



FOR SALE
INDUSTRIAL

PUYALLUP WAREHOUSE FOR LEASE
10004 162nd Street Court East, Puyallup, WA 98375

- **Puyallup Prime Location Warehouse For Lease**
- **13,700 SF Building**
- **1.38 Acre land**

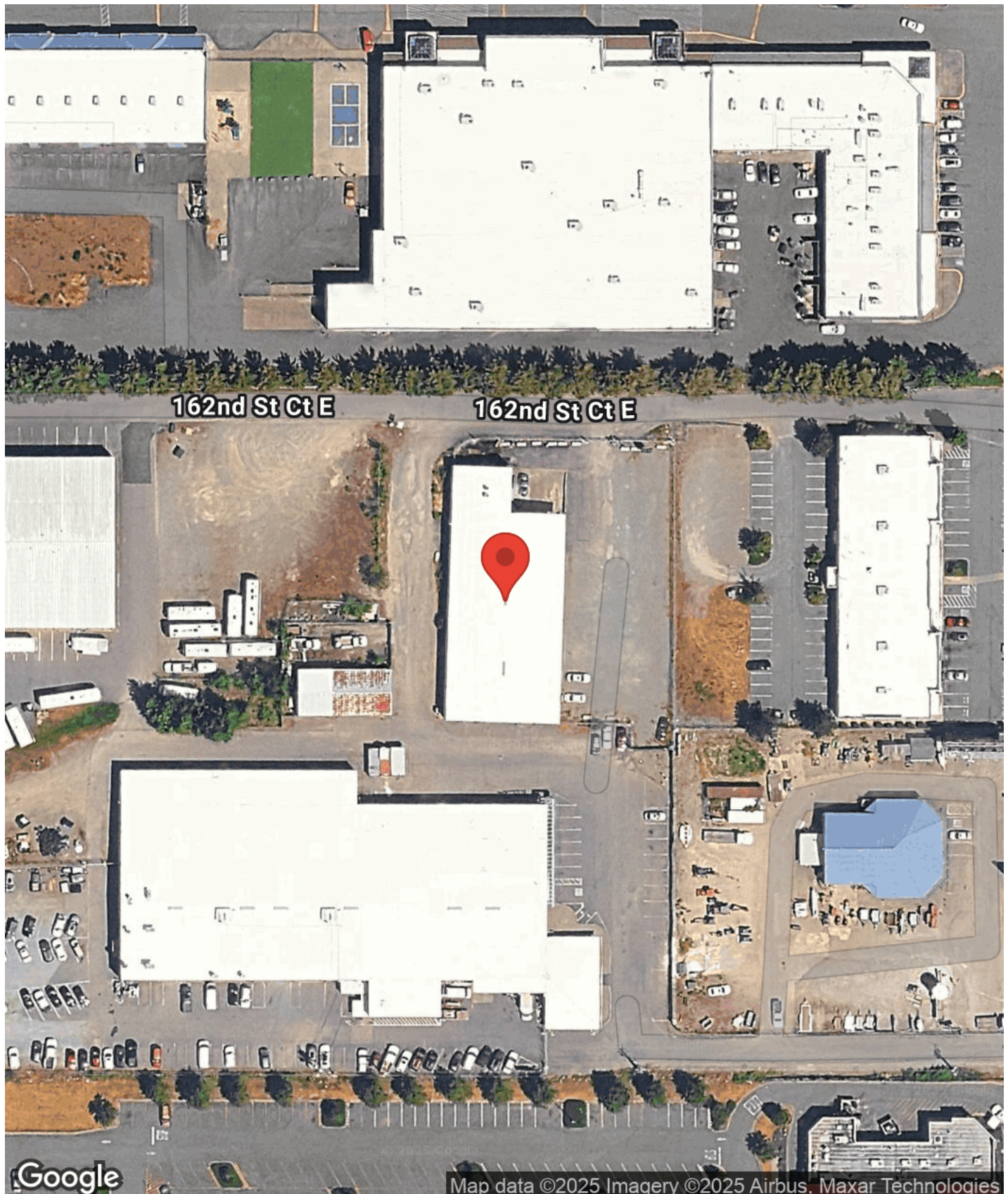


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AERIAL MAP



PROPERTY SUMMARY



Property Summary

Building SF:	13,700
Lease Rate:	\$15/SF/YR
NNN:	\$5 /SF/Yr
Total Building Size:	13,700SF
Lot Size:	1.38 Acre
Office Space :	3400SF
Year Built:	1978/2009
Zoning:	UCOR

Property Overview

- Loading: 3 dock-high doors + 3 grade-level roll-up doors (front, side, rear)
- Ceiling Height: 18 -24 Feet
- Fully Insulated, Heated

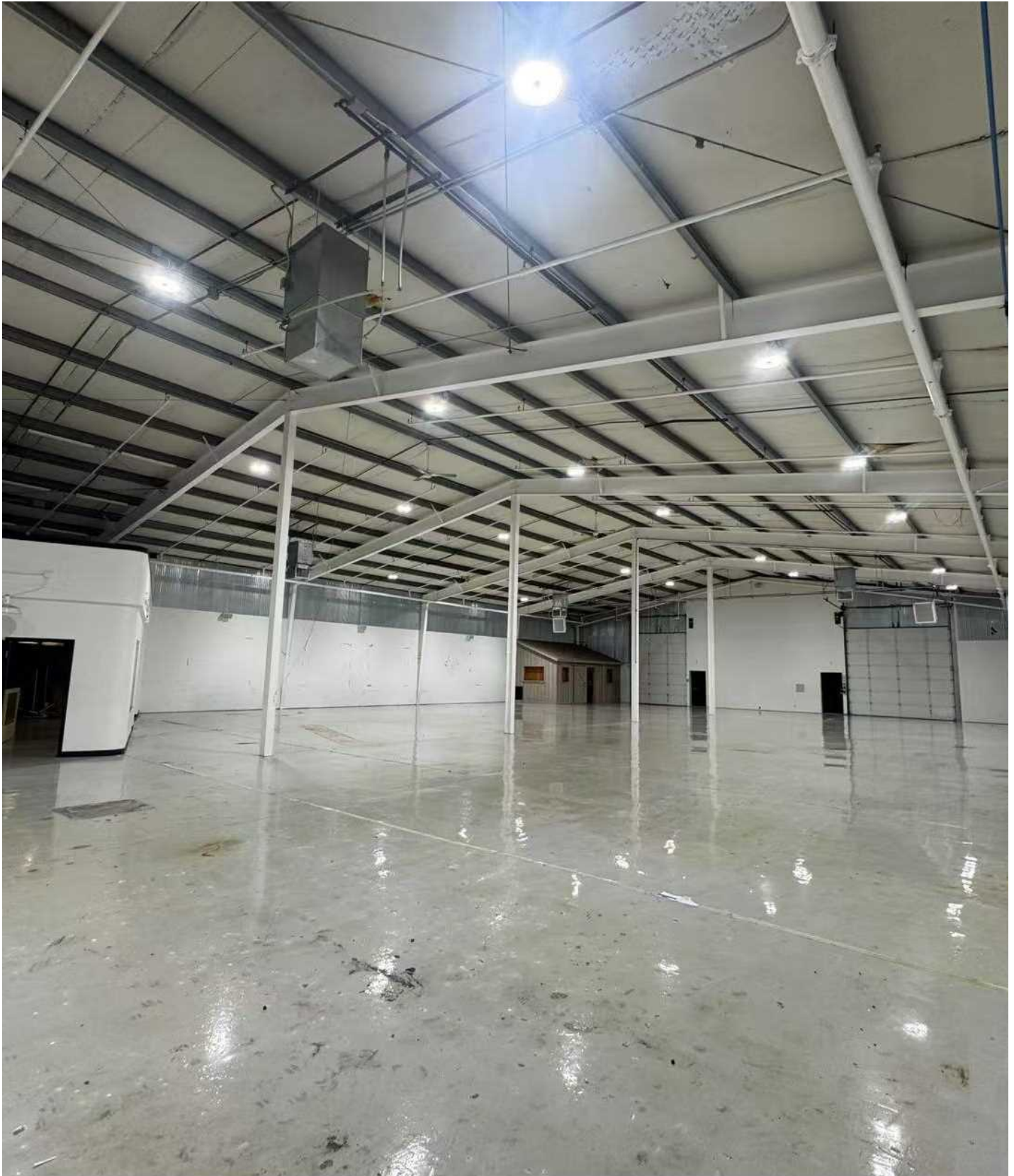
Suitable for sports training centers, logistics distribution, manufacturing, showrooms, and various other uses.

Location Overview

Prime Location & Visibility

Conveniently situated just off Meridian Avenue E, this property boasts high traffic visibility and is within close proximity to major retail centers like Walmart and Sunrise Village. The location is also just two blocks from Pierce County Airport, providing excellent logistics connectivity, and minutes from the rapidly growing Frederickson Industrial Hub, home to major global companies like Boeing, Ikea, and Whirlpool.

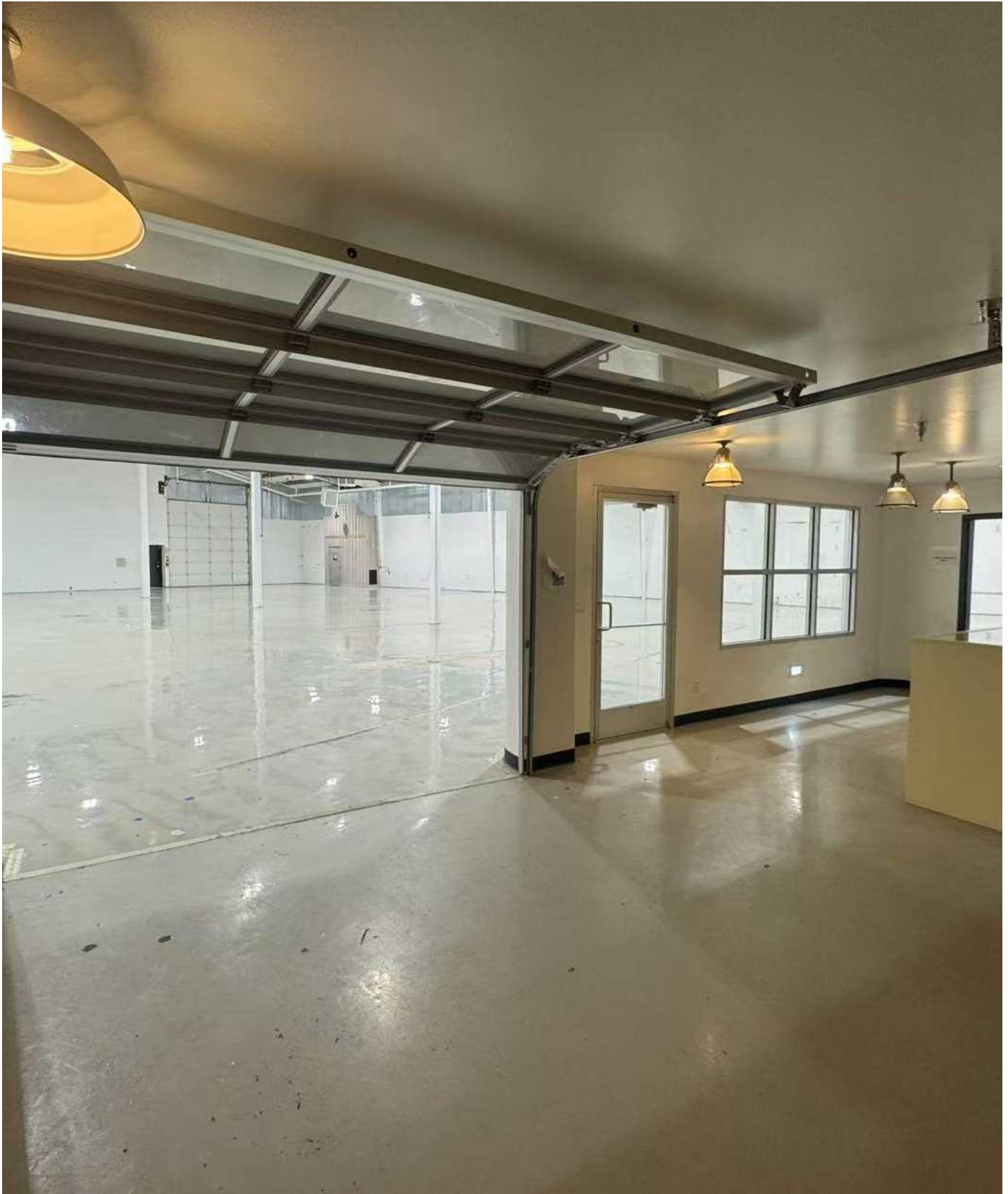
PROPERTY PHOTOS



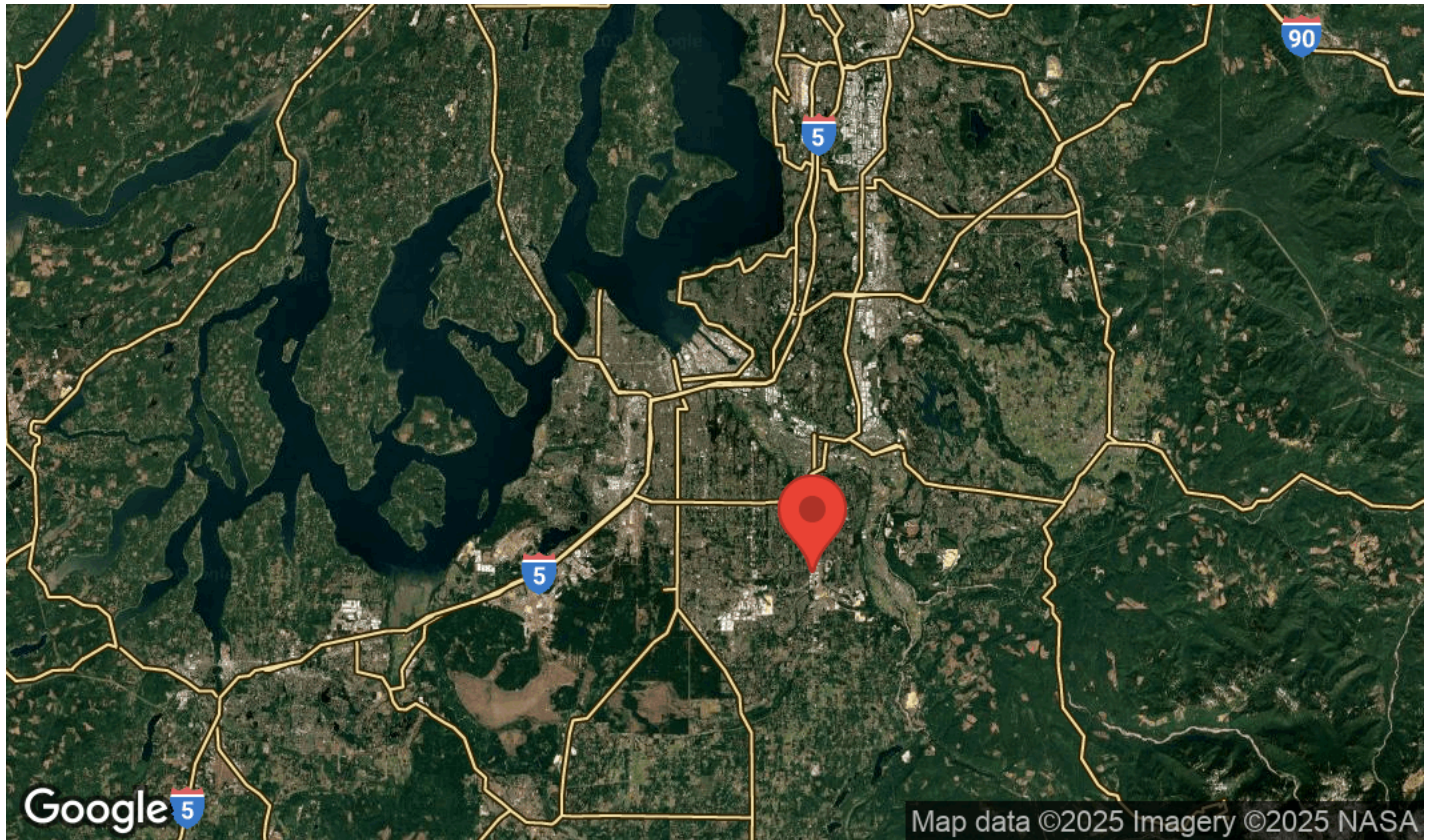
PROPERTY PHOTOS



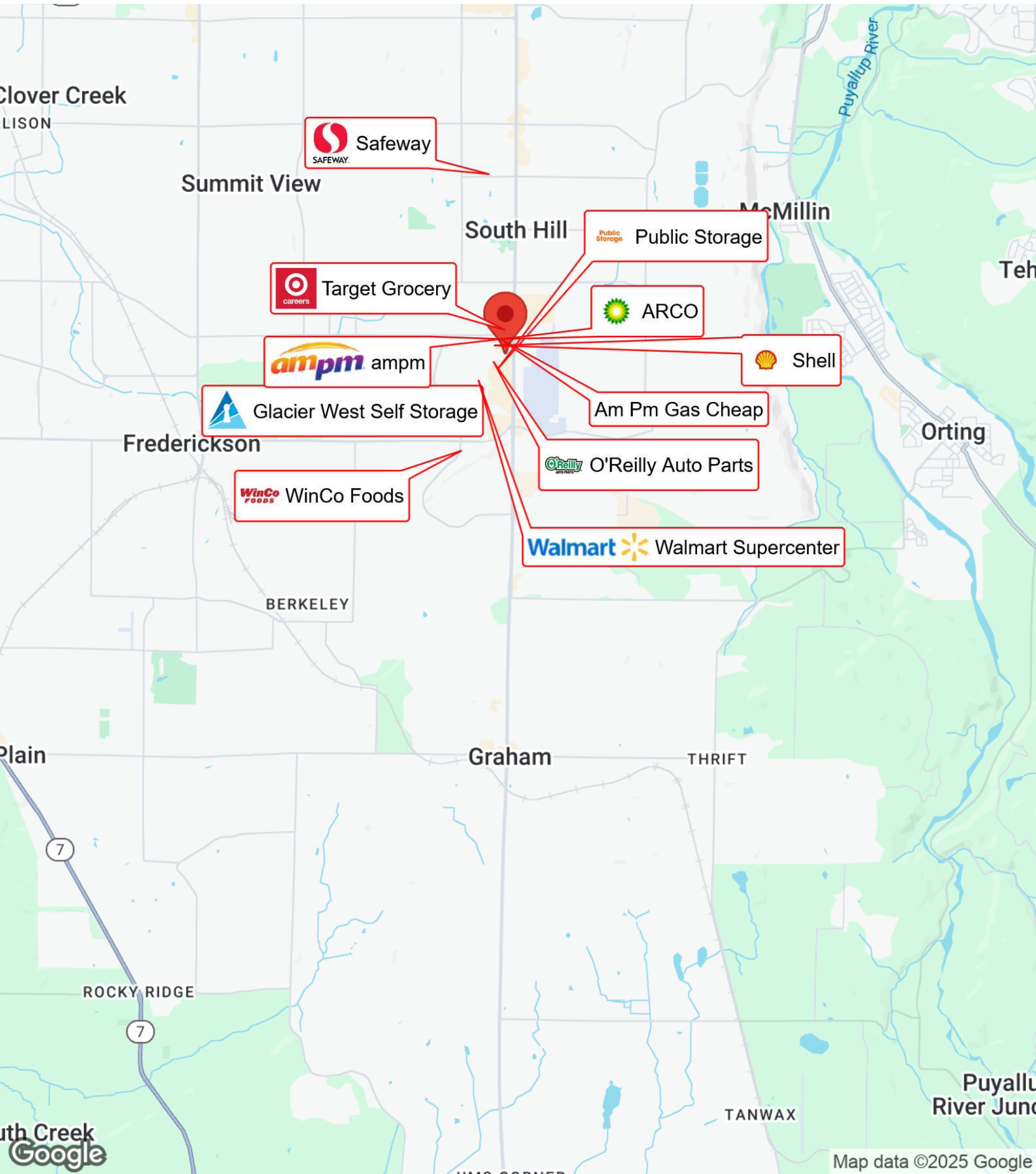
PROPERTY PHOTOS



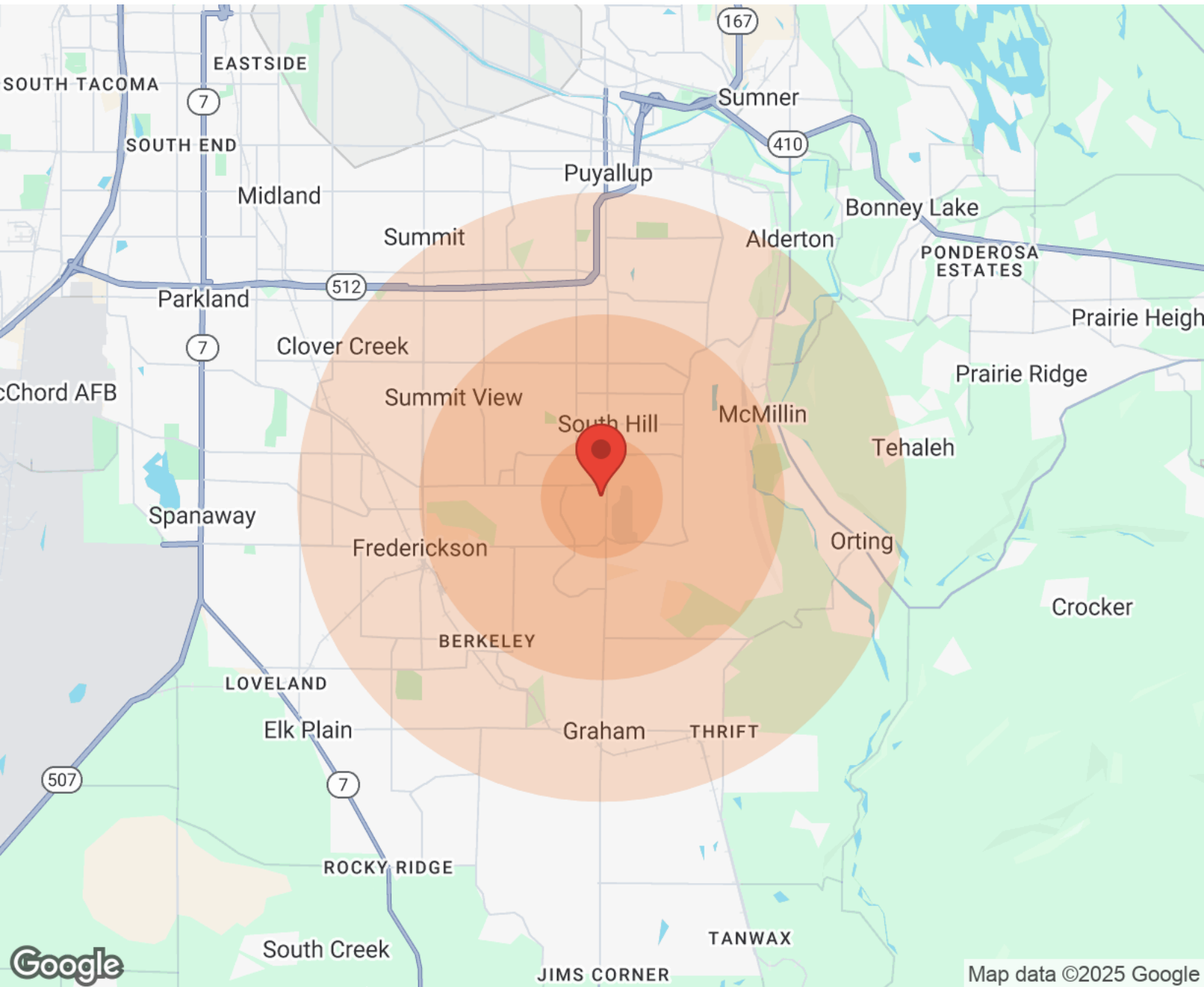
LOCATION MAPS



BUSINESS MAP



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	4,784	42,715	73,475
Female	4,813	43,300	74,216
Total Population	9,597	86,015	147,691
Race	1 Mile	3 Miles	5 Miles
White	7,777	69,045	120,588
Black	394	3,312	5,263
Am In/AK Nat	5	349	501
Hawaiian	64	668	1,236
Hispanic	985	7,509	12,095
Multi-Racial	1,806	17,056	27,918

Income	1 Mile	3 Miles	5 Miles
Median	\$84,894	\$76,915	\$73,166
< \$15,000	62	1,380	2,679
\$15,000-\$24,999	74	1,944	3,189
\$25,000-\$34,999	76	1,646	3,360
\$35,000-\$49,999	445	4,009	7,170
\$50,000-\$74,999	876	6,161	11,836
\$75,000-\$99,999	466	5,869	9,261
\$100,000-\$149,999	746	6,148	10,045
\$150,000-\$199,999	306	1,505	2,841
> \$200,000	115	598	1,218

Map data ©2025 Google

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PRESENTED BY:**JENNY LIU , MBA**

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