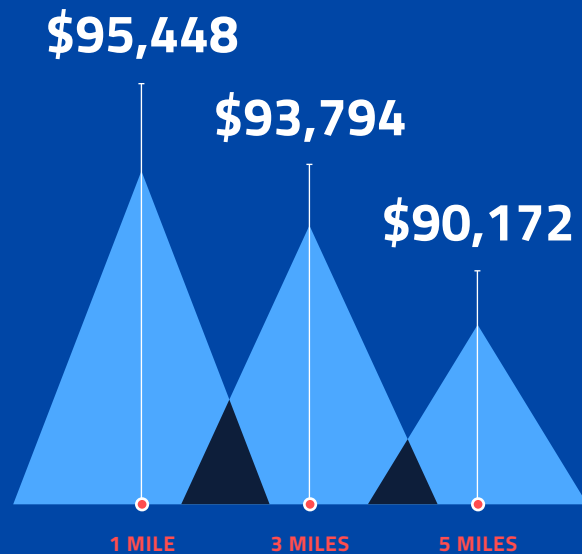
Population Forecast 2026



Population Growth 2021-2026



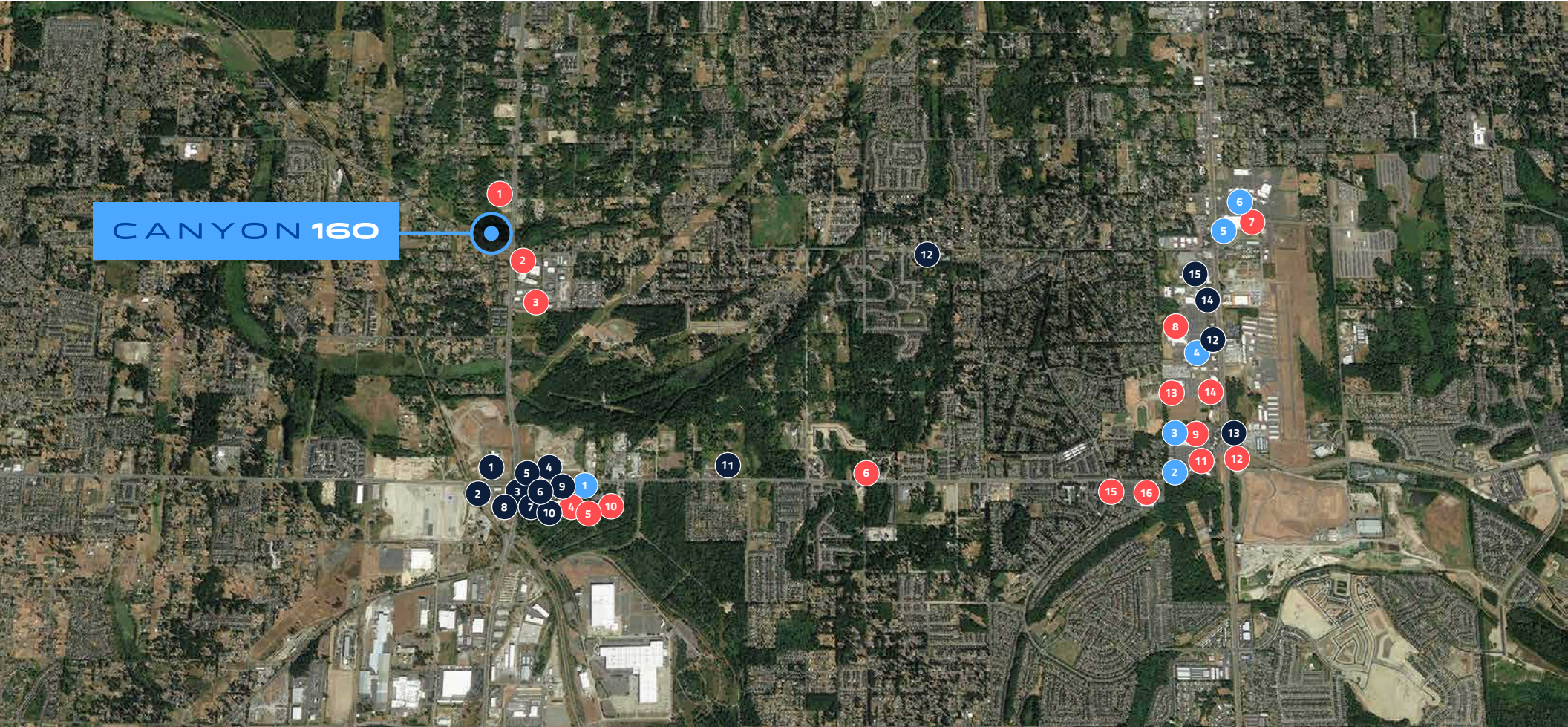
Average Household Income 2021



Estimated Employees 2021



# CANYON 160



## RESTAURANTS

- |                            |                           |
|----------------------------|---------------------------|
| 1 McDonalds                | 9 Pho & Tofu              |
| 2 Taco Bell                | 10 Farrelli's Pizza       |
| 3 Papa Murphys Take n Bake | 11 Ricky J's              |
| 4 Apple Teriyaki           | 12 Applebee's             |
| 5 Subway                   | 13 McDonald's             |
| 6 Sushi & Wok              | 14 Popeyes                |
| 7 Taco Time                | 15 Original Pancake House |
| 8 Carl's Jr                |                           |

## SHOPPING

- |                                 |                    |
|---------------------------------|--------------------|
| 1 Puyallup Bark Supply          | 9 Fred Meyer       |
| 2 Canyon Road Gas & Deli Market | 10 US Bank         |
| 3 Cowart Gagnon                 | 11 Bank of America |
| 4 Pet Pros                      | 12 Walgreens       |
| 5 Safeway                       | 13 Kohl's          |
| 6 The Pont Pad                  | 14 Ulta Beauty     |
| 7 Target                        | 15 Rite Aid        |
| 8 Walmart                       | 16 Winco           |

## COFFEE

- |                       |
|-----------------------|
| 1 Green Bean Espresso |
| 2 Bigfoot Java        |
| 3 Starbucks           |
| 4 Volcano Coffee      |
| 5 Urban Timber Coffee |
| 6 Starbucks           |

# CANYON 160

## For leasing information contact

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