



# Clover Creek Logistics Center

6933 176TH ST E  
PUYALLUP, WA 98375

192,163 SF  
CLASS A  
INDUSTRIAL  
& 97 STALL  
TRAILER YARD  
**FOR LEASE**

READY AND AVAILABLE FOR OCCUPANCY



VIEW PROPERTY PHOTOS

OWNED &  
DEVELOPED BY

**WPT**  
CAPITAL ADVISORS

EXCLUSIVELY  
LISTED BY



**Kidder  
Mathews**

# ABOUT THE **PROJECT**

Clover Creek Logistics Center offers tenants a rare stand-alone building opportunity with trailer yard in the heart of one of the most active submarkets in Pierce County.

**192,163 SF**

TOTAL BUILDING SIZE

**3,820 SF**

CLASS A OFFICE

**102,424 SF**


EXCESS TRAILER YARD

**Q3 2024**

DELIVERY

**PIERCE  
COUNTY**

EMPLOYMENT CENTER

 Clover Creek  
Logistics Center

# BUILDING HIGHLIGHTS



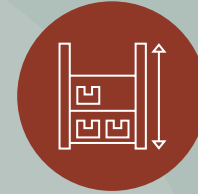
192,163 SF Building



3,820 SF Office  
Delivered at Shell Completion  
but is Expandable



Loading Doors include  
25 DH & 2 Drive In; 8 Doors with  
Levelers at Shell Completion



36' Clear Height



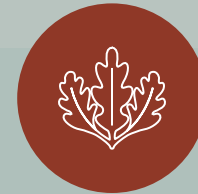
243 Parking Stalls &  
97 Trailer Stalls



Q3 2024 Delivery  
Move-In Ready at Completion



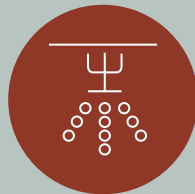
Concrete Tilt  
Construction



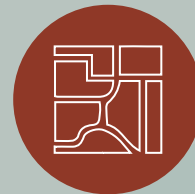
Pursuing LEED  
Certification



3,000 Amps of Power



ESFR Fire Protection



EC (Pierce County) Zoning

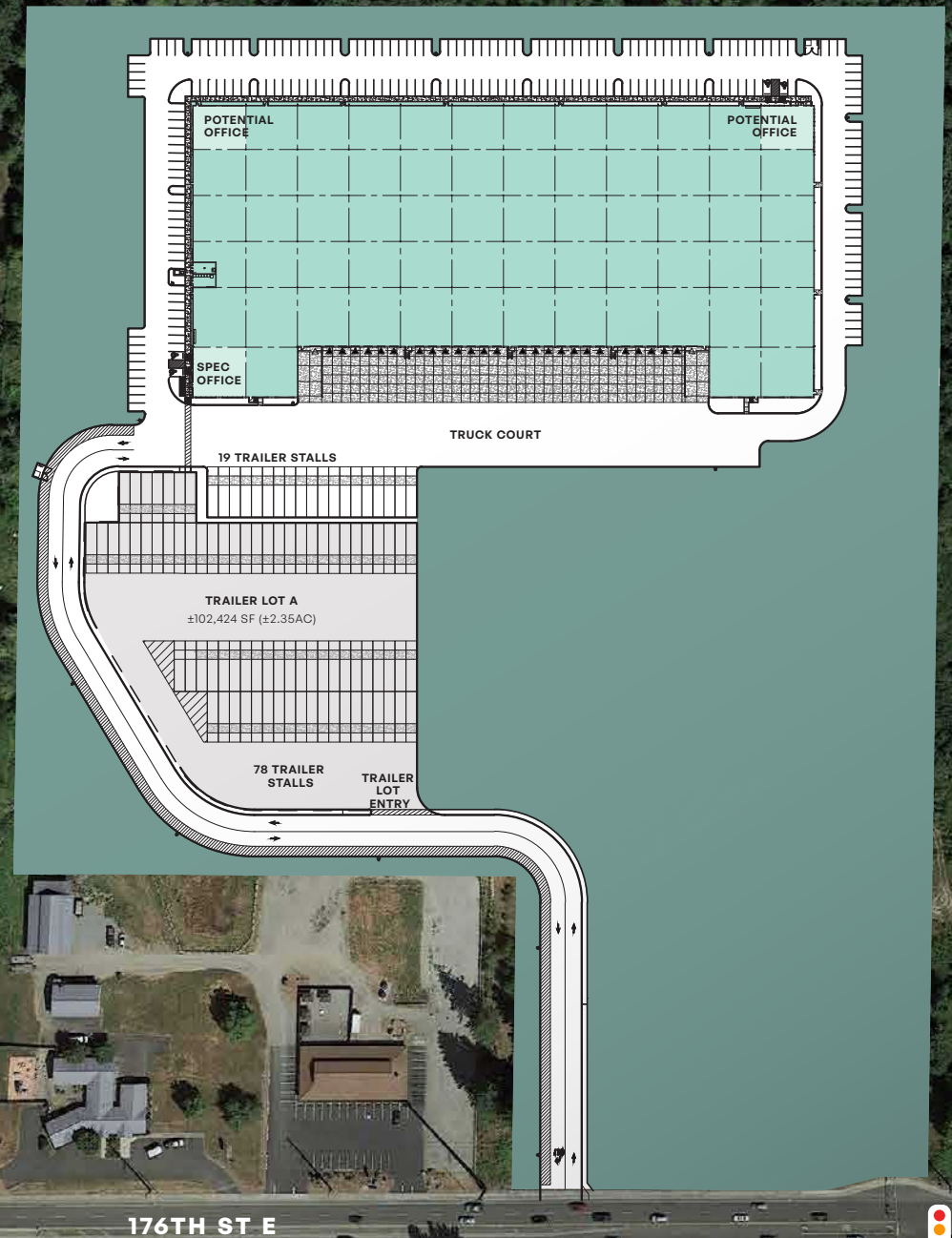


Call for Lease Rates



# SITE PLAN

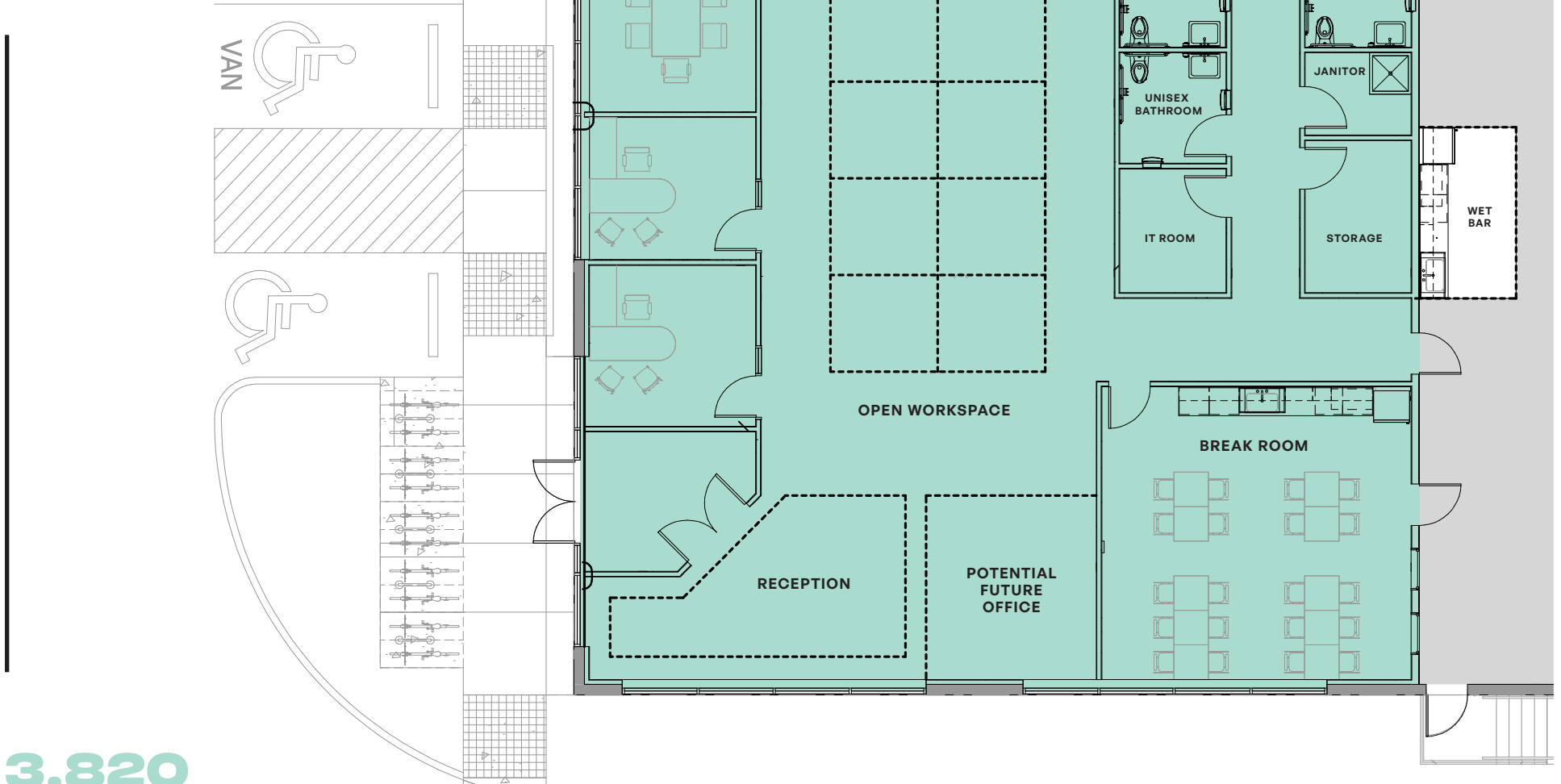
Building Size	192,163 SF
Divisible to	±60,000 SF
Land Size	±25.13 AC (±1,094,987 SF)
Excess Trailer Yard	±2.35 AC (±102,424 SF)
Zoning	EC - Employment Center → ZONING CODE → ZONING MAP
Dock Doors	25 DH; 2 Drive In
Clear Height	36'
Office Area	3,820 SF
Truck Courts	130'
Fire System	ESFR
Column Spacing	50' x 56' TYP
Electric	3,000 A
Parking	243 Stalls
Trailer Parking	19 Allocated to Building 78 Allocated to Excess Land



176TH ST E

Clover Creek  
Logistics Center

# SPEC OFFICE LAYOUT



**3,820**  
TOTAL SF OFFICE

Spec office delivered at shell completion but is expandable

# MERGE YOUR BUSINESS SEAMLESSLY



**5 MILES**

TO SR-512



**11 MILES**

TO INTERSTATE 5



**13 MILES**

TO PORT OF TACOMA



**36 MILES**

TO SEATAC INTL AIRPORT



 Clover Creek  
Logistics Center

 Clover Creek  
Logistics Center



# LOCAL ACCESS



CANYON RD

CANYON R D E

160TH ST E



Clover Creek  
Logistics Center



176TH ST E

GEM HEIGHTS DR E

161



Clover Creek  
Logistics Center



# SUPERIOR REGION ACCESS

Port of Tacoma

ROUTES TO SEATTLE

**11 MINS**  
SR-512

**11 MINS**  
TO SUMNER

**17 MINS**  
I-5

**20 MINS**  
SR-167

**25 MINS**  
TO PORT OF TACOMA

**150 MINS**  
PORTLAND

TO PORTLAND

Clover Creek Logistics Center

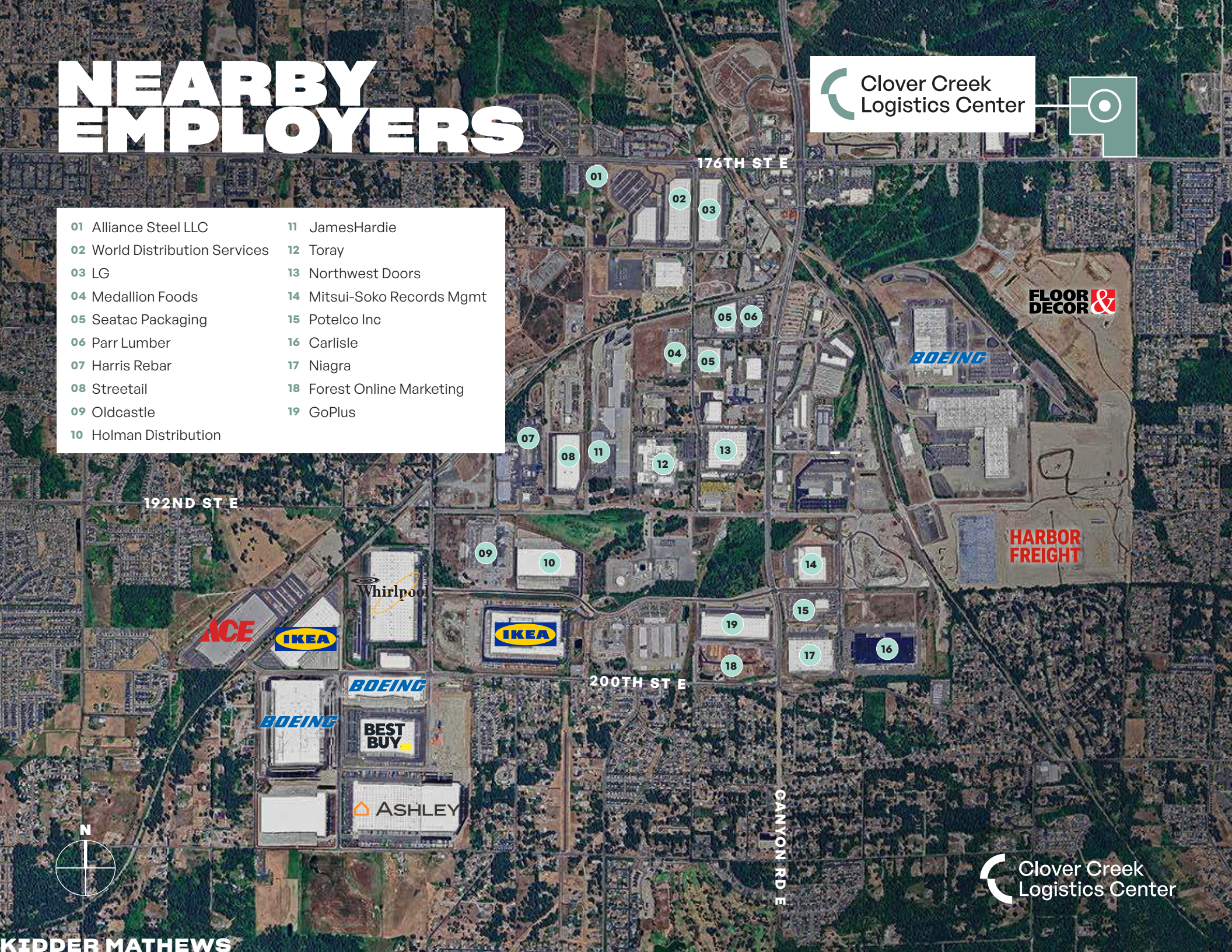
Clover Creek Logistics Center



# NEARBY EMPLOYERS



- |                                |                             |
|--------------------------------|-----------------------------|
| 01 Alliance Steel LLC          | 11 JamesHardie              |
| 02 World Distribution Services | 12 Toray                    |
| 03 LG                          | 13 Northwest Doors          |
| 04 Medallion Foods             | 14 Mitsui-Soko Records Mgmt |
| 05 Seatac Packaging            | 15 Potelco Inc              |
| 06 Parr Lumber                 | 16 Carlisle                 |
| 07 Harris Rebar                | 17 Niagra                   |
| 08 Streetail                   | 18 Forest Online Marketing  |
| 09 Oldcastle                   | 19 GoPlus                   |
| 10 Holman Distribution         |                             |



FLOOR DECOR &

BOEING

HARBOR FREIGHT

ACE

IKEA

Whirlpool

IKEA

BOEING

BOEING

BEST BUY

ASHLEY

200TH ST E

176TH ST E

192ND ST E

CANYON RDE





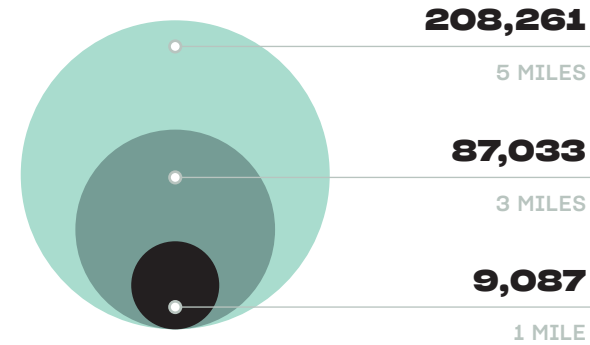
# LABOR STATISTICS

Source: Applied Geographic Solutions 4/2023, TIGER Geography - RFULL9

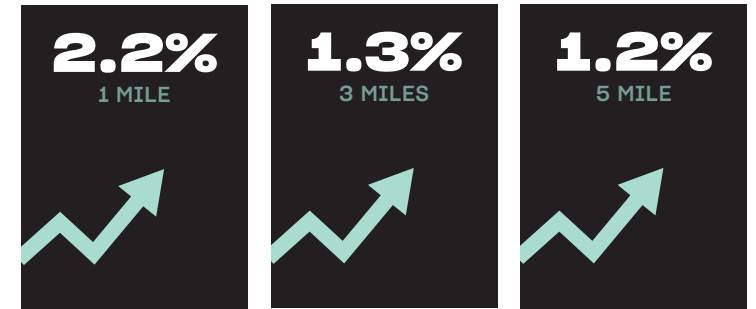
Estimated Population 2023



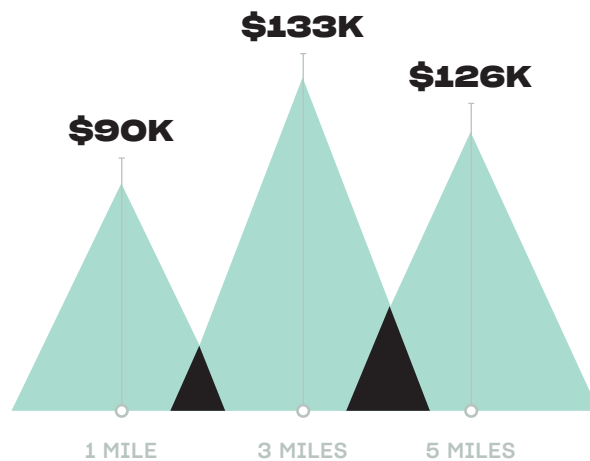
Population Forecast 2028



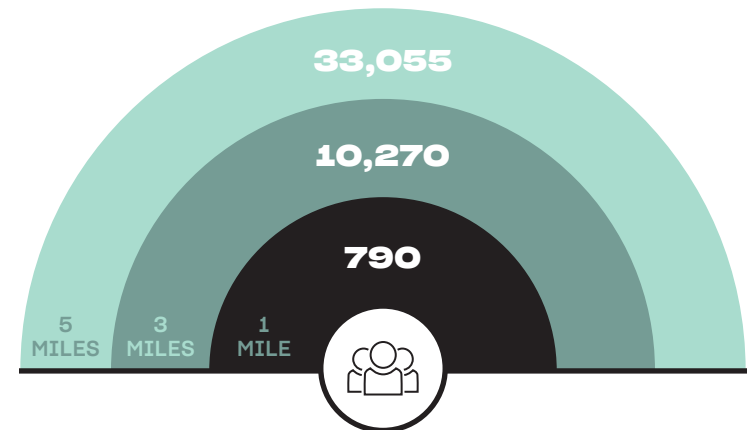
Population Growth 2023-2028



Average HH Income 2023



Estimated Employees 2023





# NEARBY AMENITIES



## Restaurants

- |                  |                              |
|------------------|------------------------------|
| 01 Popeyes       | 09 McDonald's                |
| 02 IHOP          | 10 Applebee's                |
| 03 McDonald's    | 11 Denny's                   |
| 04 Taco Bell     | 12 Panda Express             |
| 05 Carl's Jr     | 13 Popeyes Louisiana Kitchen |
| 06 Burger King   | 14 Jack in the Box           |
| 07 Papa Murphy's | 15 Taco Time NW              |
| 08 Wendy's       | 16 The Habit Burger Grill    |

## Shopping

- |                        |                         |
|------------------------|-------------------------|
| 01 Firestone           | 09 Ulta                 |
| 02 Safeway             | 10 Big 5 Sporting Goods |
| 03 Rite Aid            | 11 Firestone            |
| 04 Winco               | 12 Les Schwab Tires     |
| 05 Fred Meyer          | 13 Walmart              |
| 06 Kohl's              | 14 Target               |
| 07 Ross Dress for less | 15 PetSmart             |
| 08 Walgreens           | 16 Party City           |

## Coffee

- |                    |
|--------------------|
| 01 Starbucks       |
| 02 Canyon Espresso |
| 03 Bigfoot Java    |
| 04 Starbucks       |
| 05 Anthem Coffee   |
| 06 Starbucks       |



**FUEL STATION**





# Clover Creek Logistics Center

OWNED &  
DEVELOPED BY

**WPT**  
CAPITAL ADVISORS

EXCLUSIVELY  
**LEASED BY**

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Mathews**

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