

# FOR SALE

# OFFICE/WAREHOUSE



**12714 VALLEY AVE. E**  
**SUMNER, WA**  
**5,000 SQ FT OFFICE**  
**5,400 SQ FT WAREHOUSE**  
**48,787 SQ FT LAND**

**\$2,100,000 SALES PRICE**

CONTACT  
COURT PIXTON

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PUGET SOUND COMMERCIAL  
REAL ESTATE SERVICES INC



## SPACE DETAILS

### OFFICE

OFFICE 5,000 SQUARE FOOT OFFICE AND WAREHOUSE WITH TWO SUITES  
EACH SPACE IS 2,500 SQUARE FEET

### WAREHOUSE

WAREHOUSE 5,400 SQUARE FEET WITH FENCED YARD  
BOTH BUILDINGS HAVE NEW METAL ROOFS INSTALLED WITHIN LAST 5 YEARS

### LAND

SITE CONSISTS OF APPROXIMATELY 48,787 SQUARE FEET OF LAND OF WHICH APPROXIMATELY 26,287 SQUARE FEET IS IMPACTED BY WETLAND DIRECTLY TO THE EAST. THIS LEAVES APPROXIMATELY 22,500 SQUARE FEET OF BUILDABLE LAND (BUYER TO VERIFY AMOUNT OF BUILDABLE LAND)

SITE IS SERVED WITH ON SITE SEPTIC. CITY OF SUMNER PROVIDES WATER, PUGET SOUND ENERGY PROVIDES POWER AND GAS TO SITE.

