

CANYON 160

162,400-SF Class A industrial building delivering Q4 2024.
For Lease or For Sale build-to-suit.

15720 Canyon Road East | Puyallup, WA

DEVELOPED BY

 PANATTONI®

EXCLUSIVELY LEASED BY

 Kidder
Mathews

CANYON160.COM





162,400 SF
TOTAL SQUARE FEET

Q4 2024
DELIVERY

Class A
BUILD-TO-SUIT OFFICE

ECOR
ZONING

ABOUT THE PROJECT

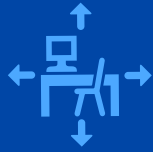
Canyon 160 offers prospective tenants strategically located distribution space at rates more attractive to its competitors.

As the Puget Sound industrial market continues to grow, so does the Canyon Road submarket. Following a long-awaited zoning change, Canyon 160 is now approaching shovel-ready status. This new Class-A development will offer prospective tenants superior clear heights and loading capabilities, above average trailer parking for a building of comparable size, and strategic hard-corner access and visibility. Simply put, for tenant's looking to be relocate in the region, Canyon 160's attributes can't be matched.





162,400-SF BUILDING



BUILD-TO-SUIT OFFICE



LOADING DOORS INCLUDE
±28 DH AND 2 GL



32' CLEAR HEIGHT



156 PARKING STALLS AND
32 TRAILER STALLS



Q4 2024 DELIVERY



11.87 ACRES (348,573 SF)
OF LAND



CONCRETE TILT CONSTRUCTION
WITH REINFORCED SLAB



2,000 AMPS OF POWER



ESFR FIRE PROTECTION



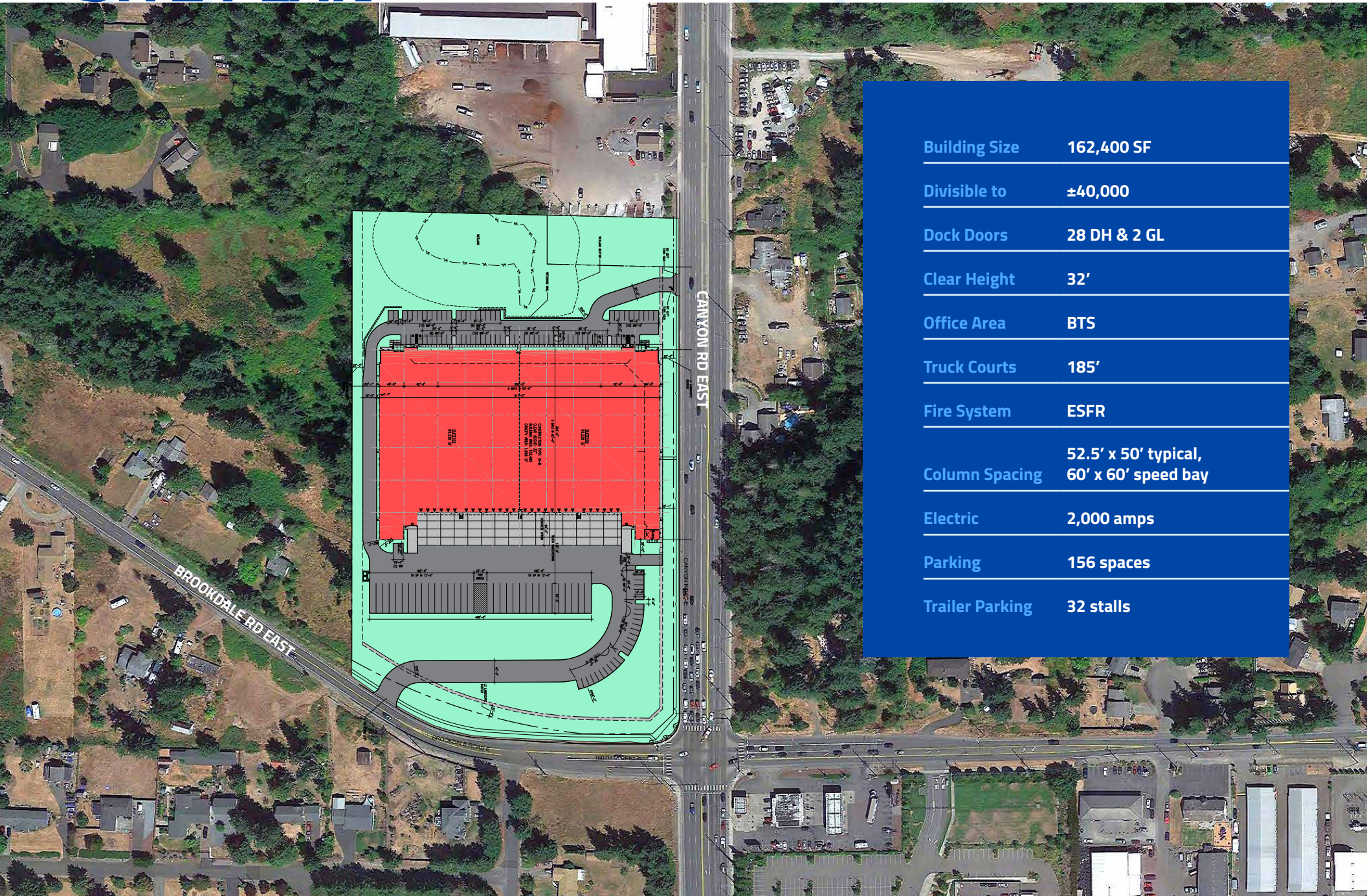
ECOR ZONING



CALL FOR SALE PRICE
& LEASE RATES

BUILDING HIGHLIGHTS

SITE PLAN



Building Size 162,400 SF

Divisible to ±40,000

Dock Doors 28 DH & 2 GL

Clear Height 32'

Office Area BTS

Truck Courts 185'

Fire System ESFR

Column Spacing 52.5' x 50' typical,
60' x 60' speed bay

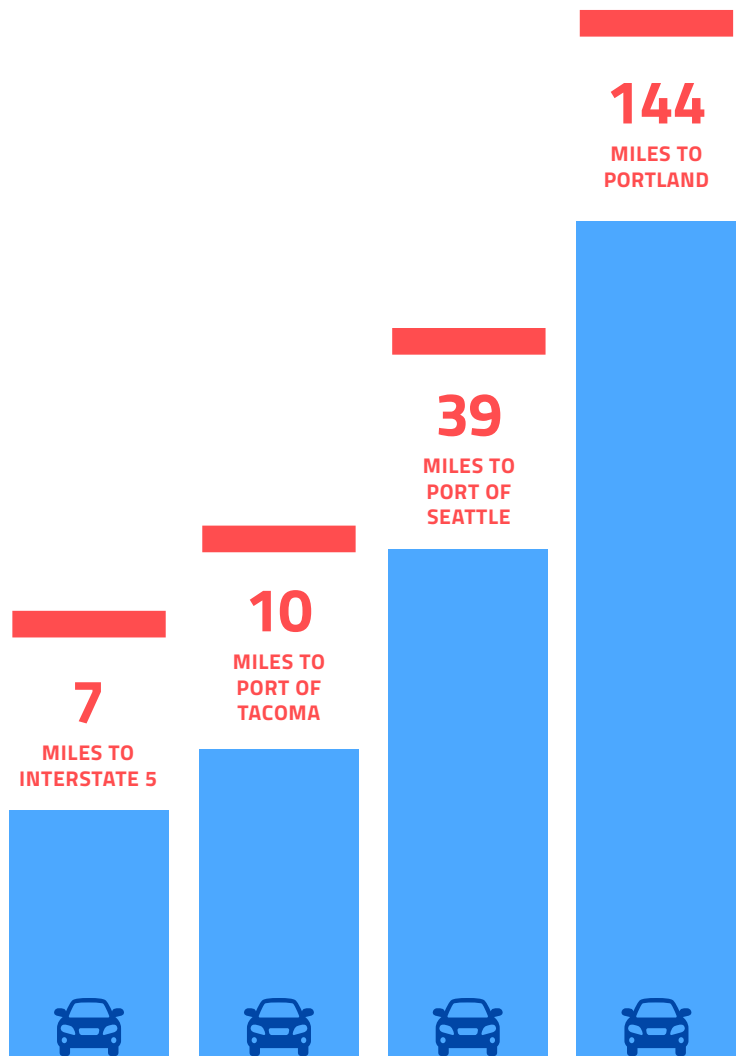
Electric 2,000 amps

Parking 156 spaces

Trailer Parking 32 stalls



COMPLETELY CONNECTED

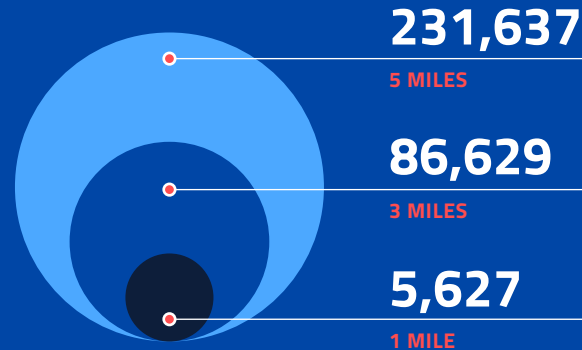


LABOR STATISTICS

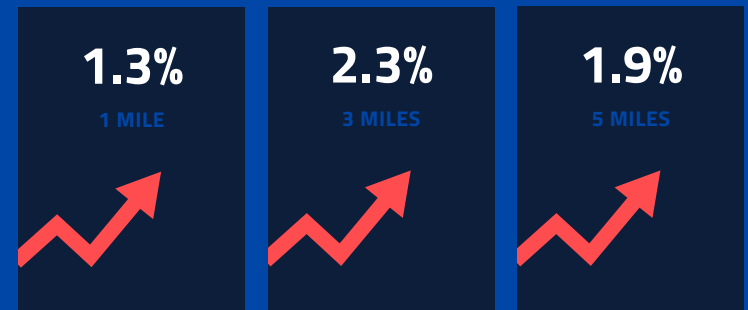
Estimated Population 2021



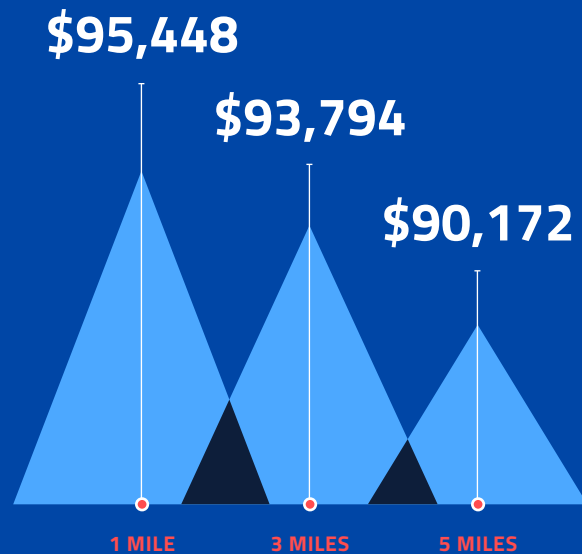
Population Forecast 2026



Population Growth 2021-2026



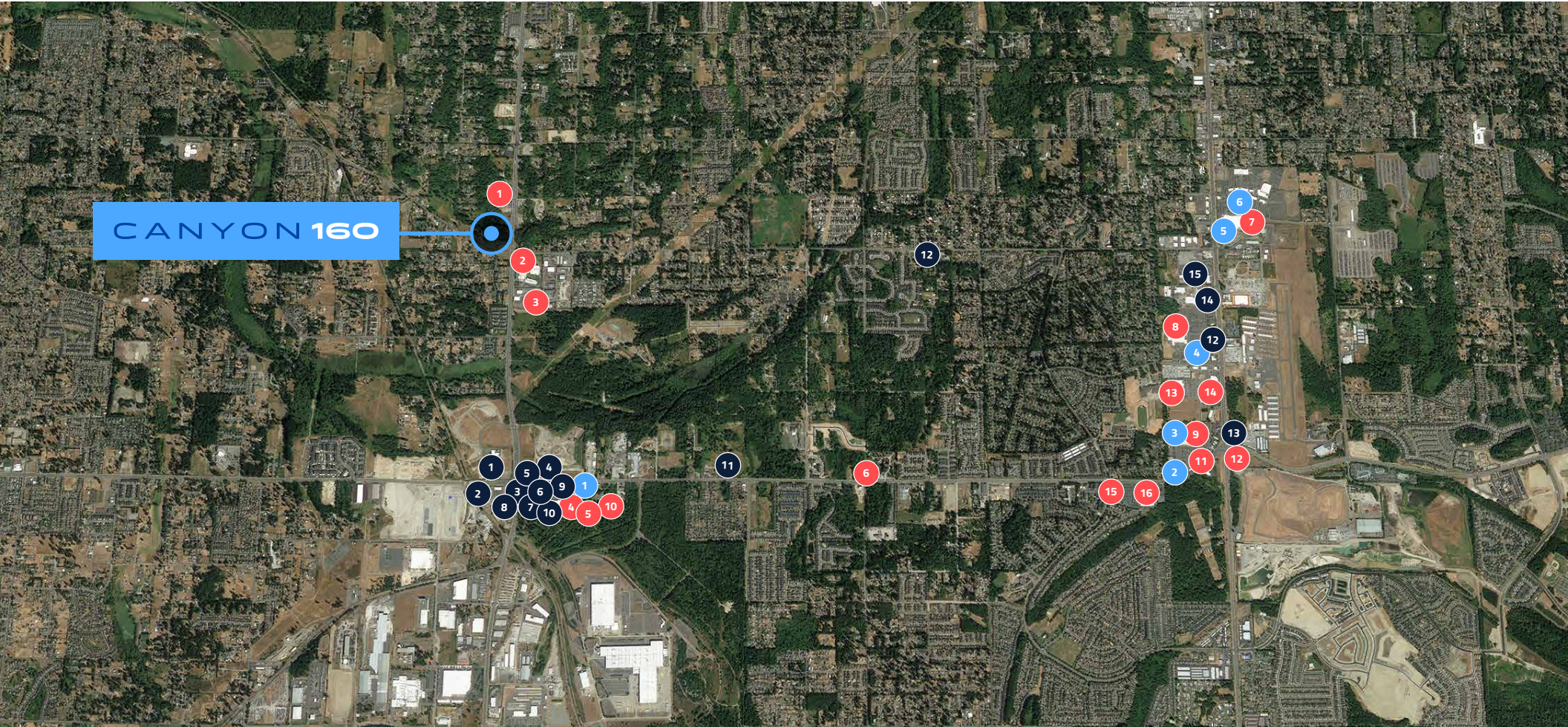
Average Household Income 2021



Estimated Employees 2021



CANYON 160



RESTAURANTS

- | | |
|----------------------------|---------------------|
| 1 McDonalds | 9 Pho & Tofu |
| 2 Taco Bell | 10 Farrelli's Pizza |
| 3 Papa Murphys Take n Bake | 11 Ricky J's |
| 4 Apple Teriyaki | 12 Applebee's |
| 5 Subway | 13 McDonald's |
| 6 Sushi & Wok | 14 Popeyes |
| 7 Taco Time | |
| 8 Carl's Jr | |

SHOPPING

- | | |
|---------------------------------|--------------------|
| 1 Puyallup Bark Supply | 9 Fred Meyer |
| 2 Canyon Road Gas & Deli Market | 10 US Bank |
| 3 Cowart Gagnon | 11 Bank of America |
| 4 Pet Pros | 12 Walgreens |
| 5 Safeway | 13 Kohl's |
| 6 The Pont Pad | 14 Ulta Beauty |
| 7 Target | 15 Rite Aid |
| 8 Walmart | 16 Winco |

COFFEE

- | |
|-----------------------|
| 1 Green Bean Espresso |
| 2 Bigfoot Java |
| 3 Starbucks |
| 4 Volcano Coffee |
| 5 Urban Timber Coffee |
| 6 Starbucks |

CANYON 160

For leasing information contact

TODD CLARKE
253.722.1422
todd.clarke@kidder.com

MATT MCLENNAN, SIOR, CCIM
253.722.1458
matt.mclennan@kidder.com

TY CLARKE
253.722.1419
ty.clarke@kidder.com

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