

INDUSTRIAL FOR LEASE

# SUMNER CONTRACTOR YARD

16723 78TH STREET EAST, SUMNER, WA 98390



FOR LEASE

**KELLER WILLIAMS COMMERCIAL**

1029 E Main, Suite 201  
Puyallup, WA 98372



Each Office Independently Owned and Operated

**PRESENTED BY:**

**RICK BROWN**

Commercial Broker  
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16723 78TH STREET EAST



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# EXECUTIVE SUMMARY

16723 78TH STREET EAST

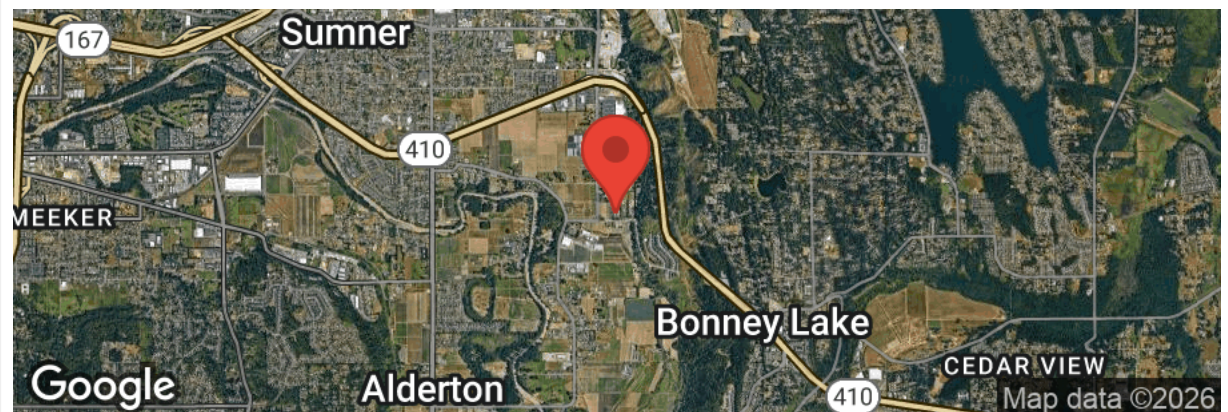


## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$9,000.00/Month MG
<b>LEASE TERM:</b>	60 Months
<b>BUILDING SF:</b>	5,040
<b>LOT SIZE:</b>	3.0 Acres
<b>RENOVATED:</b>	2000
<b>GENERAL USE:</b>	Contractor Yard/Office
<b>ZONING:</b>	R-10

## PROPERTY OVERVIEW

Located in the heart of Sumner's thriving industrial corridor, this +/- 5,040 SF commercial space is tailor-made for contractors and service-based businesses. Featuring a functional office layout and a private contractor yard, it offers the perfect base of operations for landscaping companies looking to grow and stay organized. With excellent access to regional transportation routes and plenty of room for equipment, crews, and administrative needs, this space delivers the flexibility and efficiency your business demands.



# PROPERTY PHOTOS

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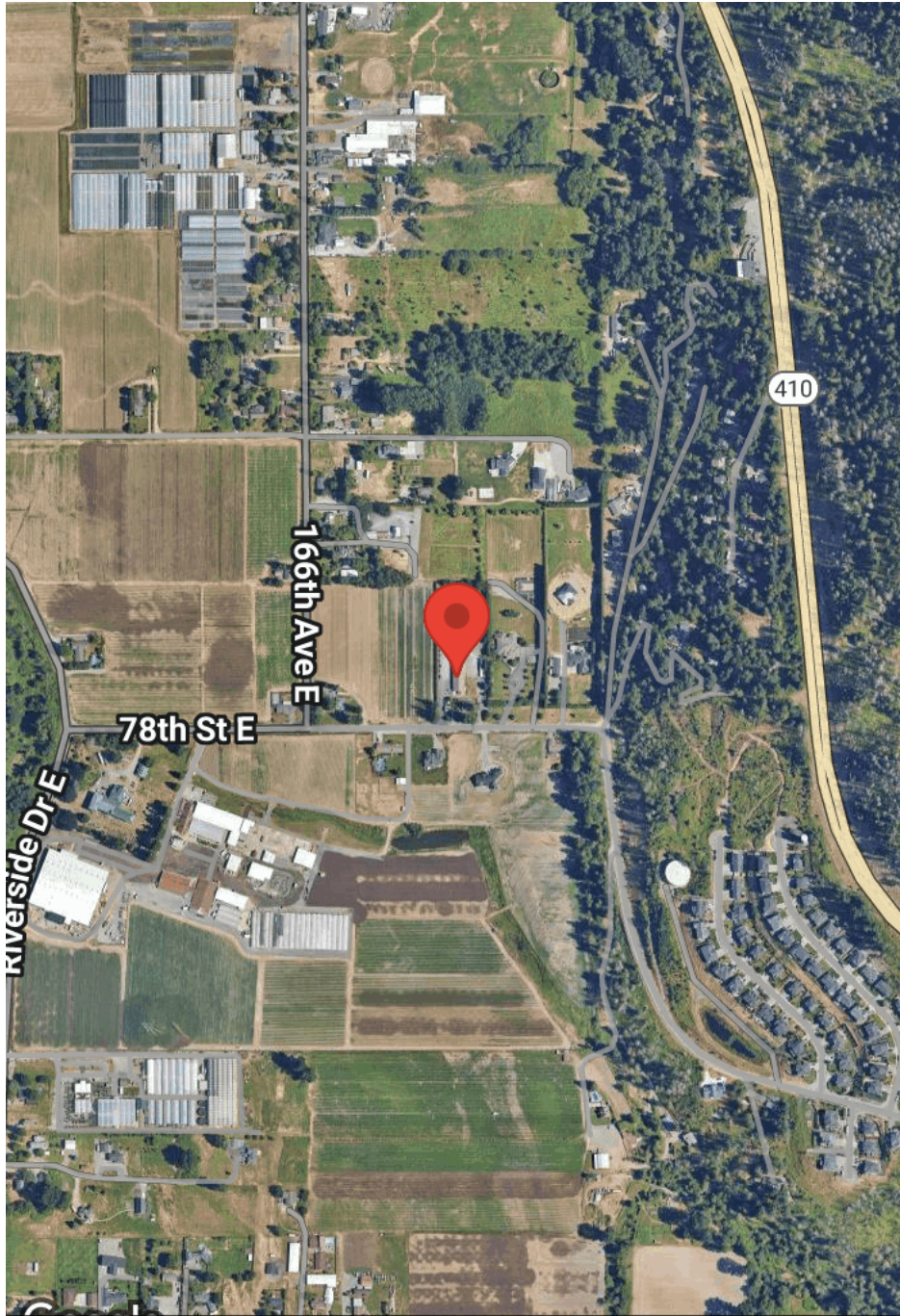
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# LOCATION MAPS

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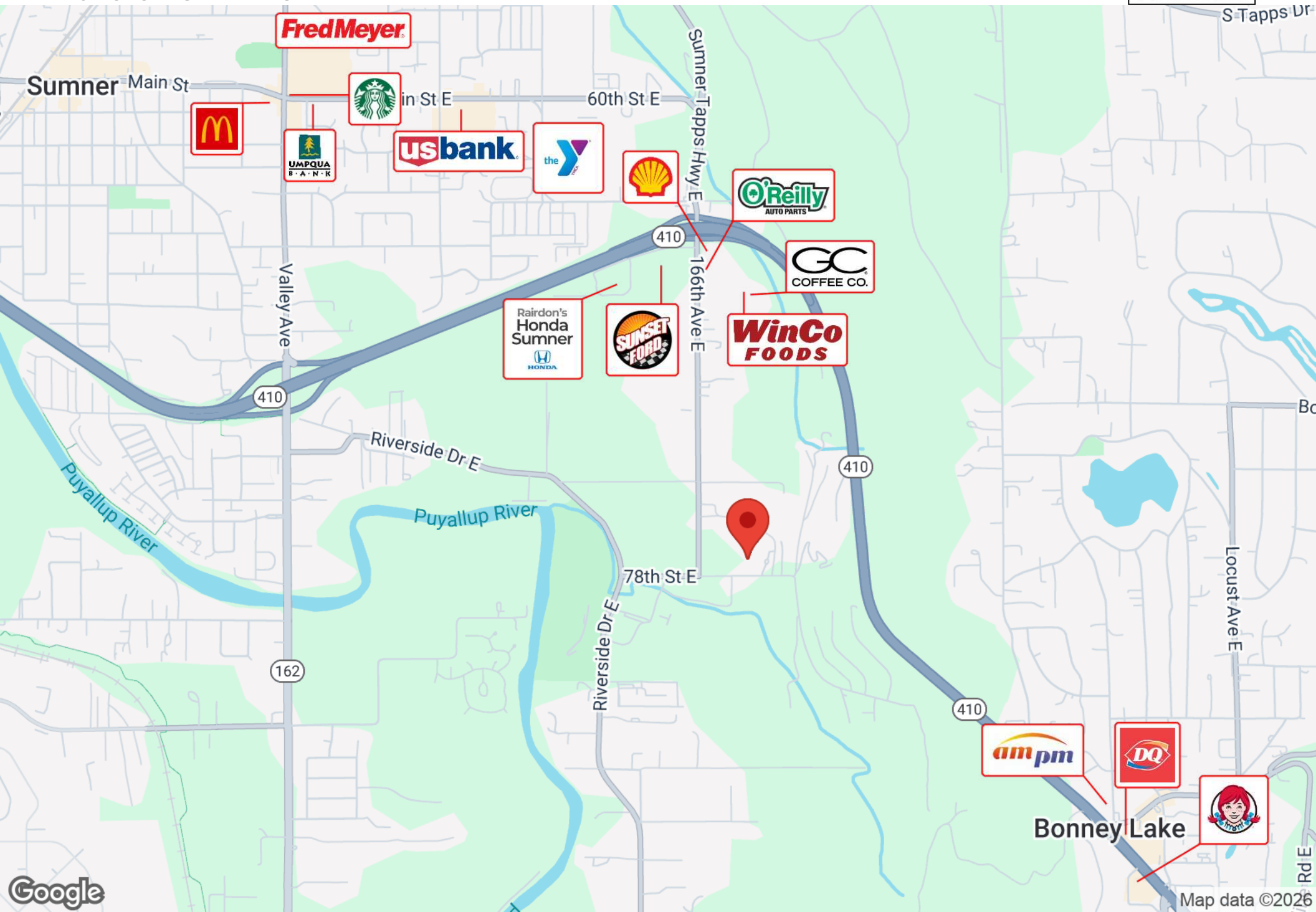
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Google Map data ©2026 Google

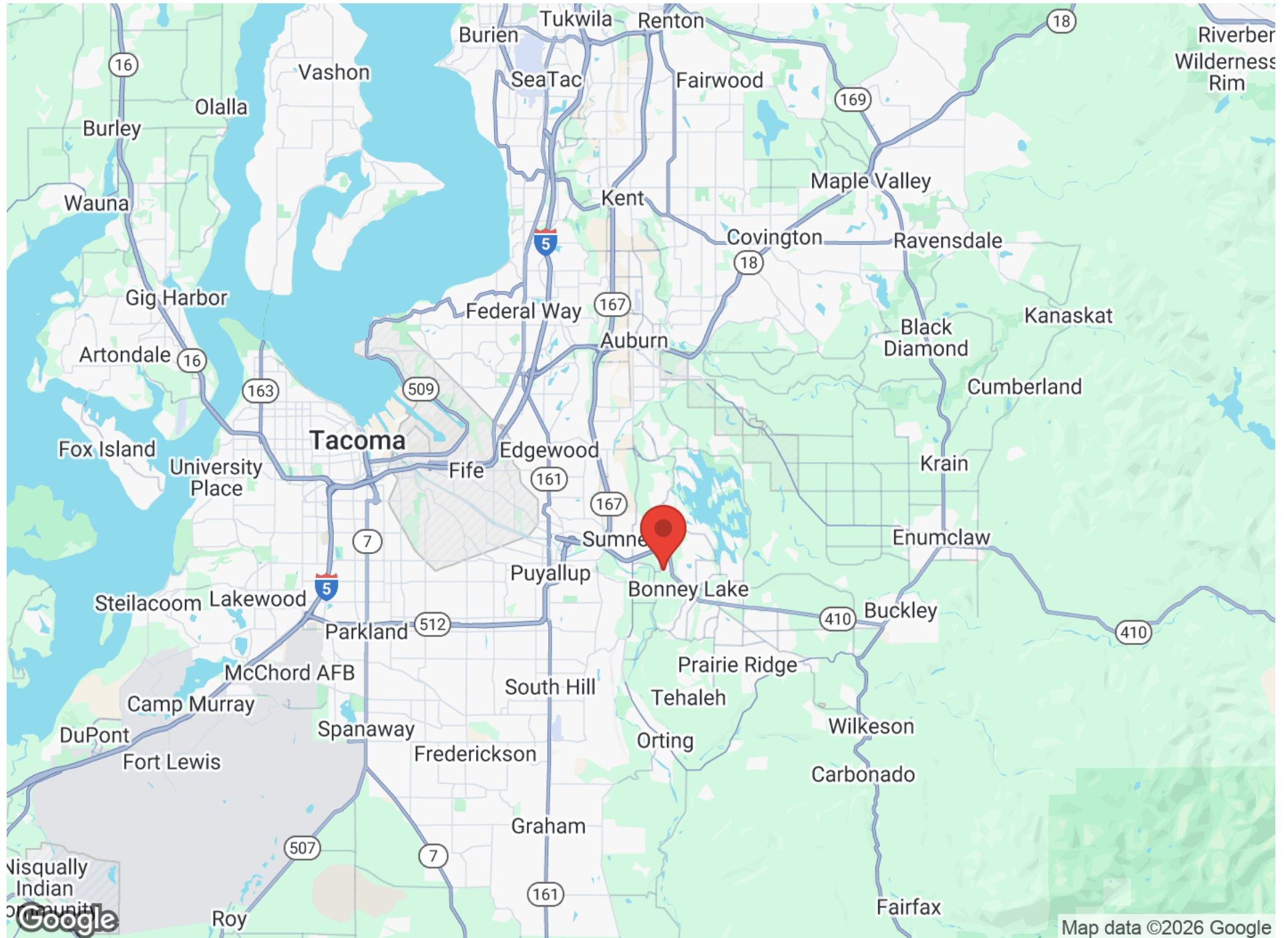
# BUSINESS MAP

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# REGIONAL MAP

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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,771	26,073	73,259
Female	1,639	25,381	73,016
Total Population	3,411	51,453	146,275

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	582	10,055	28,496
Ages 15-24	384	5,800	16,000
Ages 25-54	1,402	21,935	61,434
Ages 55-64	494	6,340	17,484
Ages 65+	549	7,324	22,862

Race	1 Mile	3 Miles	5 Miles
White	2,477	36,743	102,012
Black	75	1,621	5,763
Am In/AK Nat	24	350	1,024
Hawaiian	19	324	1,097
Hispanic	385	5,845	16,237
Asian	159	2,578	9,171
Multi-Racial	248	3,648	10,210
Other	23	345	790

Income	1 Mile	3 Miles	5 Miles
Median	\$112,131	\$125,042	\$114,759
< \$15,000	59	542	1,745
\$15,000-\$24,999	28	488	1,836
\$25,000-\$34,999	23	713	2,174
\$35,000-\$49,999	108	891	3,421
\$50,000-\$74,999	123	1,831	5,963
\$75,000-\$99,999	210	2,518	8,371
\$100,000-\$149,999	223	4,500	13,061
\$150,000-\$199,999	167	2,986	7,743
> \$200,000	293	4,240	11,067

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,309	19,889	59,087
Occupied	1,233	18,708	55,383
Owner Occupied	940	13,379	38,190
Renter Occupied	293	5,329	17,193
Vacant	76	1,181	3,704