



FOR SALE OR LEASE

6.67 AC IOS (± 3.75 AC USABLE)

10111 STATE ROUTE 162 E, PUYALLUP WA 98374

\$3.1M

SALE PRICE

\$22,500

LEASE RATE/MONTH + NNN

*Exclusively
listed by*

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Property Overview

LAND AREA	Gross: 6.67 AC (290,720 SF) Usable: ±3.75 AC (163,369 SF)
BUILDINGS	Office: 1,319 SF Shop: 1,440 SF
CONSTRUCTION TYPE	Wood frame (office) and Pole Metal Construction (Shop)
TRUCK ACCESS	Grade-level loading only
CLEARANCE HEIGHT	14'
JURISDICTION	Pierce County: Alderton McMillin Community Plan
ZONING	Rural 10 (IOS uses permitted under active Conditional Use Permit)
APN	0519066001 0519066002 0519066003

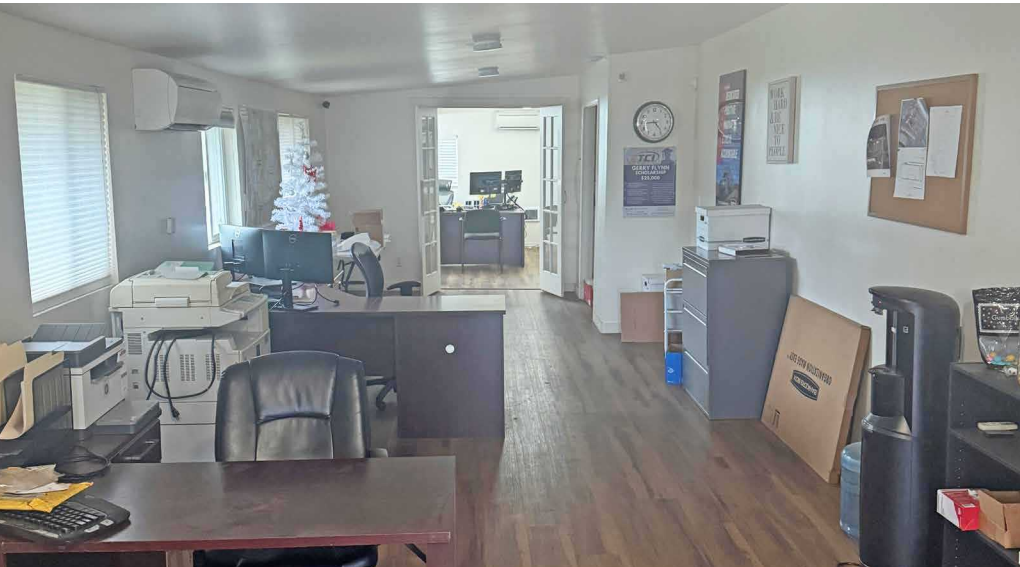
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5 MIN

DRIVE TO SR 410

8 MIN

DRIVE TO HWY 512

8 MIN

DRIVE TO HWY 167

20 MIN

DRIVE TO I-5

28 MIN

DRIVE TO PORT OF TACOMA

35 MIN

DRIVE TO SEATAC AIRPORT

50 MIN

DRIVE TO PORT OF SEATTLE



TACOMA

FIFE

AUBURN

PUYALLUP

SUBJECT PROPERTY

BONNEY LAKE



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