FOR LEASE OR SALE

CANYON 160

162,460-SF Class A Industrial

15720 CANYON RD E, PUYALLUP, WA 98375

CANYON160.COM

VIEW PHOTOS



DEVELOPED BY

PANATTONI®

EXCLUSIVELY LEASED BY

Kidder Mathews



162,460 SF
TOTAL SQUARE FEET

Now
AVAILABLE

3,486 SF
CLASS A OFFICE

ECOR
ZONING

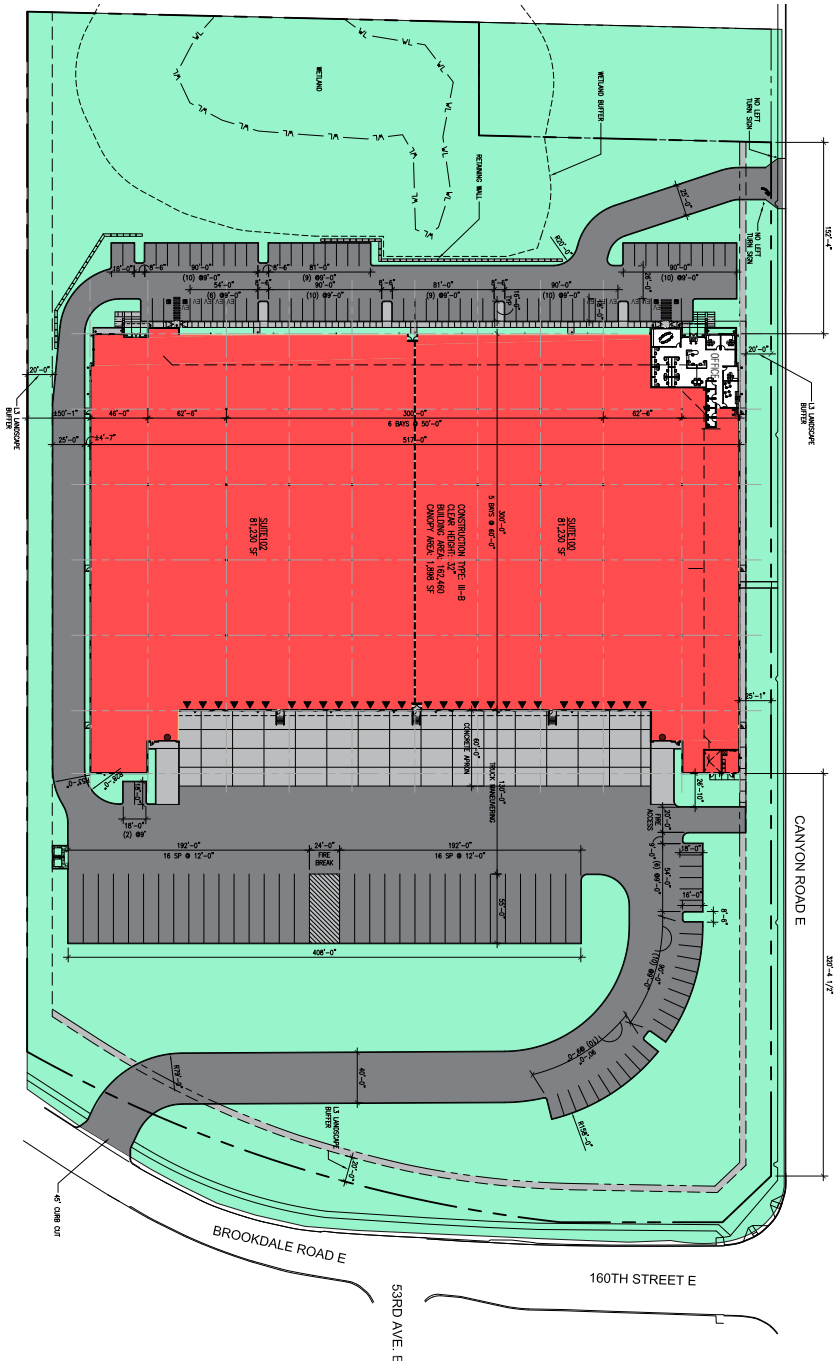
ABOUT THE PROJECT

Canyon 160 offers prospective tenants strategically located distribution space at attractive rates.

As the Puget Sound industrial market continues to grow, so does the Canyon Road submarket. Following a long-awaited zoning change, Canyon 160 is available now. This new Class-A development offers prospective tenants superior clear heights and loading capabilities, above average trailer parking for a building of comparable size, and strategic hard-corner access and visibility. Simply put, for tenant's looking to be relocate in the region, Canyon 160's attributes can't be matched.

BUILDING HIGHLIGHTS

- 162,460-SF BUILDING
- 3,486-SF OFFICE
- LOADING DOORS INCLUDE ±28 DH AND 2 GL
- 32’ CLEAR HEIGHT
- 156 PARKING STALLS AND 32 TRAILER STALLS
- NOW AVAILABLE
- 11.87 ACRES (348,573 SF) OF LAND
- CONCRETE TILT CONSTRUCTION WITH REINFORCED SLAB
- 2,000 AMPS OF POWER
- ESFR FIRE PROTECTION
- ECOR ZONING
- CALL FOR SALE PRICE & LEASE RATES

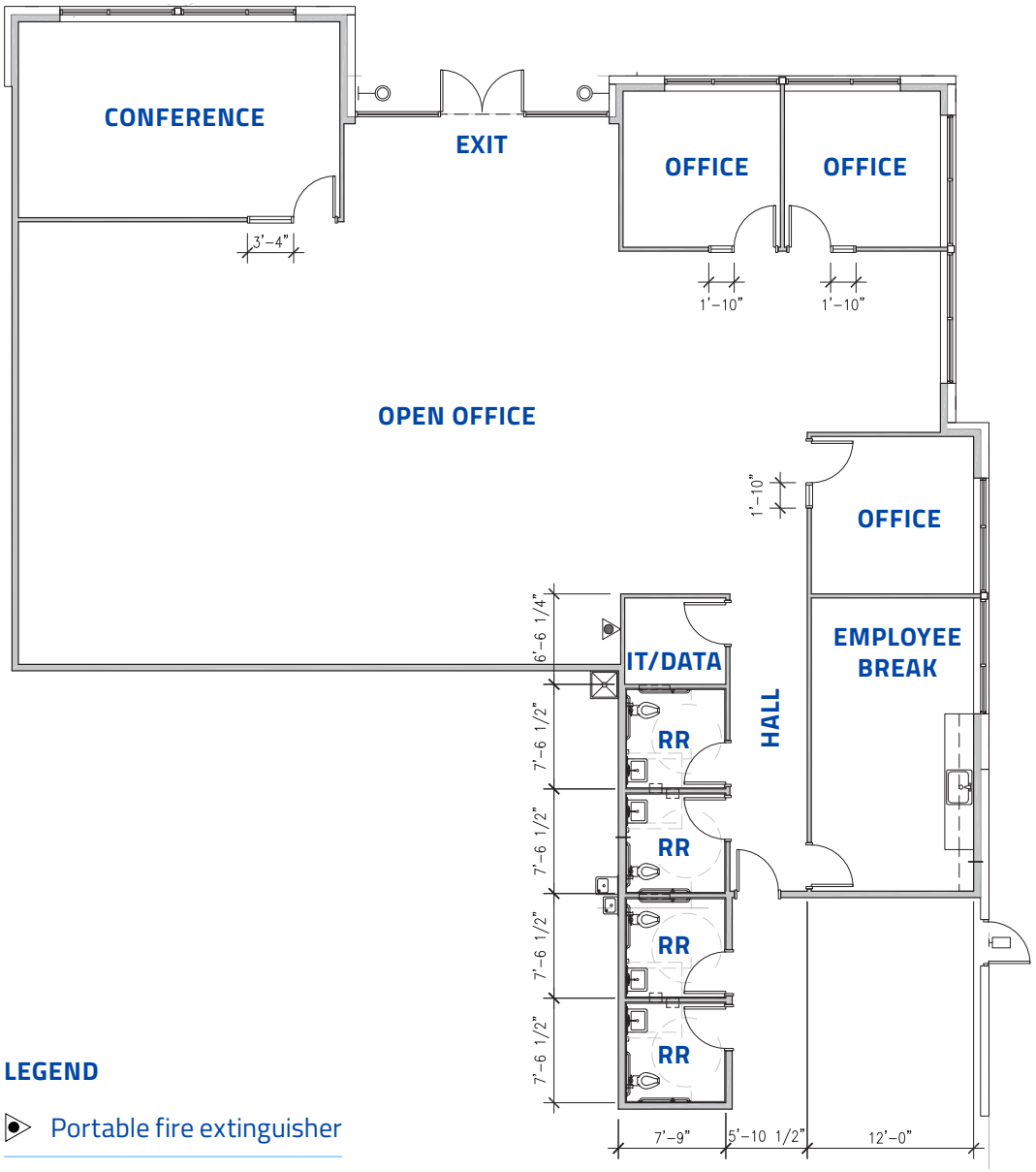


SITE PLAN

Building Size	162,460 SF
Divisible to	±40,000
Dock Doors	28 DH & 2 GL
Clear Height	32'
Office Area	3,486 SF
Truck Courts	185'
Fire System	ESFR
Column Spacing	52.5' x 50' typical, 60' x 60' speed bay
Electric	2,000 amps
Parking	156 spaces
Trailer Parking	32 stalls
Zoning	EC - Employment Center →| ZONING CODE →| ZONING MAP

OFFICE PLAN

- 3,486 SF office
- 3 private offices
- 2 office restrooms
- 2 warehouse restrooms
- Large conference room
- Breakroom
- Open cube area

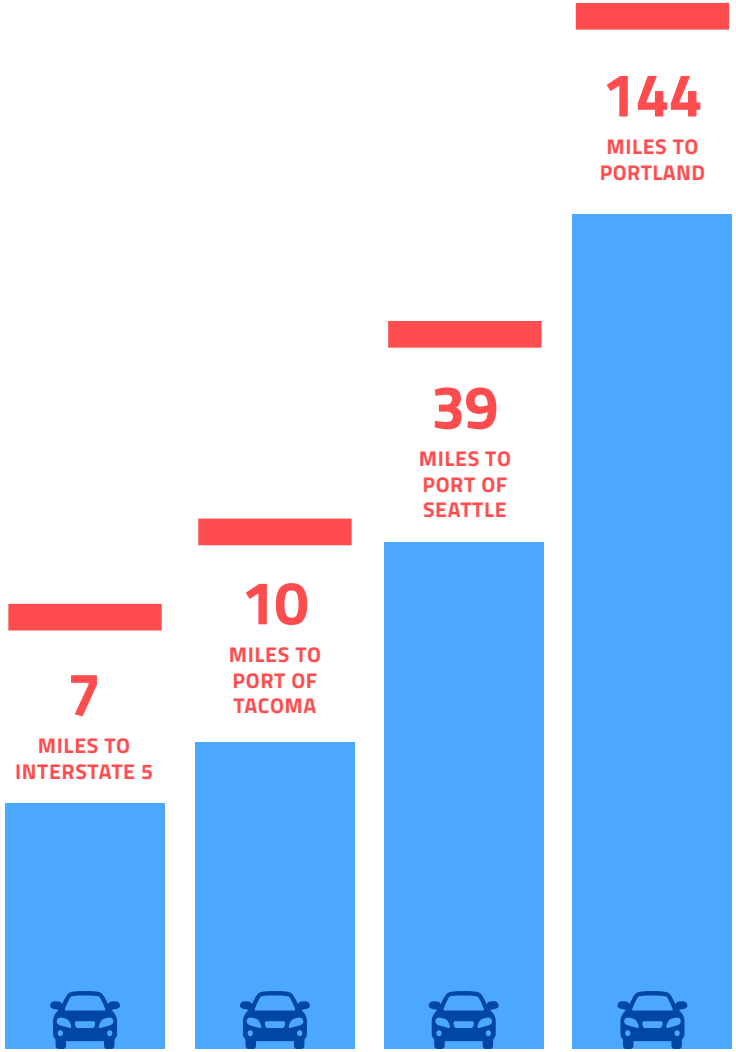


LEGEND

Portable fire extinguisher

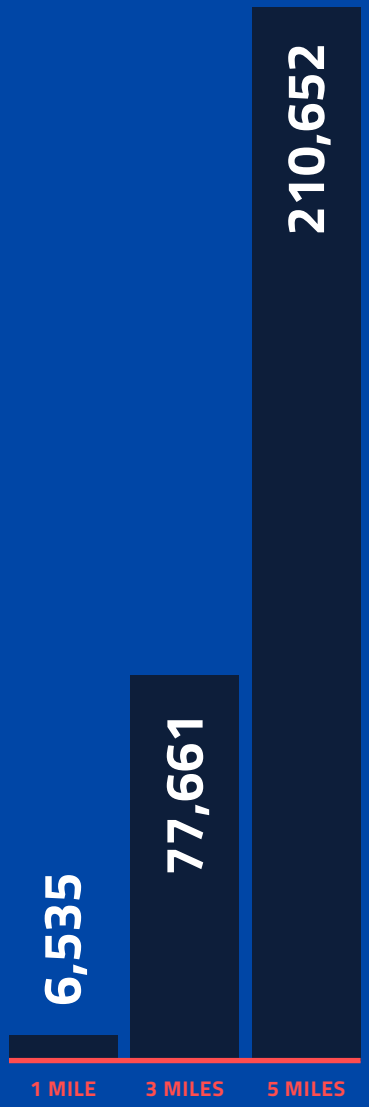


COMPLETELY CONNECTED

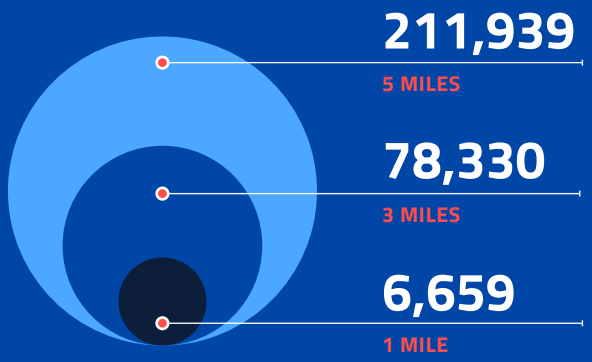


LABOR STATISTICS

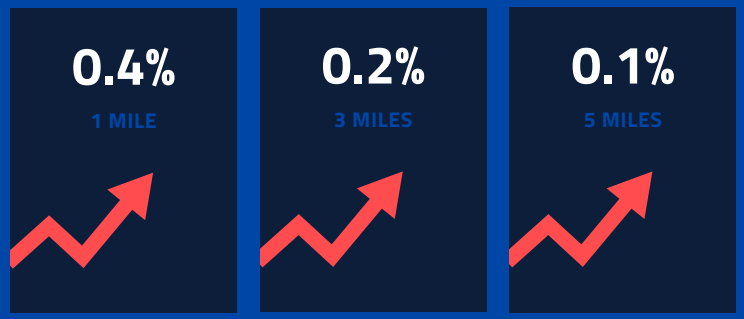
Estimated Population 2024



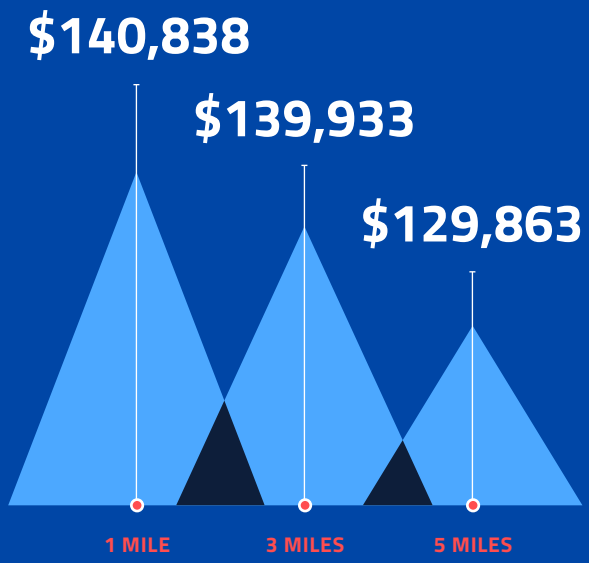
Population Forecast 2029



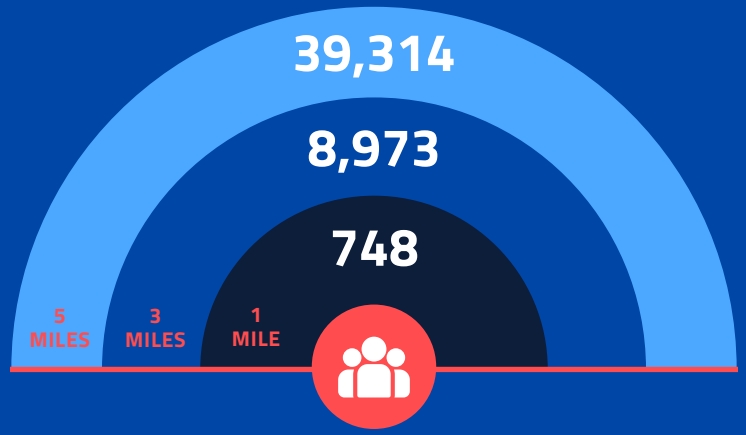
Population Growth 2024-2029



Average Household Income 2024



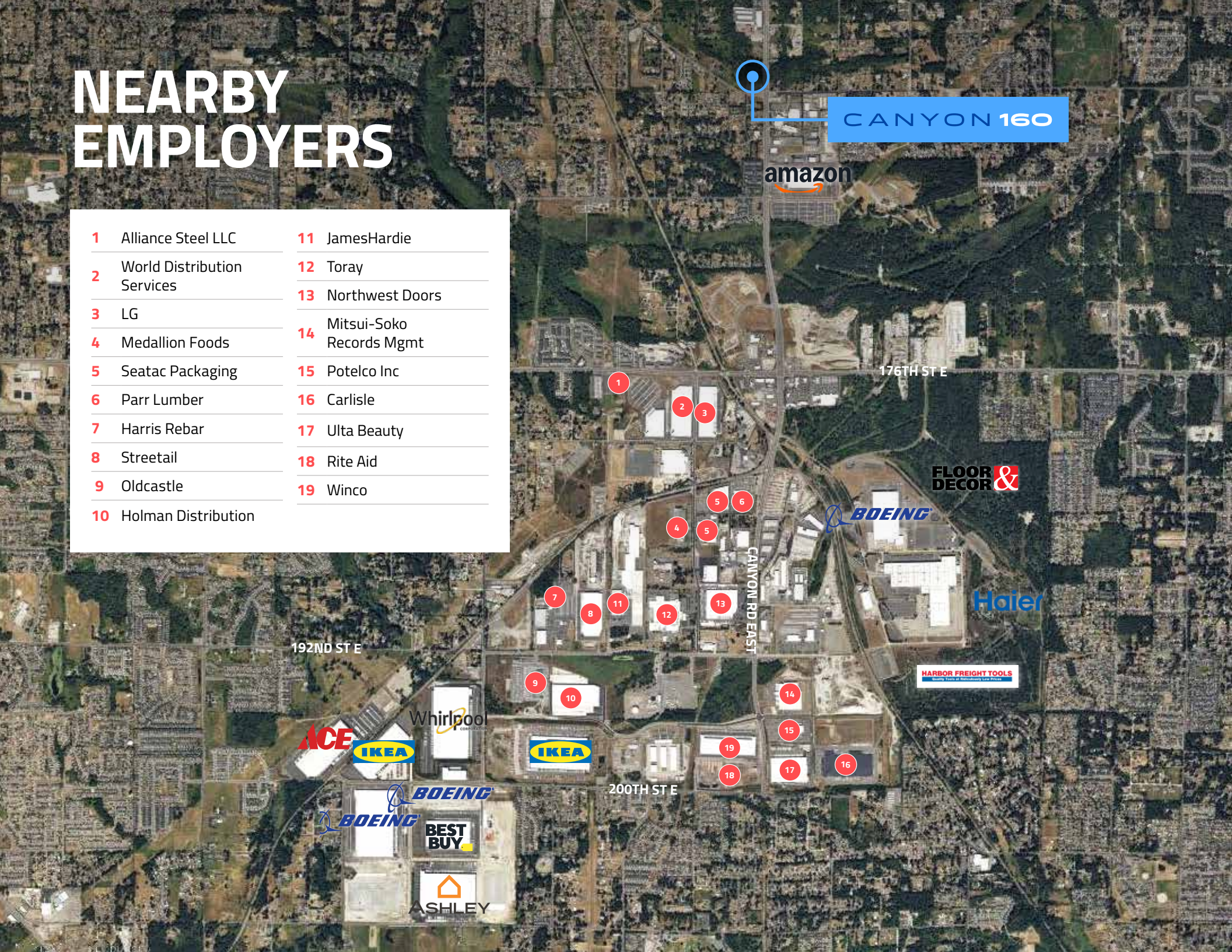
Estimated Employees 2024



Source: Applied Geographic Solutions 11/2024, TIGER Geography - RFULL9

NEARBY EMPLOYERS

1	Alliance Steel LLC
2	World Distribution Services
3	LG
4	Medallion Foods
5	Seatac Packaging
6	Parr Lumber
7	Harris Rebar
8	Streetail
9	Oldcastle
10	Holman Distribution
11	JamesHardie
12	Toray
13	Northwest Doors
14	Mitsui-Soko Records Mgmt
15	Potelco Inc
16	Carlisle
17	Ulta Beauty
18	Rite Aid
19	Winco





CANYON 160

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