

EXECUTIVE SUMMARY

Kidder Mathews is pleased to offer users the opportunity to acquire the Pro Sales Building.

THE OFFERING

Kidder Mathews is pleased to offer users the opportunity to acquire the Pro Sales Building, a Class-A, ESFR, multi-tenant industrial property, located in Puyallup, WA.

This Class-A Industrial Building is owned by ProSales Inc., which for over 25 years has been one of the leading distributors of sanitary parts and services for the food and beverage industries.

The property consists of a 40,500 SF industrial facility completed in 2006. The building features 10,661 SF of Class A office space with over 29,839SF of warehouse. The building has 5 bays (7,500 SF each) with existing store fronts, which allow for future divisibility, to include both dock and grade loading. The building has been meticulously maintained with high quality building components and attention to detail.



PROPERTY OVERVIEW

Address	917 Valley Ave NW, Puyallup, WA 98371
Price	\$7,400,000 (\$182.72 PSF)
Footprint	40,500 SF
Leased	15,000 SF (KPS, Inc.)
Ready for Occupancy	25,500 SF currently occupied by Pro Sales
No. of Tenants	Currently divides down to 2, but future could be 5
Clear Height	24'
Built	2006
Land Area	2.32 acres or ±101,059 SF (37.1% coverage)
Sprinklers	ESFR