

PRICE REDUCED

95K MANUFACTURING FACILITY

203 5th St NW Puyallup, WA 98371



Sale Price

\$8,700,000

OFFERING SUMMARY

Building Size:	95,326 SF
Year Built:	1993 & 1940
Lot Size:	3.17 Acres
Number of Floors:	1 + Mezzanine
Clear Ceiling Height:	14' to 24'
Grade Level Roll Up Doors:	3
Power Capacity	480/277 volts with 2500 Amps

PROPERTY OVERVIEW

The subject is an industrial manufacturing property containing 95,326 sq. ft., with the majority built in 1993. The site is composed of ten parcels totaling 138,207 sq. ft., or 3.17 acres. The site includes additional area for outdoor storage or parking. It is contiguous to the Puyallup Sounder Train Station, which includes 300 surface parking spaces and a 500-space parking garage. The property is zoned CBD (Central Business District), and the current light manufacturing use is a nonconforming use.

PROPERTY HIGHLIGHTS

- Plug-n-play manufacturing facility
- Covered exterior "Staging Area" with DH loading
- Paint booth with air compressor
- Equipped with dust collection system
- Air and power drops located throughout
- Sprinkler system

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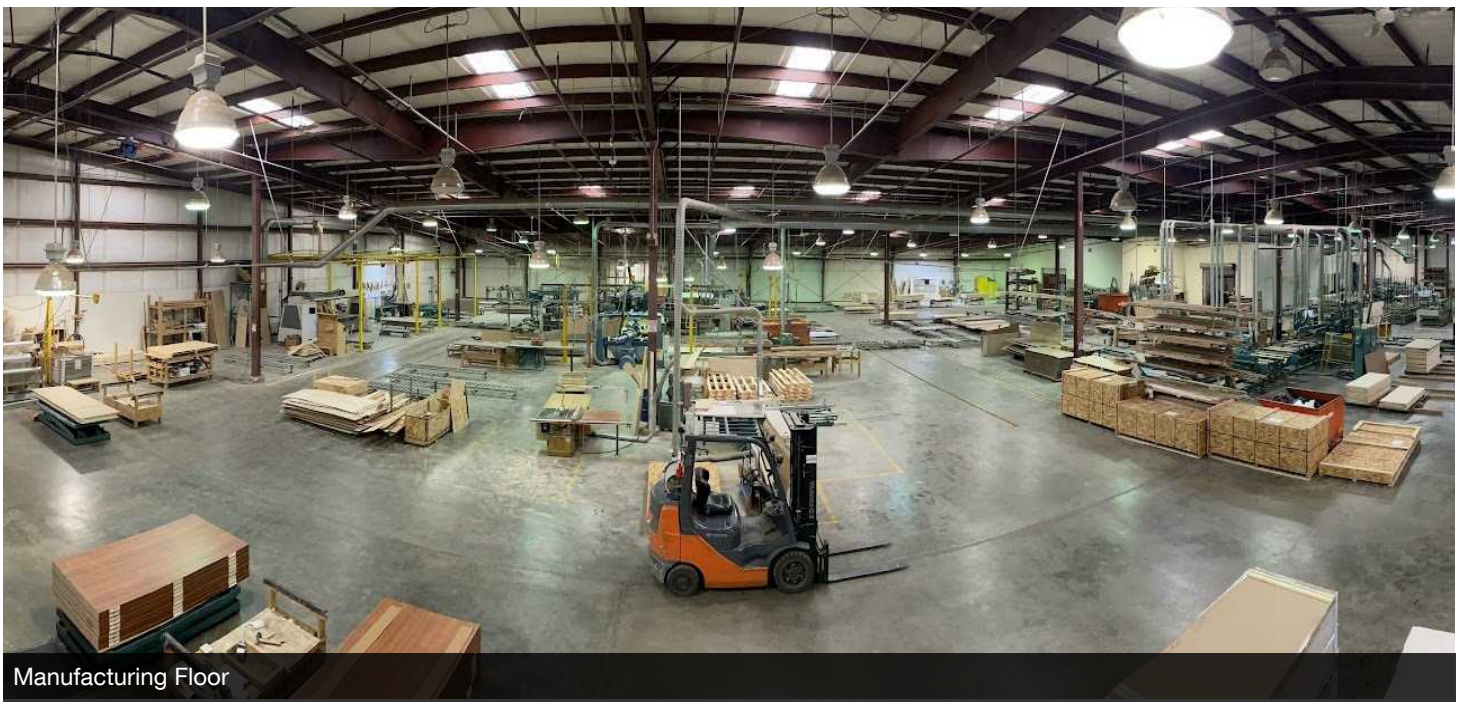
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Property Overview



Manufacturing Floor

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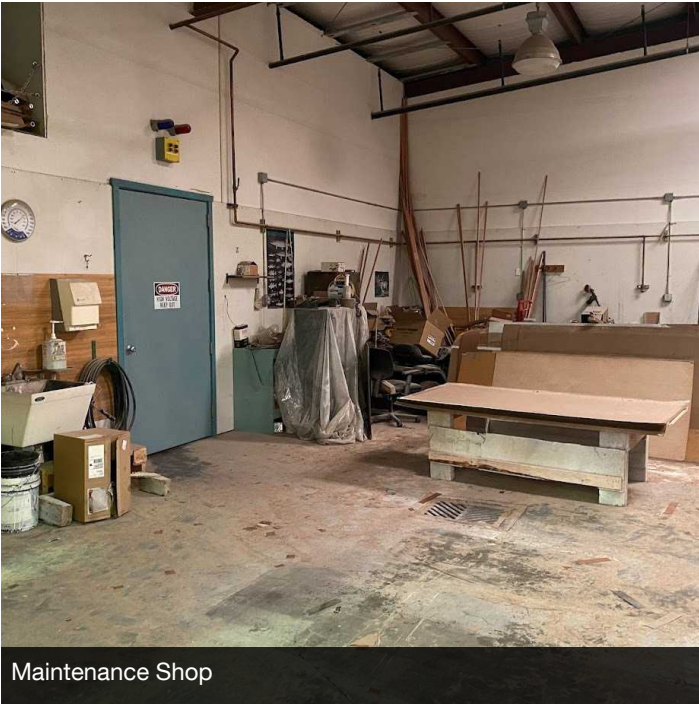


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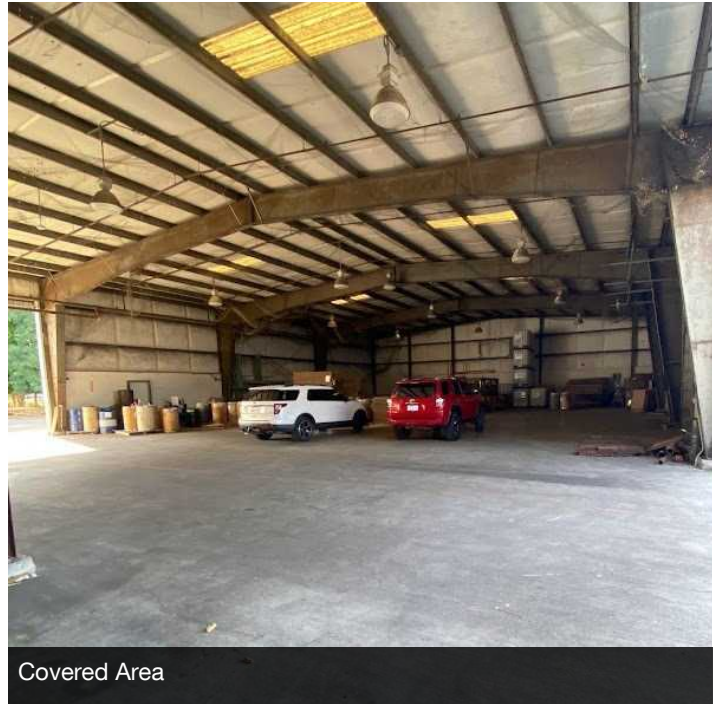
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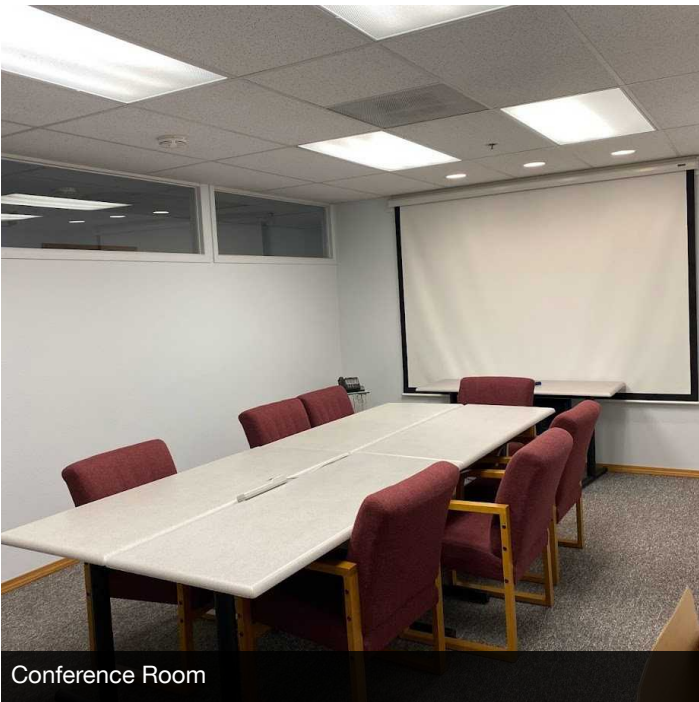
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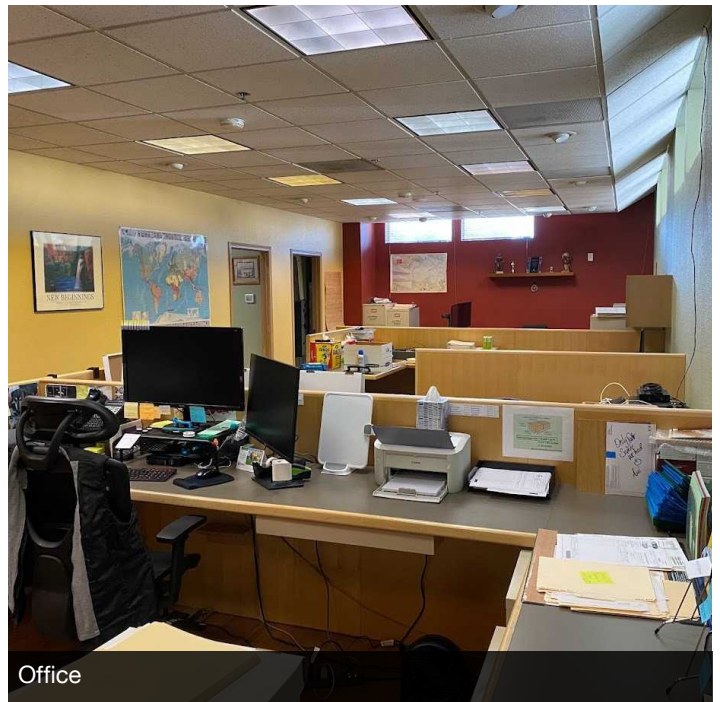
Maintenance Shop



Covered Area



Conference Room



Office

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