

For Sale

# 5604 112th St E

PUYALLUP, WA



**INVESTMENT OR OWNER-USER OPPORTUNITY**

**LOT SIZE ACRES**

2.41 AC

**USABLE AREA**

(ESTIMATED - BUYER TO VERIFY)

±85,000 SF

**ZONING**

ECOR

**SALE PRICE**

\$2,100,000

**PRICE PSF (USABLE LAND)**

\$25.00 (±)

**CURRENT NOI**

\$152,918

**CURRENT CAP RATE**

7.28%

**KYLE STERLING**

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**SAM JOHNSON**

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**NAI** Puget Sound  
Properties

# Property Highlights



## ZONING USE TABLE

- + **EXPANSIVE SITE:** ±104,876 SF total lot size with approximately 85,000 SF of usable yard area
- + **FUNCTIONAL YARD LAYOUT:** Graded, usable site suitable for contractor storage, fleet parking, or outdoor industrial uses
- + **FLEXIBLE ECOR ZONING:** Employment Corridor zoning allows for a variety of industrial and commercial applications.
- + **SUPPLY CONSTRAINED IOS MARKET:** Limited availability of industrial outdoor storage sites in the South Puget Sound region
- + **OWNER –USER OR INVESTMENT OPPORTUNITY:** Two existing tenants on short-term leases provide a strong current cashflow and yield of 7%+ for investors, while simultaneously allowing for owner-user buyers to purchase the site the occupy for their operations.

### CURRENT TENANTS

TENANTS	LEASE RATE	EXP.
Tire Shop	\$5,000/Mo Gross	Dec 31, 2026
Truck Parking	\$8,000/Mo Gross,	Apr 31, 2026
Billboard	\$2,541/Yr	



# Amenities Map

5 Miles to Hwy 167 →

Albertsons

Jack in the Box

Chevron

McLendon  
Hardware

512

Chicago Title

5604 112th St E

Platt Electric

← 6 Miles to I-5