FOR SALE

Industrial Investment Opportunity

11325 +11403 VALLEY AVE E | PUYALLUP, WA 98372

Fully Leased Asset For Sale

JEROME O'LEARY
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Kidder Mathews

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Valley Ave Investment Opportunity

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PROPERTY HIGHLIGHTS

NC zoning

LAND 2.3 acre parcel

1,175 SF office, Building One

6,280SF warehouse/shop, Shop Buildings

FIVE GL doors

±12 clear height

PARTIALLY fenced

EXISTING paint booth

7K cars drive by daily

1.5 MILES to I-5

CALL brokers for pricing

DEMOGRAPHICS

2022	1 Mile	3 Miles	5 Miles
Population	6,245	58,874	173,287
Median HH Income	$84,024	$86,918	$92,781
Employment	3,450	29,481	89,732

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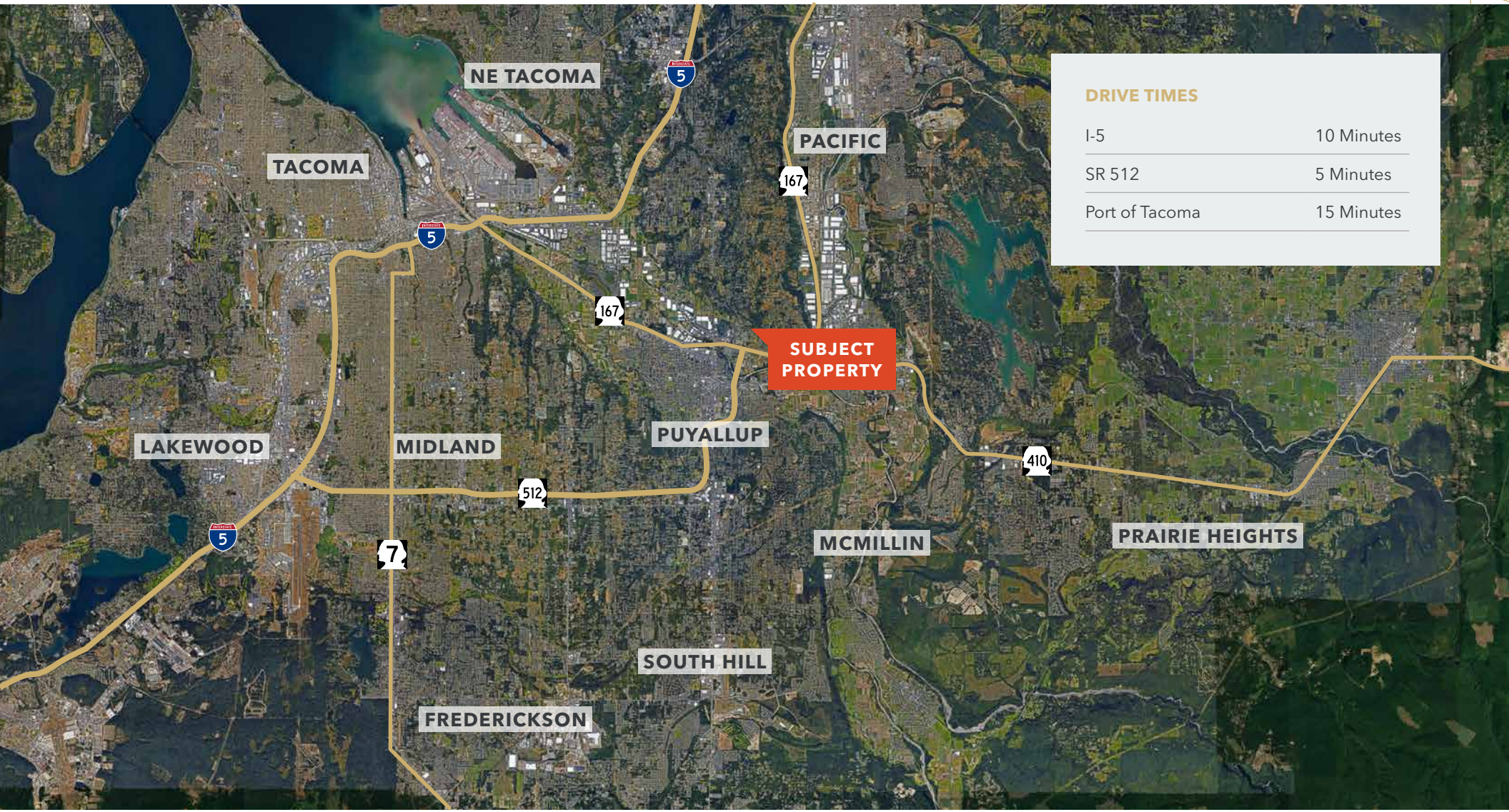

DRIVE TIMES

I-5	10 Minutes
SR 512	5 Minutes
Port of Tacoma	15 Minutes

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