

AVAILABLE - 2.40 AC

COLUMBIA
BUILDING

AVAILABLE
229,493 SF

CHELAN
BUILDING

LEASED

63rd Ave E

TOTAL 229,493 SF / 2.40 ACRE YARD

17433 63RD AVENUE EAST, PUYALLUP, WA

THAD MALLORY, SIOR
425.362.1410
thad.mallory@nrmk.com

TAYLOR HOFF, SIOR
425.362.1388
taylor.hoff@nrmk.com

CAM WARREN
425.362.1395
cam.warren@nrmk.com

MORGAN RICHEY
425.362.1409
morgan.richey@nrmk.com

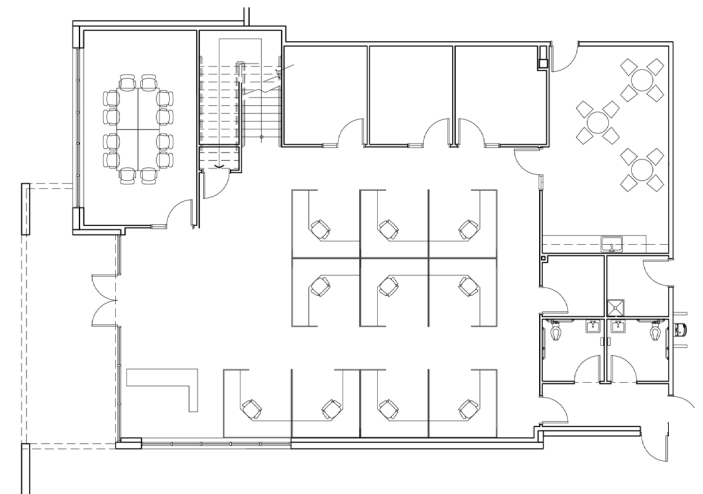


COLUMBIA BUILDING

- Lease rates: \$0.86/SF Shell, \$1.55/SF Office add-on, \$0.18/SF Yard, NNN
- 229,493 Square Feet
- 3,487 Square Feet Office
- 50 Dock High Doors, 2 Grade Level Doors
- 36' Clear Height
- 7" Reinforced Slab
- Warehouse Restrooms
- LED Warehouse Lighting - 20 FC
- 150+ Auto Parking Stalls
- 76 Trailer Parking Stalls (2.40 AC Yard)

Office Floor Plan

3,487 SF Office | 2,999 SF Mezzanine



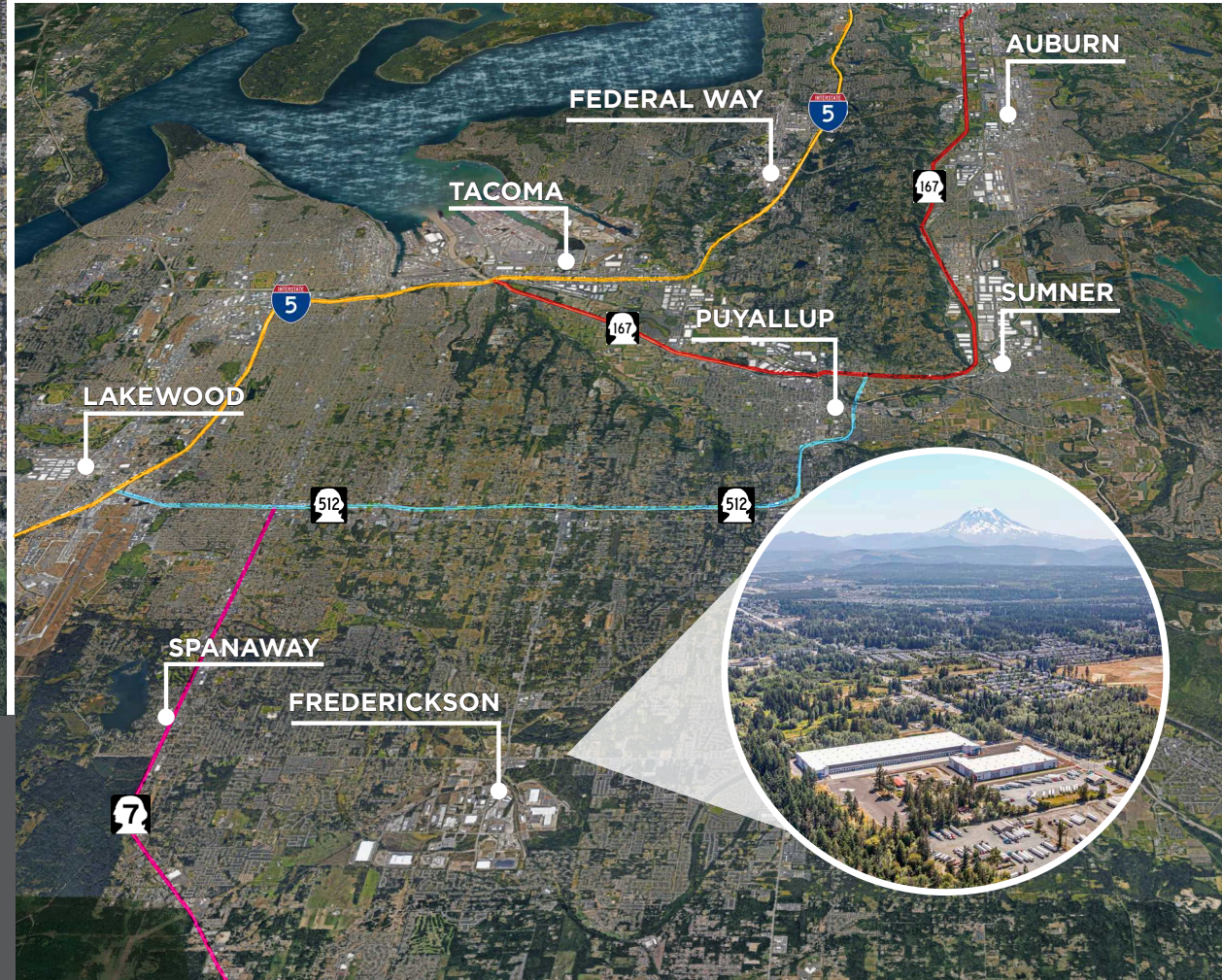


FREDERICKSON



APPROXIMATE DRIVE TIMES

SUMNER IND. DISTRICT	15 MINUTES
TACOMA	20 MINUTES
OLYMPIA	40 MINUTES
SEATAC INT'L AIRPORT	40 MINUTES
SEATTLE	60 MINUTES



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