

FOR SALE/LEASE

# SOUTH HILL COMMERCIAL PROPERTY

16623

MERIDIAN AVENUE EAST

Puyallup, WA 98375



## PROPERTY OVERVIEW

- + Price: \$3,500,000 or \$17,500 per/mo, NNN
- + Approximately 3.31 acres
- + Three tax parcels:
  - 0419272023
  - 0419272024
  - 0419272027
- + Fenced, lit, mostly graveled site
- + Fully signalized intersection
- + High traffic counts on Meridian Ave E: 40,000 cars per day
- + Zoned Employment Center (EC): Pierce County



## CONTACT US

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## BUILDING ONE

- + ±4,800 SF Class A showroom/office
- + ±4,000 SF metal/wood frame shop/warehouse
- + 16' clear height, clear span
- + Three 14' grade level roll up doors
- + Two restrooms, 2 private offices, 1 breakroom
- + Radiant propane heaters in shop
- + Air lines

## BUILDING TWO

- + ±8,640 SF shop/warehouse
- + Approximately 60' x 60' covered wash pit area
- + 18' clear height, clear span
- + Two 16' grade level roll up doors
- + Two 14' grade level roll up doors
- + One restroom
- + Concrete block construction
- + Air lines



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## PROPERTY PHOTOS



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## SITE DEMOGRAPHICS

2017 Estimate	1 Mile	3 Mile	5 Mile
Population	9,433	78,677	151,768
Household Income	\$106,375	\$92,835	\$89,827
Daytime Population	4,975	13,605	37,415



## LOCATION MAP



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