



OWNER-USER OPPORTUNITY

8512 CANYON RD E

PUYALLUP, WA 98371

OFFERING  
MEMORANDUM

**NAI** Puget Sound  
Properties

Canyon Rd E



# 8512 Canyon Rd E

## Puyallup, Washington

### For Sale

#### BUILDING SIZE



13,270 Total SF

- 9,440 Warehouse SF
- 2,070 Mezzanine SF
- 1,760 Office SF



#### LOT SIZE

87,460 SF



#### ZONING

RNC – Rural Neighborhood Center  
Unincorporated Pierce County



#### YEAR BUILT / RENOVATED

1992 / 2018



#### CURRENT USE

Multi-Tenant Warehouse



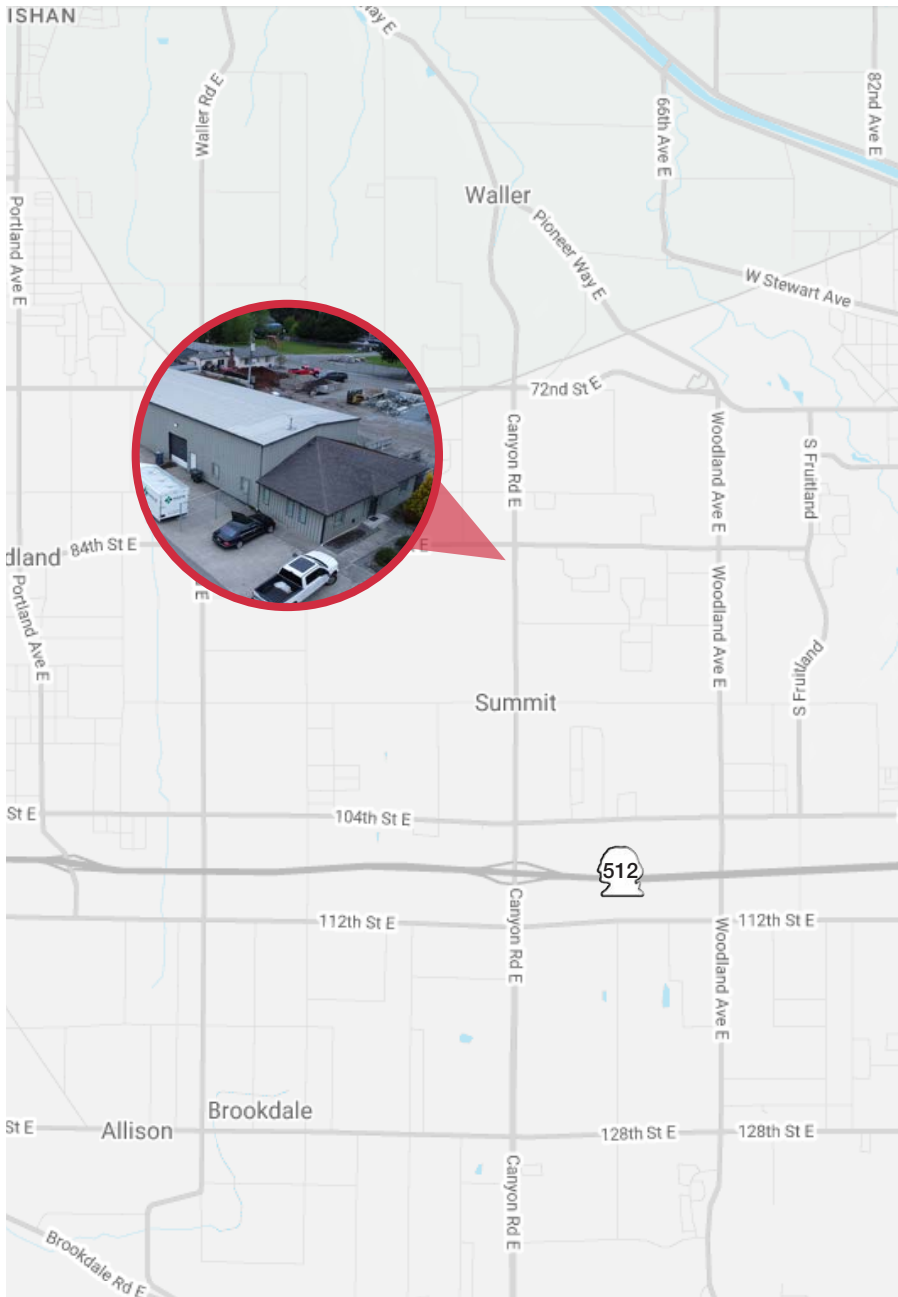
#### SALE TYPE

Owner-User



#### PARCEL NUMBER

0320361093



# Executive Summary

## NAI Puget Sound Properties is pleased to offer for sale 8512 Canyon Rd E, Puyallup WA 98371.

The property is situated along Canyon Road E, one of the main corridors of Puyallup, within a half mile and one turn to Hwy 512, feeding into major highways I-5 and Hwy 167.

The 8512 Canyon Road E features a 13,270 SF warehouse on 87,460 SF of land zoned RNC (Rural Neighborhood Center). The warehouse includes 9,440 SF of warehouse/shop space, 1,760 SF of office, and 2,070 of mezzanine space. The steel frame warehouse was built in 1992, with a complete renovation done in 2018.

The warehouse portion of the building has a 20-foot ceiling height, and is separated into 5 different units. Each unit has its own 12-foot grade level roll up door. The property is gated and secured from the entrance off of Canyon Rd, and is benefited by approximately 45,000 square feet of usable yard space to the rear of the parcel.

8512 Canyon Rd E presents the rare opportunity for an owner-user to own a recently renovated warehouse with ample yard space paired with excellent location.

**The property is being offered for sale at a price of \$3,200,000.**

## Highlights

- 13,270 SF Building
- 2.1 Acres of Land
- Ample Yard Space
- 2018 Complete Renovation
- Owner-User Opportunity
- Easy Access to Major Highways



---

**ADDRESS** 8512 Canyon Rd E,  
Puyallup Washington

---

**PROPERTY PRICE** \$3,200,000

---

**PRICE PER SF (BLDG)** \$241

---

**PRICE PER SF (LAND)** \$37

---

**SALE TYPE** Owner-User

---

**YEAR BUILT** 1992 (2018 Renovation)

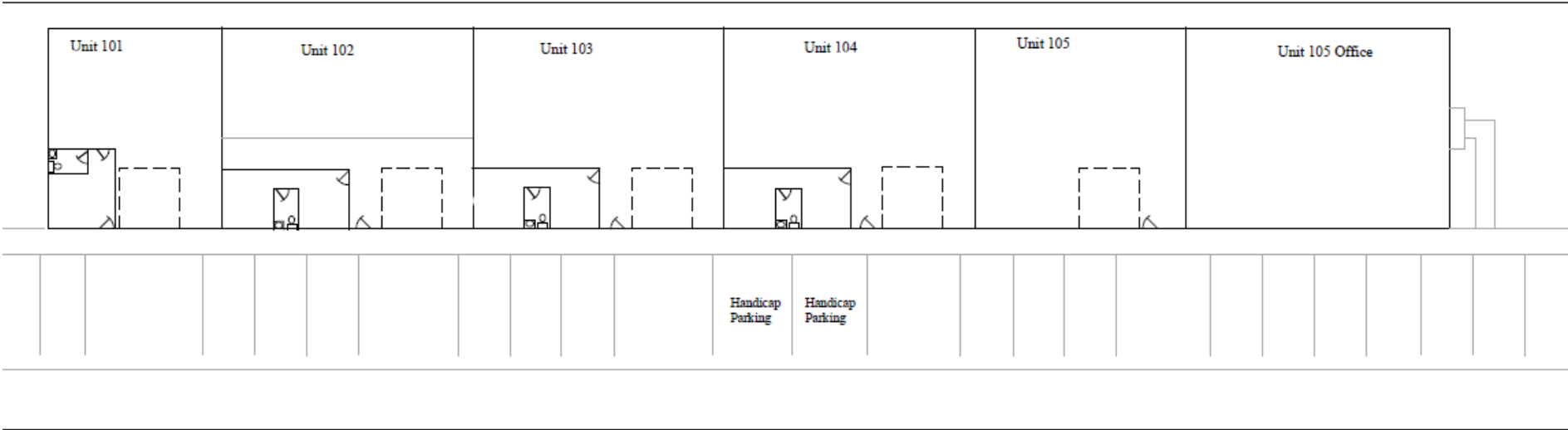
---







# Warehouse Floorplan





# Market Overview

**The Puget Sound Region is considered one of the fastest growing markets in the United States** — home to innovative industry leaders Amazon, Microsoft, Costco, Starbucks, Boeing, Nordstrom, Expedia, Concur Technologies, UW Medicine, Nintendo, and T-Mobile. The presence of these global leaders has attracted companies from all over the country including tech giants Facebook, Google, Apple, Uber, and Salesforce. Exponential growth from these companies has allowed many cities within the Seattle submarket to flourish.

Puyallup, Washington, situated in the vibrant Puget Sound Region, is a city experiencing substantial growth and transformation. This thriving community boasts a dynamic population, a diverse range of industries, and ongoing developments that make it a pivotal player in the region's economic landscape. Puyallup has steadily grown over the years and now stands as a vibrant city with a population of approximately 43,000 residents. **The city's close proximity to Tacoma (10 miles) and Seattle (30 miles) factor into being such a desirable location for commercial tenants.** Some of Puyallup's largest employers include MultiCare Good Samaritan Hospital, Puyallup School District, and the Fred Meyer Distribution Center.

Puyallup is home to a variety of manufacturing and local businesses, spanning sectors such as retail, manufacturing, and services. Puyallup's rich agricultural heritage is celebrated through the Washington State Fair, an annual event that showcases the region's farming traditions. **In addition to the city's attractions and thriving local businesses, Puyallup has also built and improved the Puyallup Station, creating increased commercial traffic and commuter counts.** Puyallup Station is served by 13 daily round-trips on the Sounder S Line, which travel north to King Street Station in Downtown Seattle and south to Tacoma Dome Station or Lakewood station on weekdays. Sounder trains travel from Puyallup to Seattle in approximately 49 minutes and to Tacoma in 13 minutes.

## 1 Mile Radius

6,653

Population

45.1

2021 Median Age



2.44

Average Household Size

\$105,403

Median Household Income

## 3 Mile Radius

60,050

Population

39.8

2021 Median Age



2.71

Average Household Size

\$90,431

Median Household Income

## 5 Mile Radius

237,525

Population

37.0

2021 Median Age



2.71

Average Household Size

\$81,442

Median Household Income

Exclusively marketed by:

**Kyle Sterling**

+1 425 586 5608

ksterling@nai-psp.com

**Sam Johnson**

+1 425 586 5620

sjohnson@nai-psp.com

**NAI** Puget Sound  
Properties

Bellevue | Tacoma  
nai-psp.com