

FOR LEASE OR SALE

CANYON 160

162,460-SF Class A Industrial

15720 CANYON RD E, PUYALLUP, WA 98375

CANYON160.COM

[VIEW PHOTOS](#)

CANYON RD EAST

DEVELOPED BY

 PANATTONI®

EXCLUSIVELY LEASED BY

 Kidder
Mathews

An aerial photograph of a large, modern industrial building with a white roof and grey walls. The building is situated next to a multi-lane road with several vehicles. A large parking lot with many spaces is located in front of the building. The surrounding area includes green trees and some residential houses in the background.

162,460 SF

TOTAL SQUARE FEET

Now

AVAILABLE

Class A

BUILD-TO-SUIT OFFICE

ECOR

ZONING

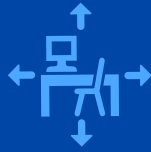
ABOUT THE PROJECT

Canyon 160 offers prospective tenants strategically located distribution space at attractive rates.

As the Puget Sound industrial market continues to grow, so does the Canyon Road submarket. Following a long-awaited zoning change, Canyon 160 is available now. This new Class-A development offers 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.



162,460-SF BUILDING



BUILD-TO-SUIT OFFICE



**LOADING DOORS INCLUDE
±28 DH AND 2 GL**



32' CLEAR HEIGHT



**156 PARKING STALLS AND
32 TRAILER STALLS**



NOW AVAILABLE



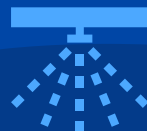
**11.87 ACRES (348,573 SF)
OF LAND**



**CONCRETE TILT CONSTRUCTION
WITH REINFORCED SLAB**



2,000 AMPS OF POWER



ESFR FIRE PROTECTION



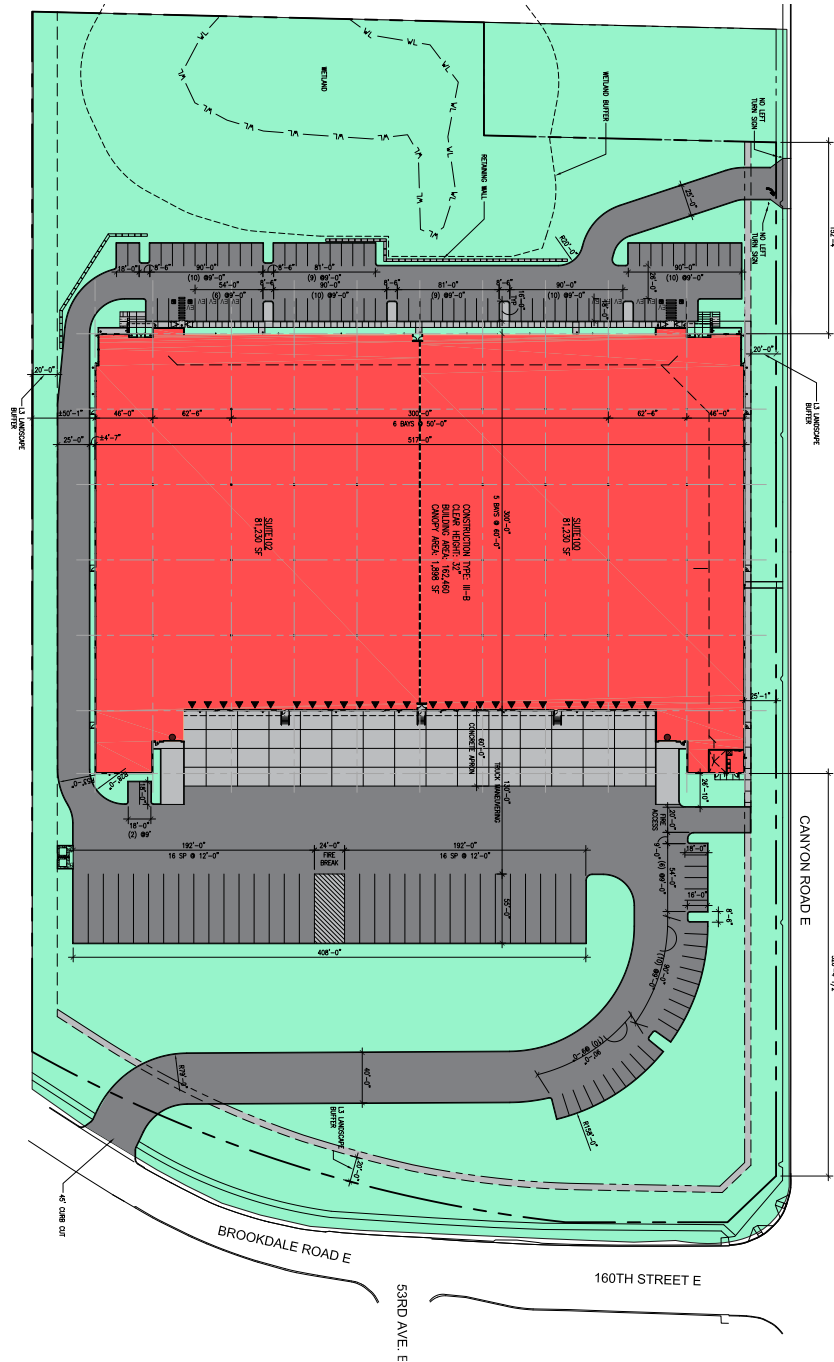
ECOR ZONING



**CALL FOR SALE PRICE
& LEASE RATES**

BUILDING HIGHLIGHTS

SITE PLAN



Building Size 162,460 SF

Divisible to ±40,000

Dock Doors 28 DH & 2 GL

Clear Height 32'

Office Area BTS

Truck Courts 185'

Fire System ESFR

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

Electric 2,000 amps

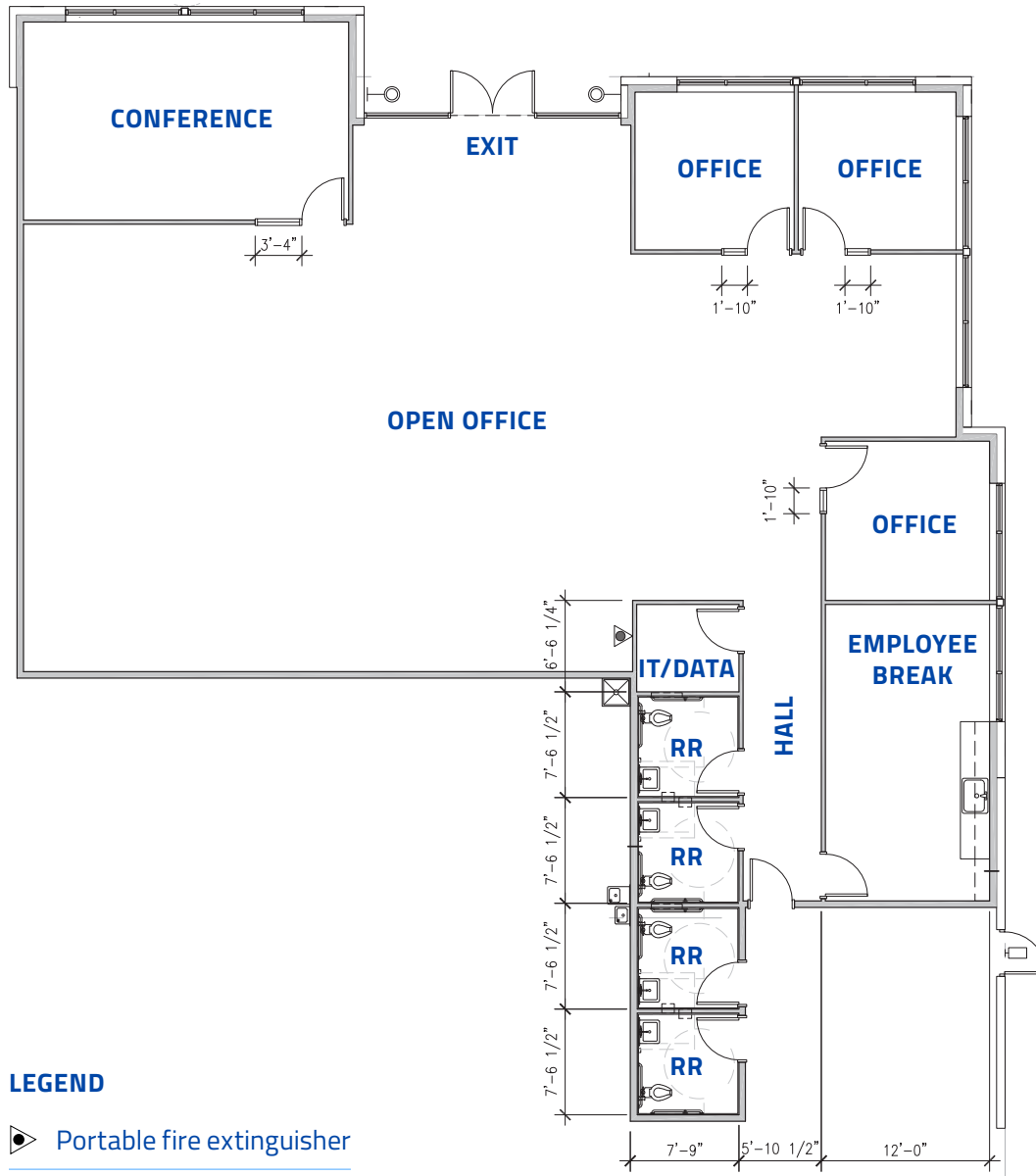
Parking 156 spaces

Trailer Parking 32 stalls

Zoning EC - Employment Center

→ ZONING CODE → ZONING MAP

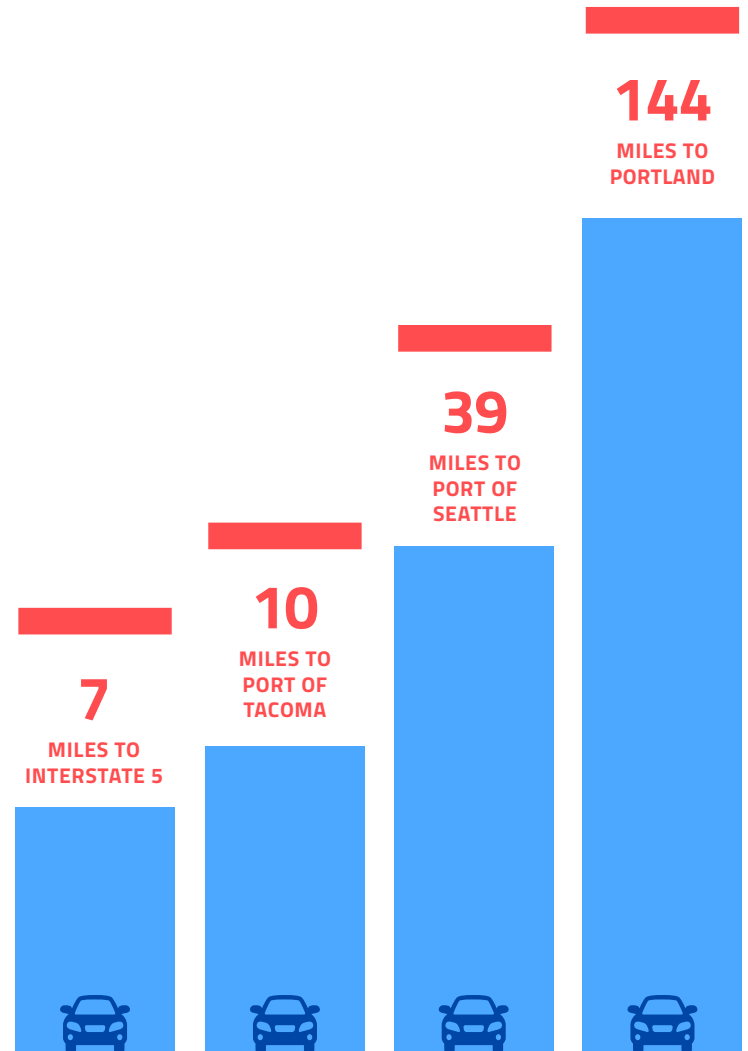
SPECULATIVE OFFICE PLAN



- 3,486 SF office
- 3 private offices
- 2 office restrooms
- 2 warehouse restrooms
- Large conference room
- Breakroom
- Open cube area



COMPLETELY CONNECTED

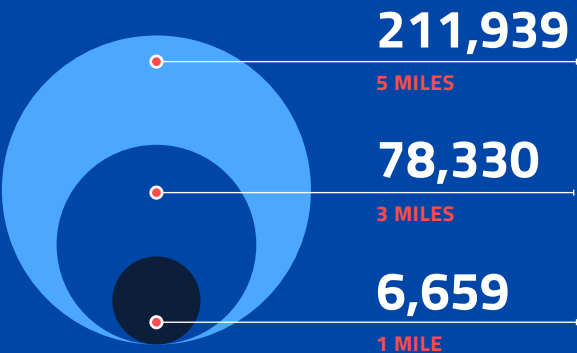


LABOR STATISTICS

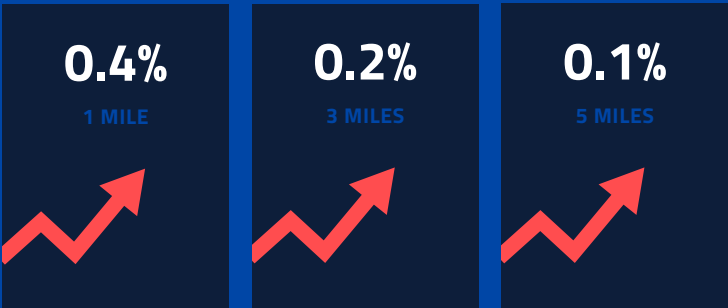
Estimated
Population 2024



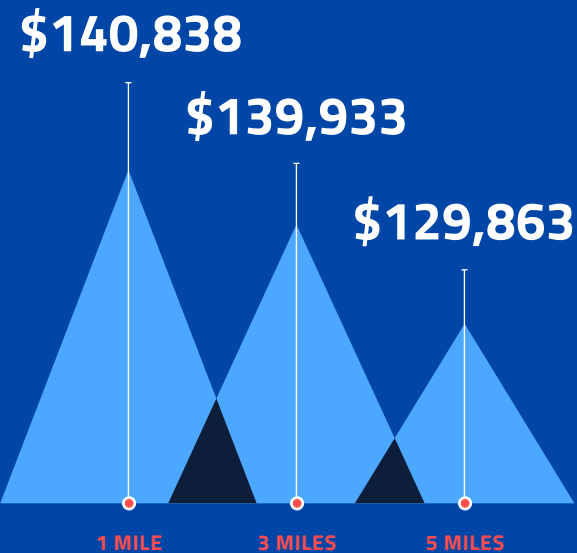
Population Forecast 2029



Population Growth 2024-2029



Average Household Income 2024



Estimated Employees 2024



NEARBY EMPLOYERS

- | | |
|-------------------------------|-----------------------------|
| 1 Alliance Steel LLC | 11 JamesHardie |
| 2 World Distribution Services | 12 Toray |
| 3 LG | 13 Northwest Doors |
| 4 Medallion Foods | 14 Mitsui-Soko Records Mgmt |
| 5 Seatac Packaging | 15 Potelco Inc |
| 6 Parr Lumber | 16 Carlisle |
| 7 Harris Rebar | 17 Ulta Beauty |
| 8 Streetail | 18 Rite Aid |
| 9 Oldcastle | 19 Winco |
| 10 Holman Distribution | |



CANYON 160

amazon

176TH ST E

FLOOR & DECOR

BOEING

Haier

HARBOR FREIGHT

192ND ST E

ACE

IKEA

Whirlpool

IKEA

BOEING

BOEING

BEST BUY

ASHLEY

200TH ST E

CANYON RD EAST

CANYON 160

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