



Benaroya South Hill Business + Technology Center

1019 39TH AVE SE
PUYALLUP, WASHINGTON



AVAILABLE FOR LEASE - WAREHOUSE/FLEX SPACE

- Convenient Puyallup South Hill Location
- 8,255 SF warehouse with 675 SF office
- Grade and Dock High Access
- Ample, Safe, Well-lit Free Surface Parking & Easy Freeway Access
- Move-in Ready
- Fully Sprinklered Warehouse + Office Space
- Space Available September 1, 2025

Owned and managed by:



For lease by:

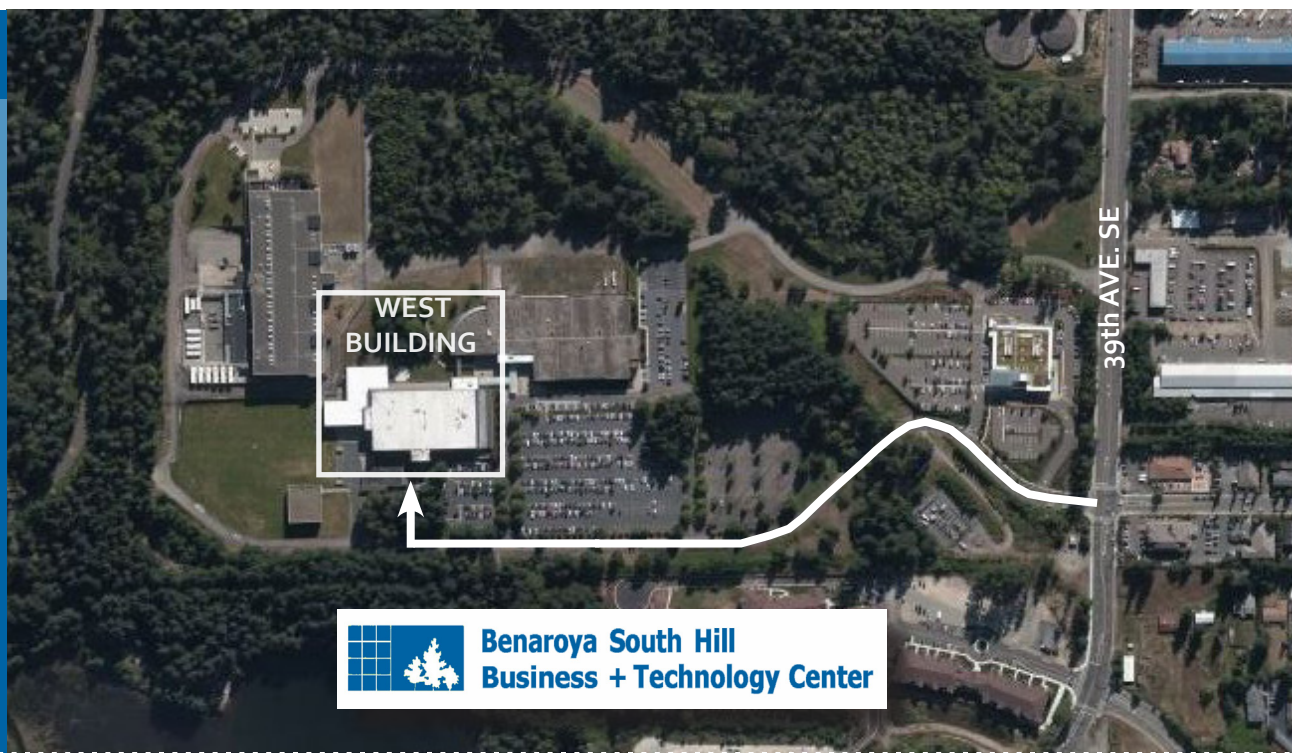
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**SECURE
86-ACRE
CAMPUS**



Property Features & Highlights

WEST BUILDING

- 1019 39th Ave. SE, Puyallup, WA
- 8,255 SF Available
- 675 SF Office
- Below market rate
- Shell: \$.90 PSF
Office: \$ 1.00 PSF
- 12' - 13' clear height
- Dock & Grade Door Loading

FEATURES

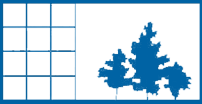
- Ample free on-site parking
- Office space available
- Secure, Park-like Suburban Campus
- Easy freeway access to SR512 and Hwy 167
- Fully sprinklered
- Zoning: MP Business Park
- Lightning Fast Internet Connectivity



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Property Photos



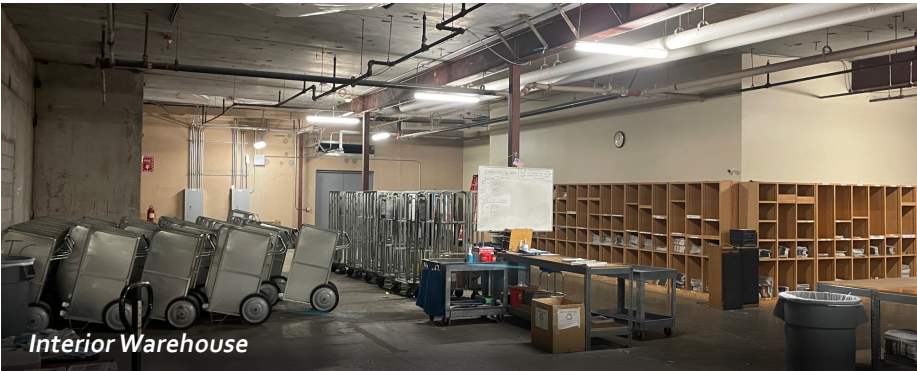
Exterior Loading Doors



Interior Office Space



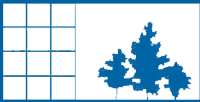
Ample Parking



Interior Warehouse

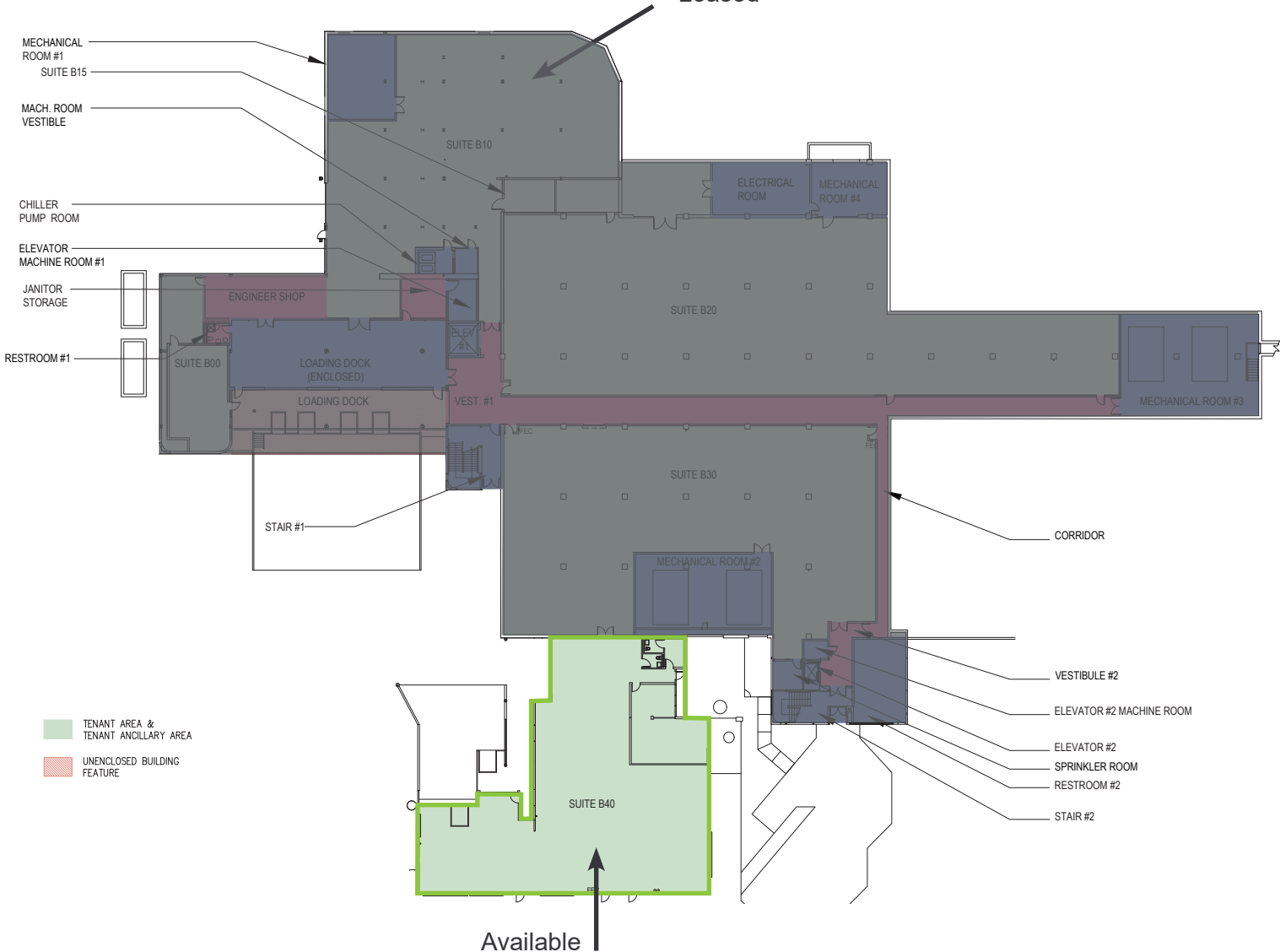


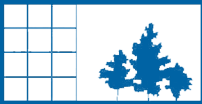
Interior Warehouse



WEST BUILDING
FLOOR PLAN

Leased





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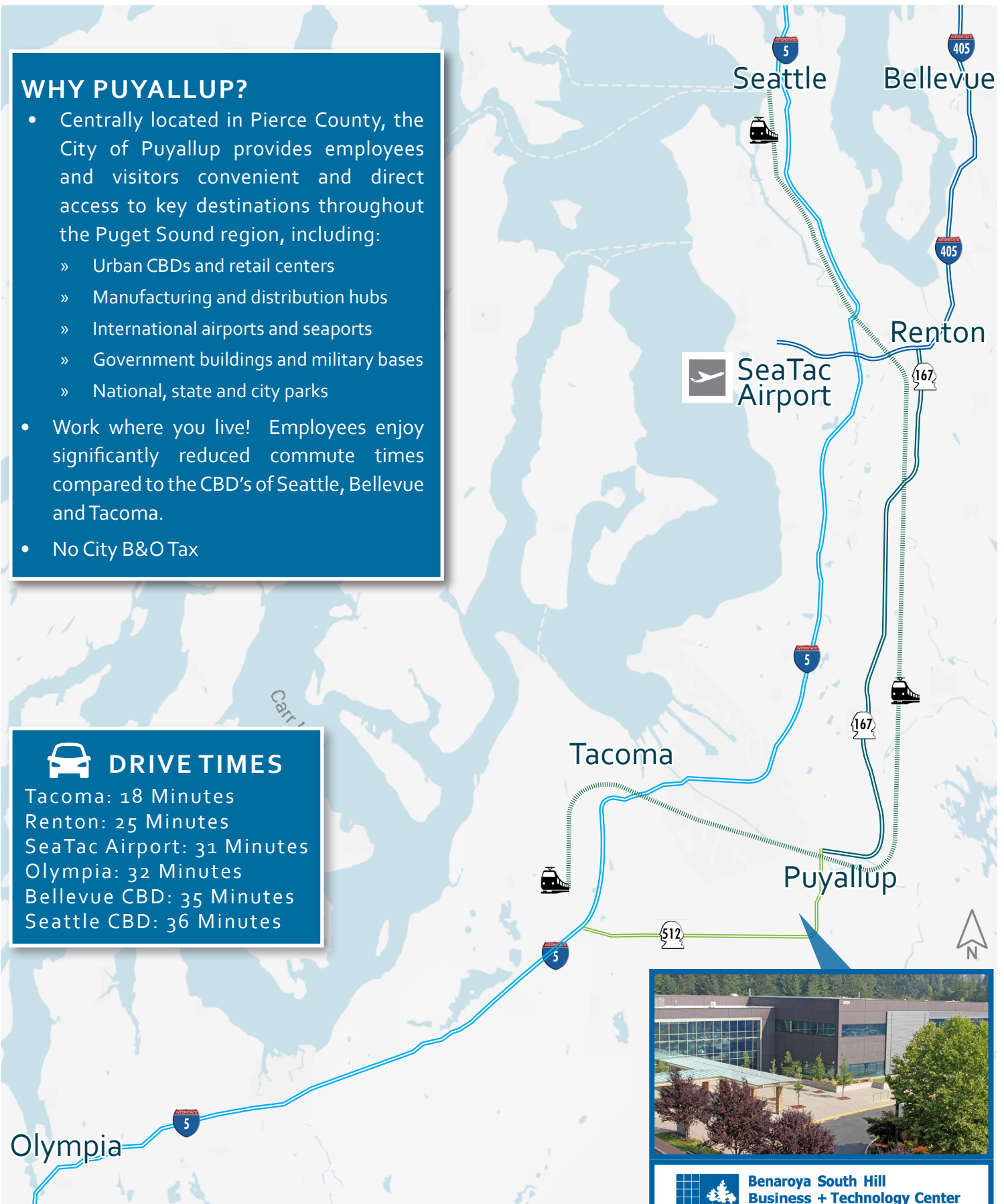
WHY PUYALLUP?

- Centrally located in Pierce County, the City of Puyallup provides employees and visitors convenient and direct access to key destinations throughout the Puget Sound region, including:
 - » Urban CBDs and retail centers
 - » Manufacturing and distribution hubs
 - » International airports and seaports
 - » Government buildings and military bases
 - » National, state and city parks
- Work where you live! Employees enjoy significantly reduced commute times compared to the CBD's of Seattle, Bellevue and Tacoma.
- No City B&O Tax

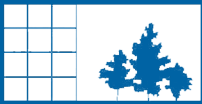


DRIVE TIMES

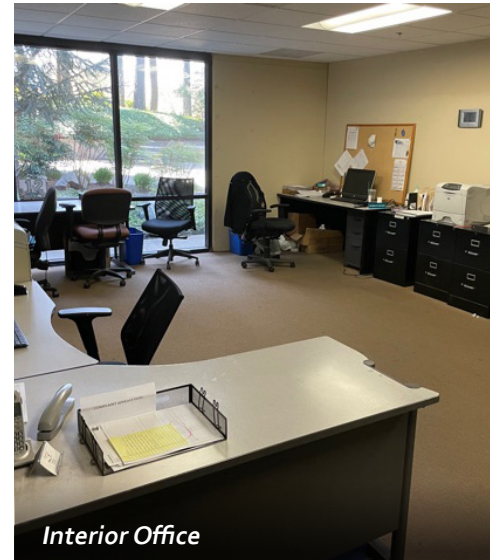
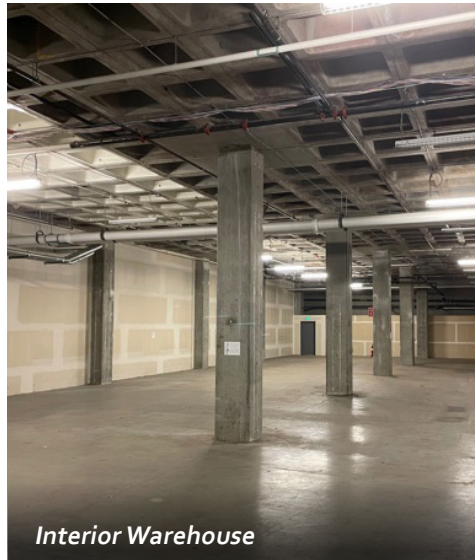
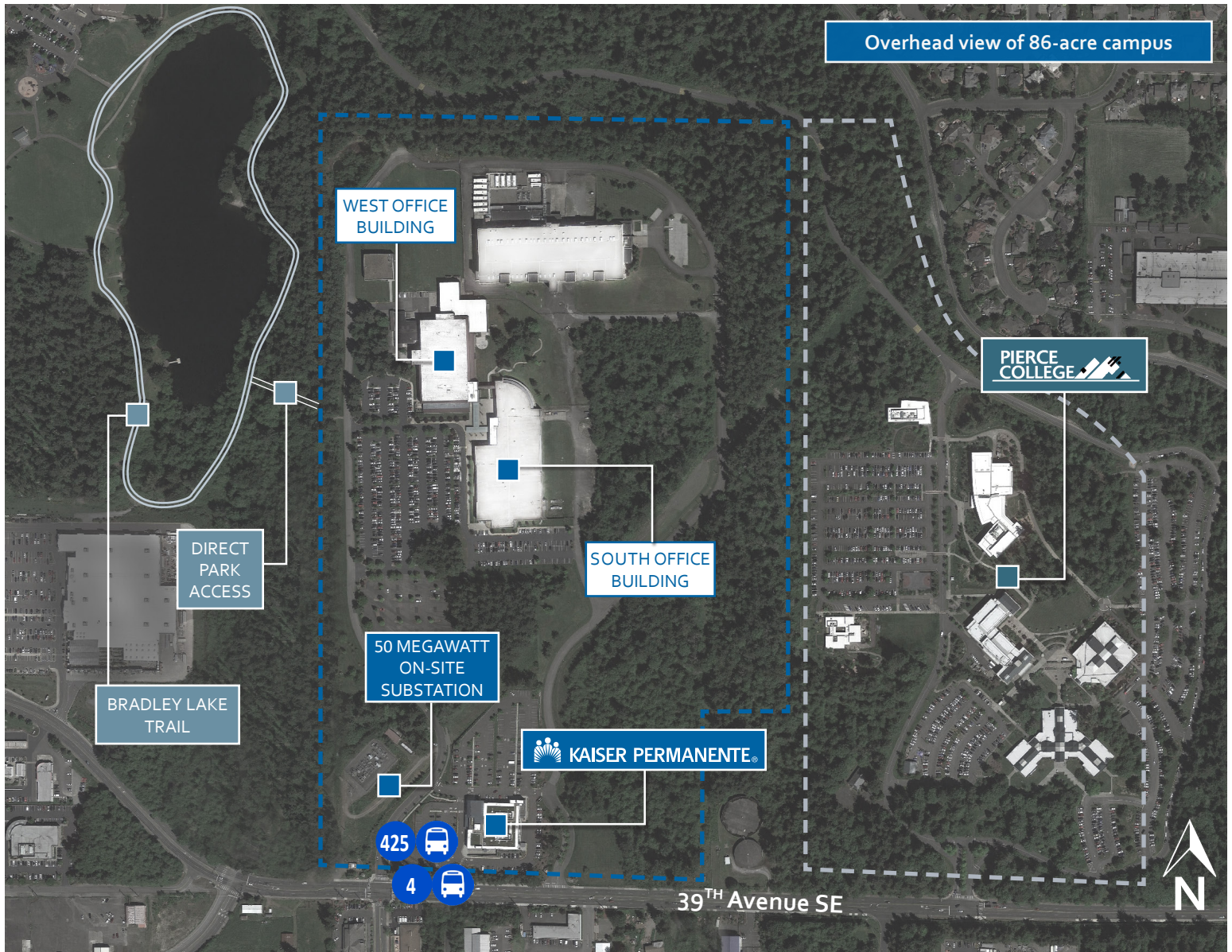
Tacoma: 18 Minutes
Renton: 25 Minutes
SeaTac Airport: 31 Minutes
Olympia: 32 Minutes
Bellevue CBD: 35 Minutes
Seattle CBD: 36 Minutes

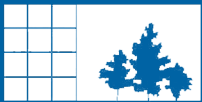


**Benaroya South Hill
Business + Technology Center**



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AMENITIES MAP

FOOD & DRINK

1. Aceituno's Mexican Food
2. Applebee's Grill + Bar
3. Arby's
4. Auntie Anne's
5. Bangkok Thai Restaurant
6. Big Foot Java (2 Stores)
7. BJ's Restaurant & Brewhouse
8. Black Angus Steakhouse
9. Burger King
10. Cheers Bar & Grill
11. Chick-fil-A
12. Chipotle Mexican Grill
13. Crawfish Chef
14. Denny's
15. Dickey's Barbecue Pit
16. Dutch Bros Coffee
17. Egg Hole
18. El Rinconsito
19. Emerald City Smoothie
20. Forever Sushi
21. Golden Corral
22. Iron Chef
23. It's Pho U
24. Jack in the Box
25. Jamba Juice
26. Jersey Mike's
27. Jimmy John's
28. Karma Indian Cuisine
29. Little Ceasars
30. Los amigos taqueria
31. McDonald's (2 Stores)
32. Mukja Korean BBQ
33. OKI Japan
34. Olive Garden Italian Restaurant
35. Outback Steakhouse
36. Panera Bread
37. Papa John's Pizza
38. Papa Murphy's
39. RAM Restaurant & Brewery
40. Red Robin
41. Red Wagon Burger
42. Shilla Teriyaki
43. Starbucks (2 Stores)
44. Subway
45. Sushi Ari Japanese Restaurant
46. Taco Bell
47. Taco Del Mar
48. Tandoori Grill
49. The Rock Woodfire Pizza
50. Wendy's

CHILD CARE CENTER

1. 31st Avenue KinderCare
2. Bilingual Creative Kids
3. Bright Champs Academy
4. Kids Kingdom
5. La Petite of South Hills
6. Puyallup KinderCare
7. Toddlers University Child Care
8. YMCA Early Learning Center

HOTELS

1. Best Western Plus
2. Fairfield Inn and Suites
3. Hampton Inn and Suites
4. Holiday Inn Express

LARGE MEDICAL FACILITIES

1. ATI Physical Therapy
2. Concentra Urgent Care
3. Dedicated Women's Health
4. Franciscan Medical Clinic
5. Kaiser Permanente
6. MultiCare Good Sam. Hospital
7. MultiCare Good Sam. Medical
8. MultiCare Orthopedics & Sports
9. MultiCare Women's Center
10. Proliance Puyallup Surgeons
11. Proliance Surgeons
12. Sound Family Medicine
13. Sound Family Medicine
14. Virginia Mason Franciscan Health

FINANCIAL INSTITUTIONS

1. 1st Secury Bank Home Lending
2. Bank of America
3. BECU Credit Union
4. Chase Bank
5. Harborstone Credit Union
6. Heritage Bank
7. KeyBank
8. Kitsap Credit Union
9. Red Canoe Credit Union
10. Sound Credit Union
11. Umpqua Bank
12. US Bank
13. Wells Fargo Bank

PARKS & REC

1. Bradley Lake Park
2. Mel Korum YMCA
3. New Level 360
4. NW Fitco
5. Pierce College
6. Round 1 Bowling
7. Super Jump Party
8. UFC Fit
9. WiggleWorks Kids

RETAIL

1. South Hill Mall (116 stores)
2. Best Buy
3. Costco
4. CVS Pharmacy
5. Dick's Sporting Goods
6. FedEx Office
7. Home Depot
8. JCPenny
9. Lowe's
10. Office Depot
11. Rite Aid
12. Sportsman Warehouse
13. T.J. Maxx
14. Target
15. Total Wine & More
16. Walgreens Pharmacy
17. Walmart Supercenter

