

# SUBLEASE

**PUYALLUP INDUSTRIAL**

211 10th Street Southeast Puyallup, WA 98372



## OFFERING SUMMARY

Lease Rate: \$1.30 SF/month (NNN)

NNN: \$0.24

Available SF: 7,500 SF (460 SF Office)

Yard Space: approx. 37,000 SF

## PROPERTY OVERVIEW

Single-user Warehouse with ample yard space, located minutes off of Hwy 167 and Hwy 512. Master lease good through 12/31/27. Fully fenced, partially paved yard. ML – Limited Manufacturing zoning within City of Puyallup's limits.

## PROPERTY HIGHLIGHTS

- Mezzanine storage
- 6 – 12w X 14h GL doors w/ passthrough to rear yard space
- 16ft clear height
- Insulated
- Heavy power
- Fenced and secured

**Brandon Thomas**

206 303 9595

bthomas@cbcworldwide.com

**Vladimir Olyanich**

425 615 0577

volyanich@cbcworldwide.com



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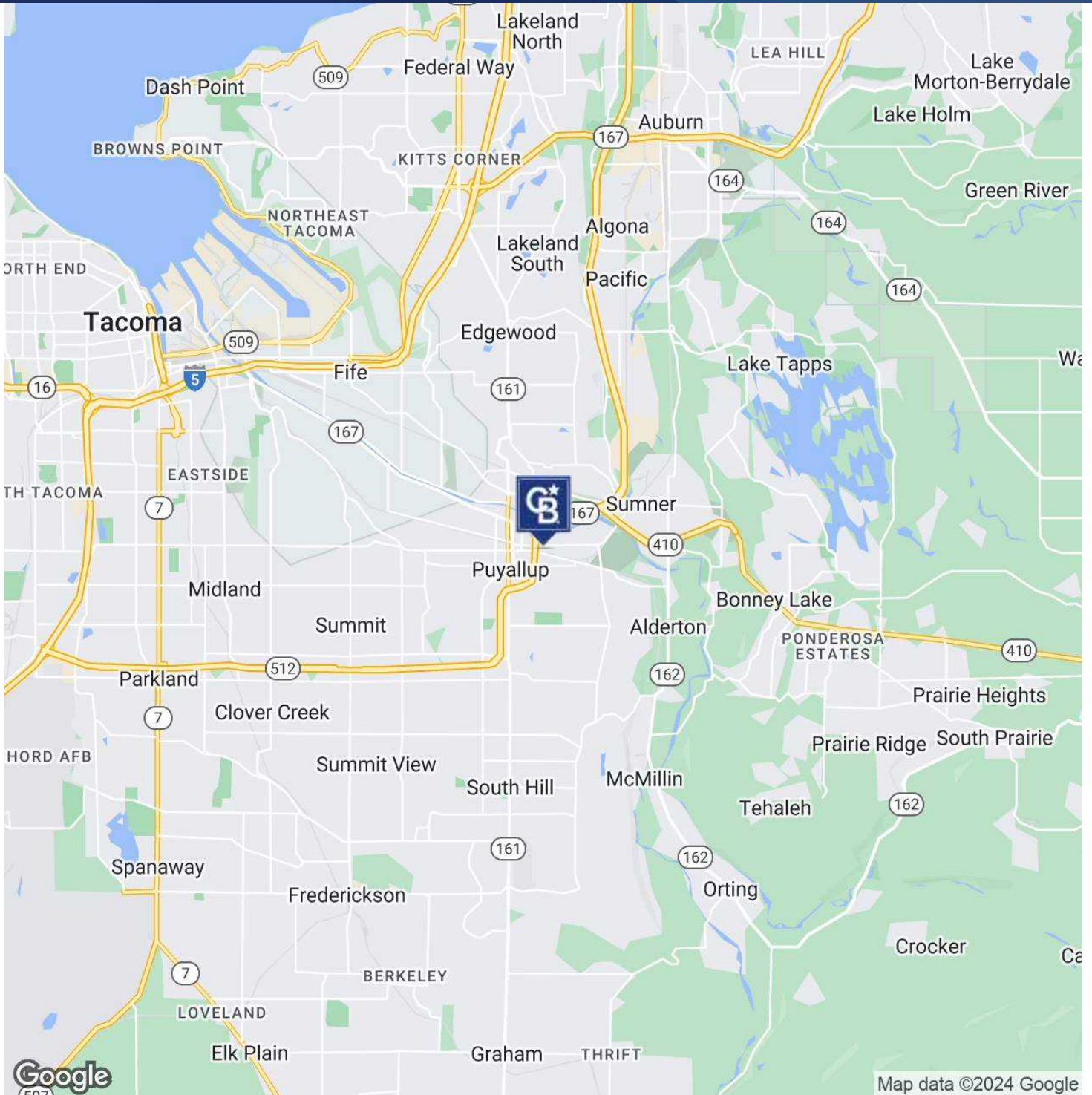
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