

For Sale: 19,917 SF Warehouse

1524 45th St E | Sumner, WA



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NAI Puget Sound
Properties

1524 Sumner Building



Zoning Description

LI/M1 - City of Sumner.

Allows for industrial, manufacturing, warehouse, business park and office. Click for additional detail.

Building Specifics

ADDRESS:	1524 45th Street E, Sumner, WA
YEAR BUILT:	2005
TOTAL RENTABLE:	19,917 SF
OFFICE:	7,999 SF
CEILING HEIGHT:	24'
LOADING:	5 Grade level, 4 Dock High
BAY SPACING:	TBD 35'x30' (approx.)
PARKING:	27 stalls
ZONING:	Light Industrial
SITE (ACRE):	1.4
SITE (SF):	60,984
PARCEL NUMBER:	7992000012

Building Amenities

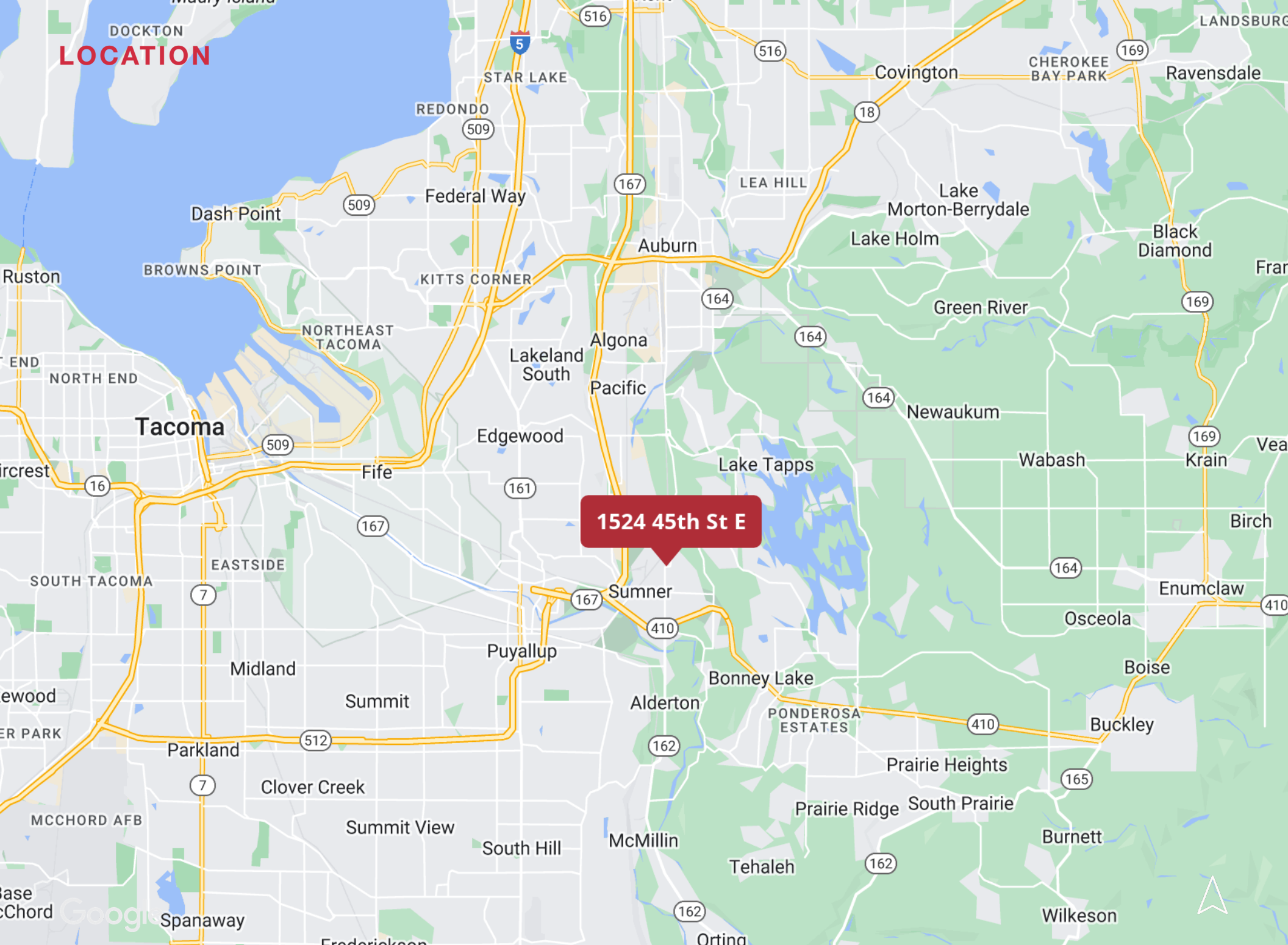
CONSTRUCTION TYPE:	Concrete Tilt
ROOF:	Modified-Bitumen Torch-down
HEATING/COOLING:	Gas heated warehouse / HVAC office
ELECTRICAL:	Approx. 700amps 480/277 V, 3-phase, 4-wire
UTILITIES:	Septic, water and fiber to site.
SPRINKLERS::	ESFR

PARCEL

Parcel: 799200-0012
Bldg. SF: 19,917
Site SF: 60,984



LOCATION



1524 45th St E

Site Plan

SUITE	SIZE	STATUS
101	5,430 SF (908 SF office)	Lease ends April 30, 2026; 1 3-yr option
102	9,133 SF (5,282 SF office)	Available Now
103	5,354 SF (1,809 SF office)	Available July 1, 2025

**TOTAL OF 14,553 SF AVAILABLE
JULY 1, 2025 FOR OWNER-USER**

