

RIVER ROAD INDUSTRIAL CENTER

*7.05-acre IOS yard site
with improvements,
suitable for multiple
uses, with fantastic
access to the Pierce
County region.*

7702 RIVER ROAD E
PUYALLUP, WA 98371

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[▶ VIEW DRONE FLYOVER](#)

RIVER ROAD INDUSTRIAL CENTER



MONTH-TO-MONTH
TRUCK PARKING

MINI-STORAGE: CAN BE
REMOVED WITH 30 DAY NOTICE

MONTH-TO-MONTH CAR DEALERSHIP
720 SF OFFICE, 1,680 SF GARAGE

LEASE OPTION 1: AS-IS

Suitable for parking and outside storage uses.

Fully graveled and partially paved

Office space and garage space with restrooms available

Fully fenced with razor wire

Security camera systems in place

Lighting throughout site

MUD - Mixed Use District Zoning

→ [ZONING CODE](#) → [ZONING MAP](#)

→ [PROPERTY PICTURES](#)

7.05 AC

AVAILABLE

\$0.23

NNN, LEASE RATE (SF/MO)



LEASE OPTION 2: SHOP BUILDING WITH YARD

Landlord will design and build a building with drive in capability and service bays and accompanying office space, per mutually agreed upon specifications.

10,780 SF building

Fenced/secured

BTS office

Lit

8 oversized grade doors

Security system in place

Sufficient power

7.05 AC

AVAILABLE

\$0.32

NNN, LEASE RATE (SF/MO)



LEASE OPTION 3: BUILT-TO-SUIT

Landlord will design and build-to-suit Class A facility to meet tenant specifications.

****Landlord to consider normal concrete tilt OR specialty design buildings****

138,886 SF available

14 dock-high doors

2 grade-level doors

135' truck court

30' min. clear heights

BTS office: $\pm 3,000$ SF
plus $\pm 3,000$ SF mezz.

Fully fenced & secured

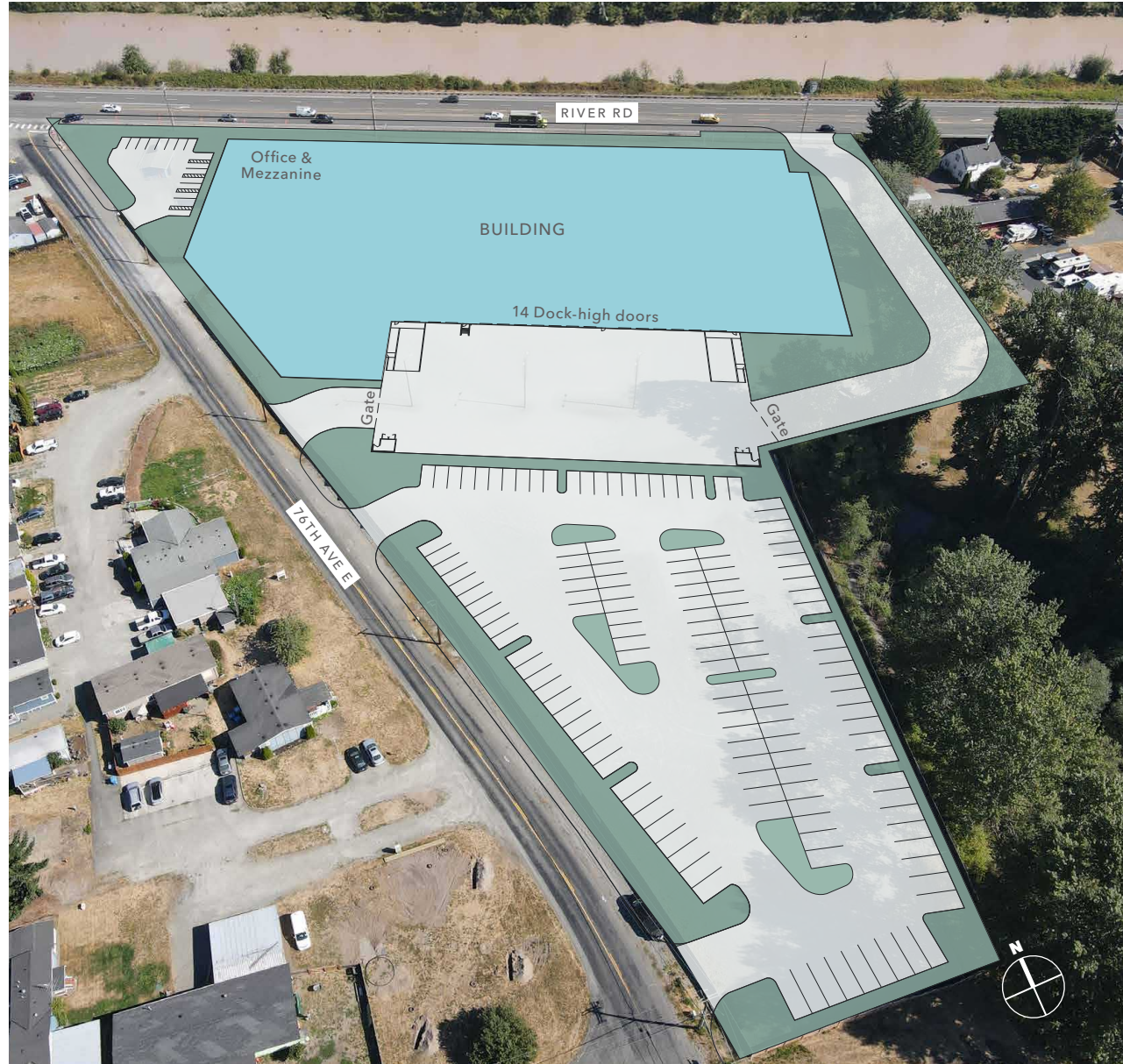
158 car parks

7.05 AC

AVAILABLE

TBD

NNN, LEASE RATE (SF/MO)



RIVER ROAD INDUSTRIAL CENTER



Perfectly connected with easy access to major freeways and interstate highways.

13 MIN

DRIVE TO PORT OF TACOMA

10 MIN

DRIVE TO I-5

2 MIN

DRIVE TO WA-167

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Exclusively leased by

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