

FOR LEASE OR SALE

# CANYON 160

162,460-SF Class A Industrial

15720 CANYON RD E, PUYALLUP, WA 98375

[CANYON160.COM](http://CANYON160.COM)

[VIEW PHOTOS](#)

CANYON RD EAST

DEVELOPED BY

 PANATTONI®

EXCLUSIVELY LEASED BY

 Kidder  
Mathews



An aerial photograph of a large, modern industrial building with a white roof and grey walls. The building is situated next to a multi-lane highway. A large parking lot with many spaces is located in front of the building. The surrounding area includes green trees and some residential houses in the distance.

**162,460 SF**

TOTAL SQUARE FEET

**Now**

AVAILABLE

**Class A**

BUILD-TO-SUIT OFFICE

**ECOR**

ZONING

# ABOUT THE PROJECT

Canyon 160 offers prospective tenants strategically located distribution space at attractive rates.

As the Puget Sound industrial market continues to grow, so does the Canyon Road submarket. Following a long-awaited zoning change, Canyon 160 is available now. This new Class-A development offers 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.



162,460-SF BUILDING



BUILD-TO-SUIT OFFICE



LOADING DOORS INCLUDE  
±28 DH AND 2 GL



32' CLEAR HEIGHT



156 PARKING STALLS AND  
32 TRAILER STALLS



NOW AVAILABLE



11.87 ACRES (348,573 SF)  
OF LAND



CONCRETE TILT CONSTRUCTION  
WITH REINFORCED SLAB



2,000 AMPS OF POWER



ESFR FIRE PROTECTION



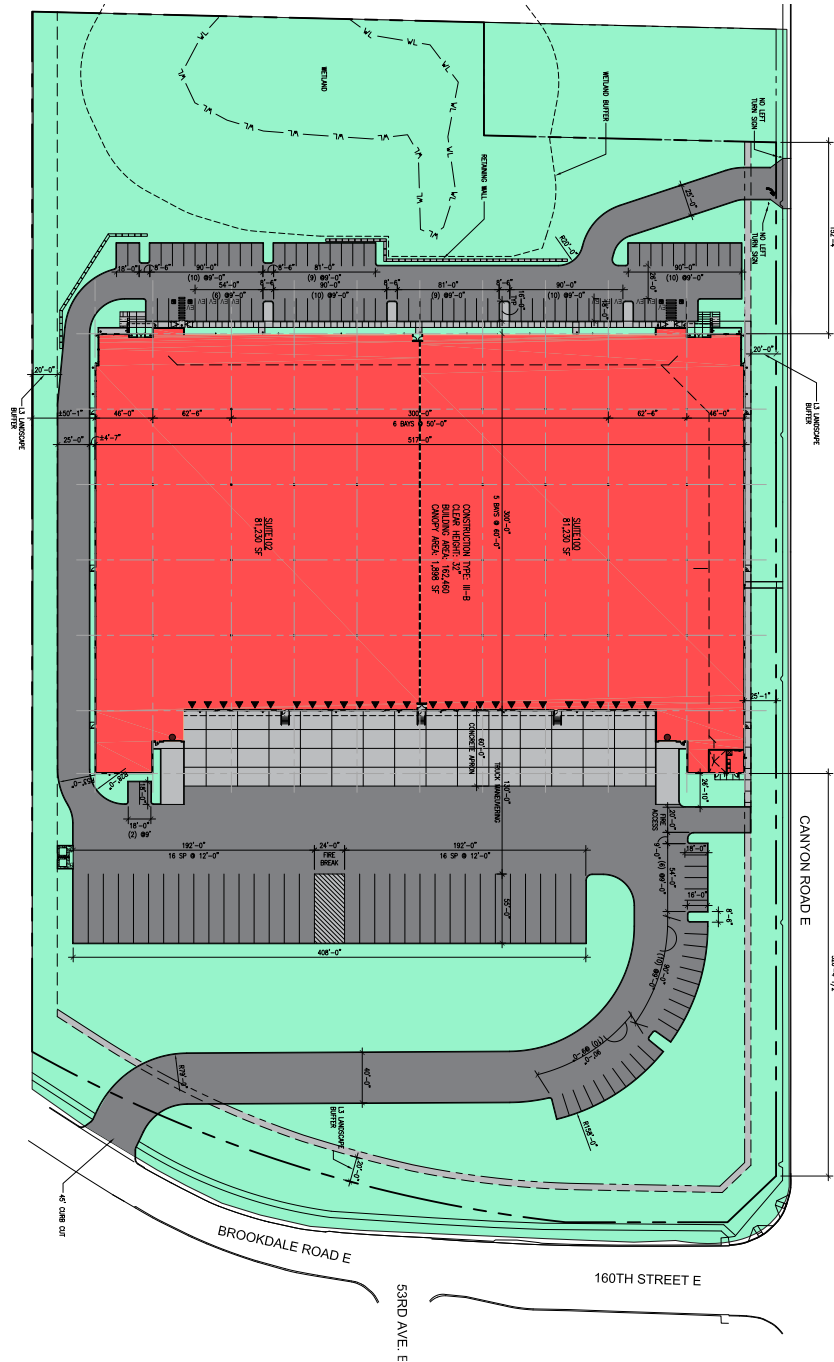
ECOR ZONING



CALL FOR SALE PRICE  
& LEASE RATES

# BUILDING HIGHLIGHTS

# SITE PLAN



Building Size 162,460 SF

Divisible to  $\pm 40,000$

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

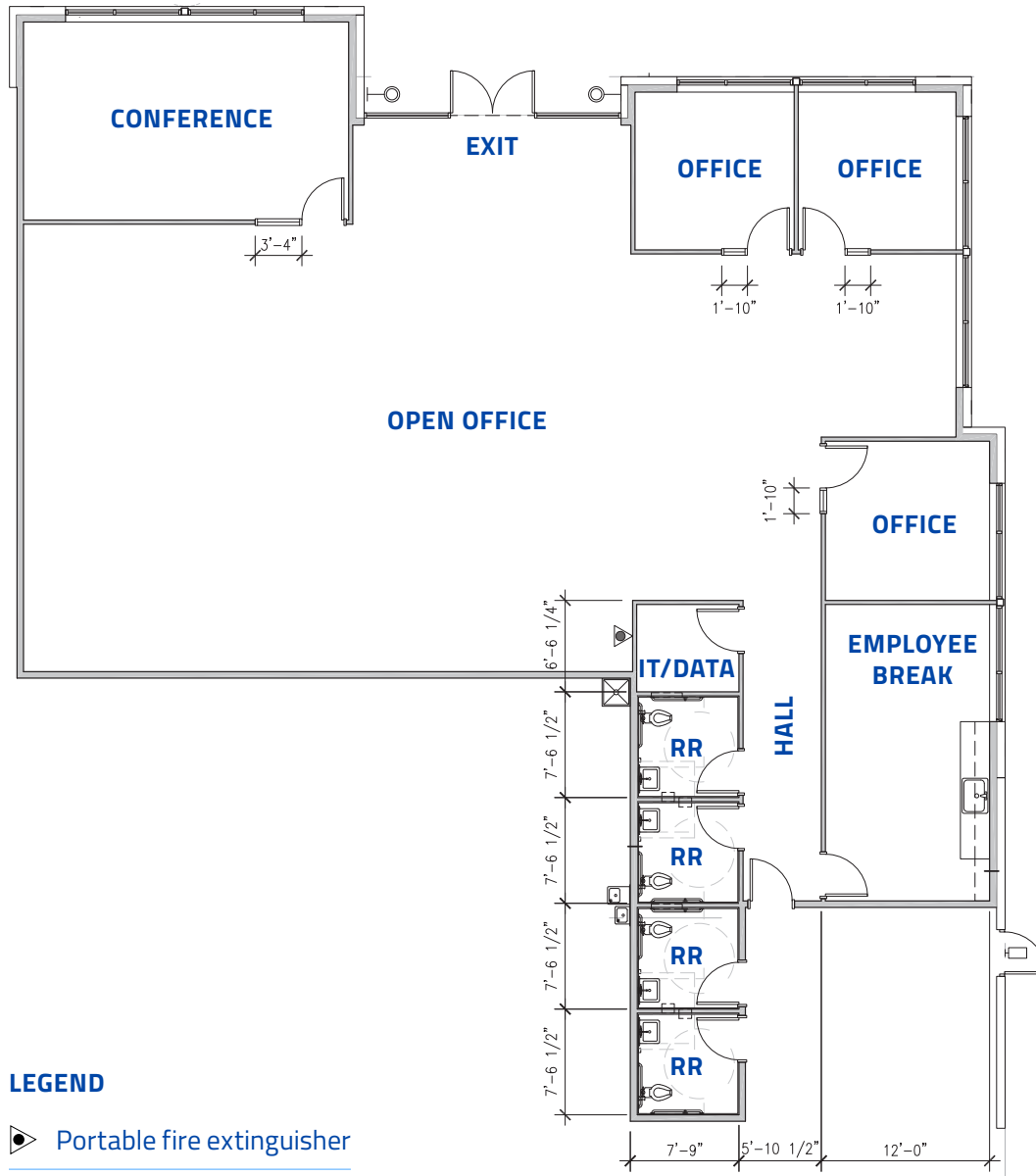
Parking 156 spaces

Trailer Parking 32 stalls

Zoning EC - Employment Center

→ ZONING CODE → ZONING MAP

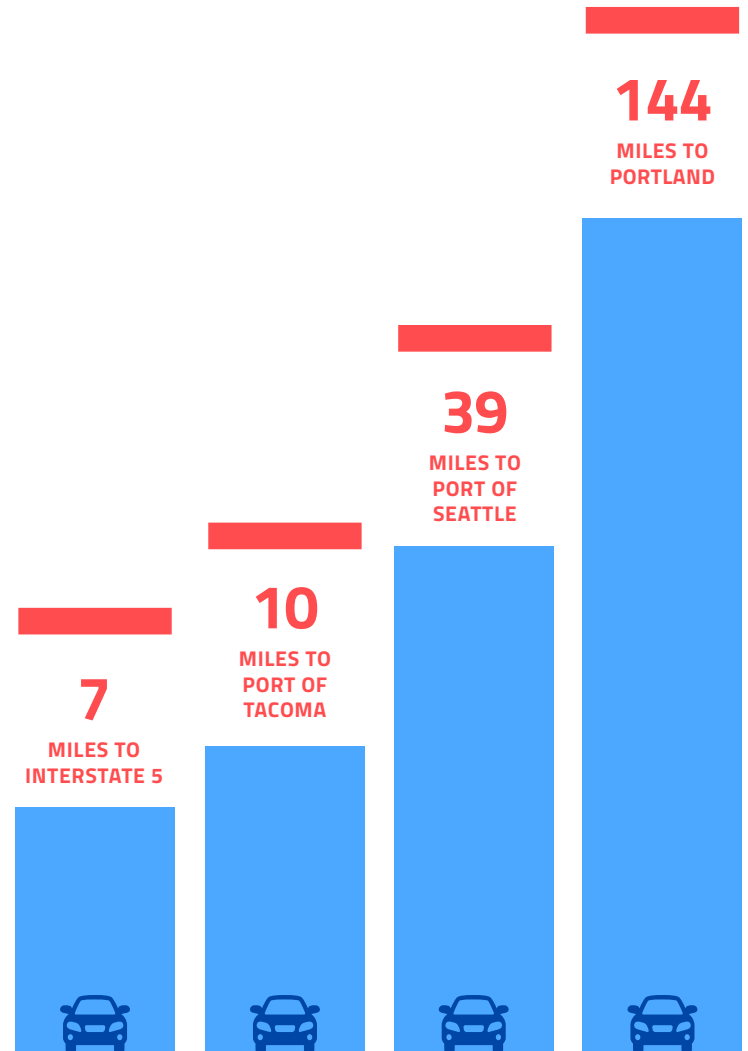
# SPECULATIVE OFFICE PLAN



- 3,486 SF office
- 3 private offices
- 2 office restrooms
- 2 warehouse restrooms
- Large conference room
- Breakroom
- Open cube area



# COMPLETELY CONNECTED

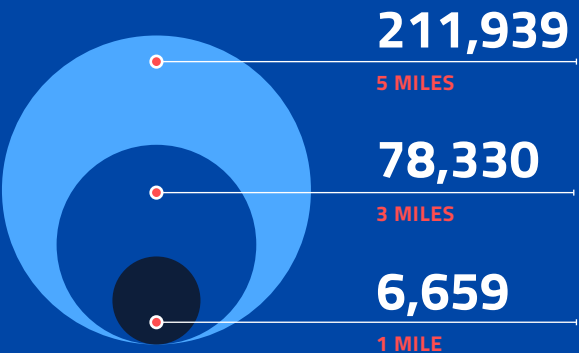


# LABOR STATISTICS

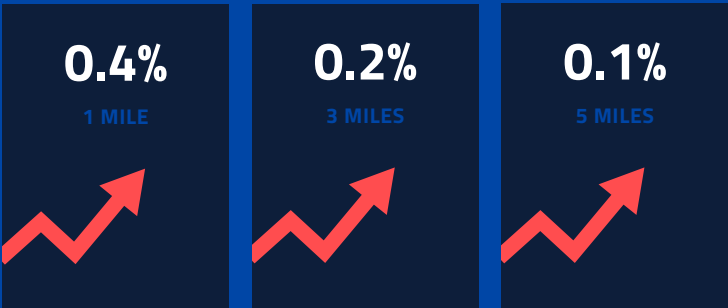
Estimated  
Population 2024



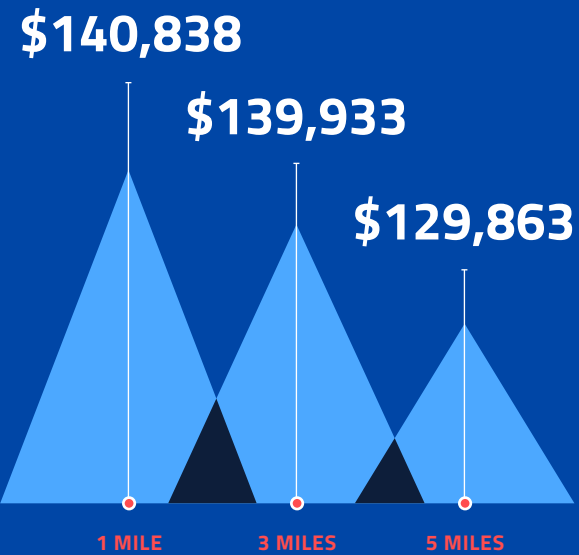
Population Forecast 2029



Population Growth 2024-2029



Average Household Income 2024



Estimated Employees 2024





# NEARBY EMPLOYERS

- |                               |                             |
|-------------------------------|-----------------------------|
| 1 Alliance Steel LLC          | 11 JamesHardie              |
| 2 World Distribution Services | 12 Toray                    |
| 3 LG                          | 13 Northwest Doors          |
| 4 Medallion Foods             | 14 Mitsui-Soko Records Mgmt |
| 5 Seatac Packaging            | 15 Potelco Inc              |
| 6 Parr Lumber                 | 16 Carlisle                 |
| 7 Harris Rebar                | 17 Ulta Beauty              |
| 8 Streetail                   | 18 Rite Aid                 |
| 9 Oldcastle                   | 19 Winco                    |
| 10 Holman Distribution        |                             |



CANYON 160

amazon

176TH ST E

FLOOR & DECOR

BOEING

Haier

HARBOR FREIGHT

192ND ST E

ACE

IKEA

Whirlpool

IKEA

BOEING

BOEING

BEST BUY

ASHLEY

200TH ST E

CANYON RD EAST



# CANYON 160

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