



# FOR SALE OR LEASE

## 6.67 AC IOS ( $\pm 3.75$ AC USABLE)

10111 STATE ROUTE 162 E, PUYALLUP WA 98374

*\$3.1M*  
SALE PRICE

*\$22,500*  
LEASE RATE/MONTH + NNN

*Exclusively  
listed by*

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Property Overview

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| LAND AREA         | Gross: 6.67 AC (290,720 SF)<br>Usable: ±3.75 AC (163,369 SF)         |
| BUILDINGS         | Office: 1,319 SF<br>Shop: 1,440 SF                                   |
| CONSTRUCTION TYPE | Wood frame (office) and<br>Pole Metal Construction (Shop)            |
| TRUCK ACCESS      | Grade-level loading only                                             |
| CLEARANCE HEIGHT  | 14'                                                                  |
| JURISDICTION      | Pierce County: Alderton McMillin<br>Community Plan                   |
| ZONING            | Rural 10 (IOS uses permitted under<br>active Conditional Use Permit) |
| APN               | 0519066001<br>0519066002<br>0519066003                               |

→ VIEW PHOTOS

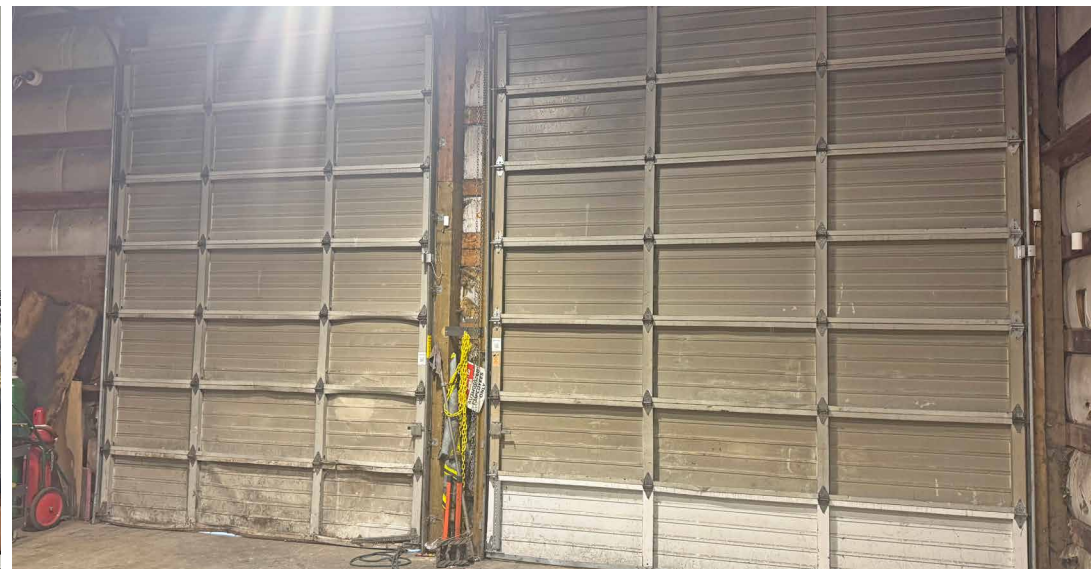
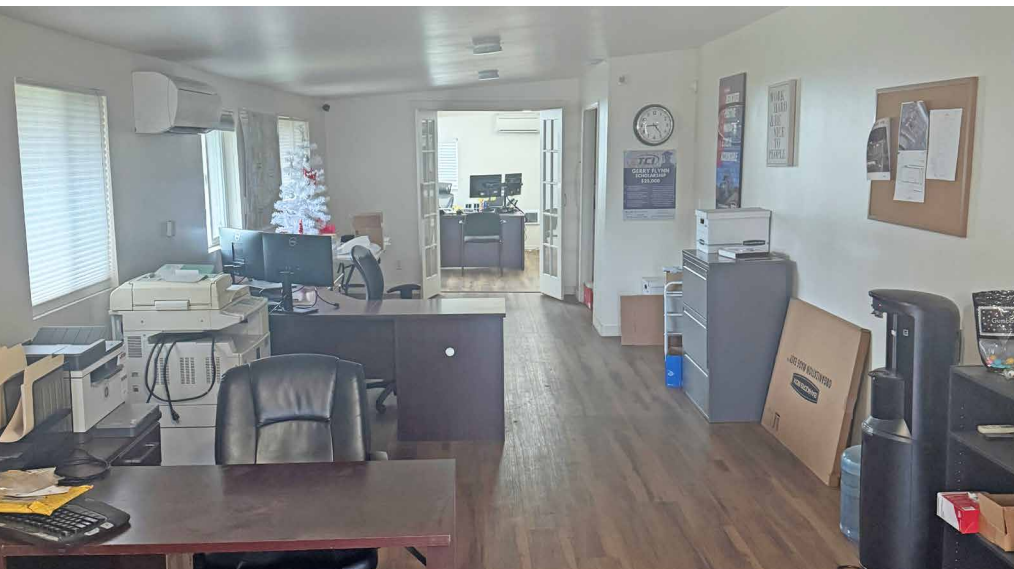


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**5 MIN**

DRIVE TO SR 410

**8 MIN**

DRIVE TO HWY 512

**8 MIN**

DRIVE TO HWY 167

**20 MIN**

DRIVE TO I-5

**28 MIN**

DRIVE TO PORT OF TACOMA

**35 MIN**

DRIVE TO SEATAC AIRPORT

**50 MIN**

DRIVE TO PORT OF SEATTLE



AUBURN



TACOMA

FIFE



PUYALLUP

**SUBJECT  
PROPERTY**

BONNEY  
LAKE



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