



Benaroya South Hill Business + Technology Center

1021 39TH AVE SE
PUYALLUP, WASHINGTON



**Benaroya South Hill
Business + Technology Center**

CONVENIENT PUYALLUP SOUTH HILL LOCATION

8,354 SF WAREHOUSE
SPACE AVAILABLE TODAY

- 1021 39th Ave. SE, Puyallup, WA
- 8,354 SF Available Now
- 642 SF Office Area
- Shell: \$.85 psf
- Office: \$.85 psf
- NNN: \$.1625
- 22' Clear Height
- 1 GL Door

Owned and managed by:



For lease by:

Kyle Schipper
+1 253 203 1320
kschipper@nai-psp.com

Andrea Peterson
+1 253 203 1329
apeterson@nai-psp.com





SECURE 86-ACRE CAMPUS



Property Features & Highlights

FEATURES

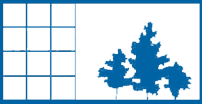
- Exclusive stand-alone building
- Space for Parking
- Grade level access
- Secure campus
- Easy freeway access to SR512 and Hwy 167
- Fully sprinklered
- Zoning: MP Business Park
- No B+O Tax



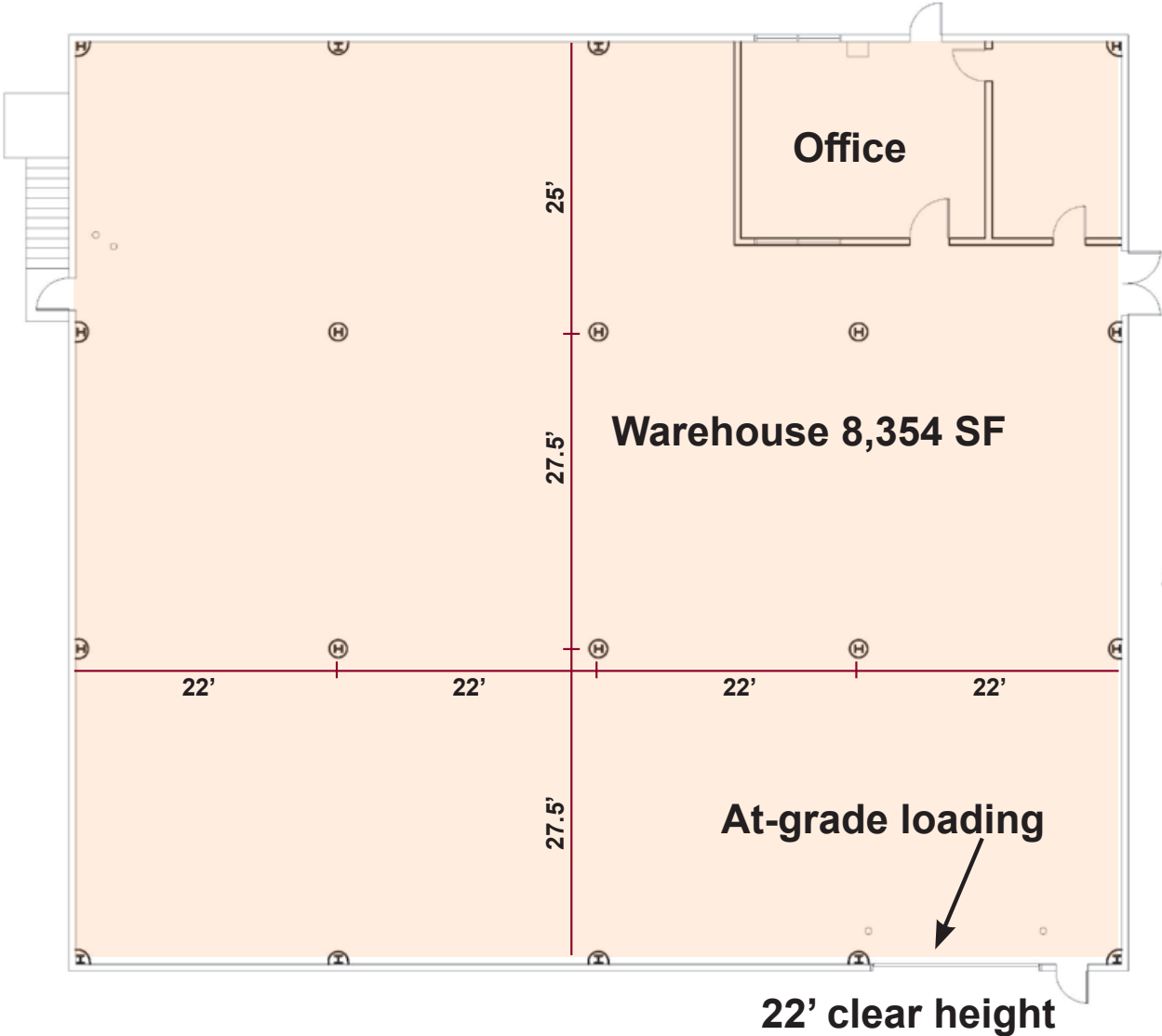
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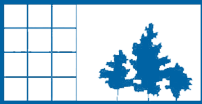


The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



1021 BUILDING FLOOR PLAN





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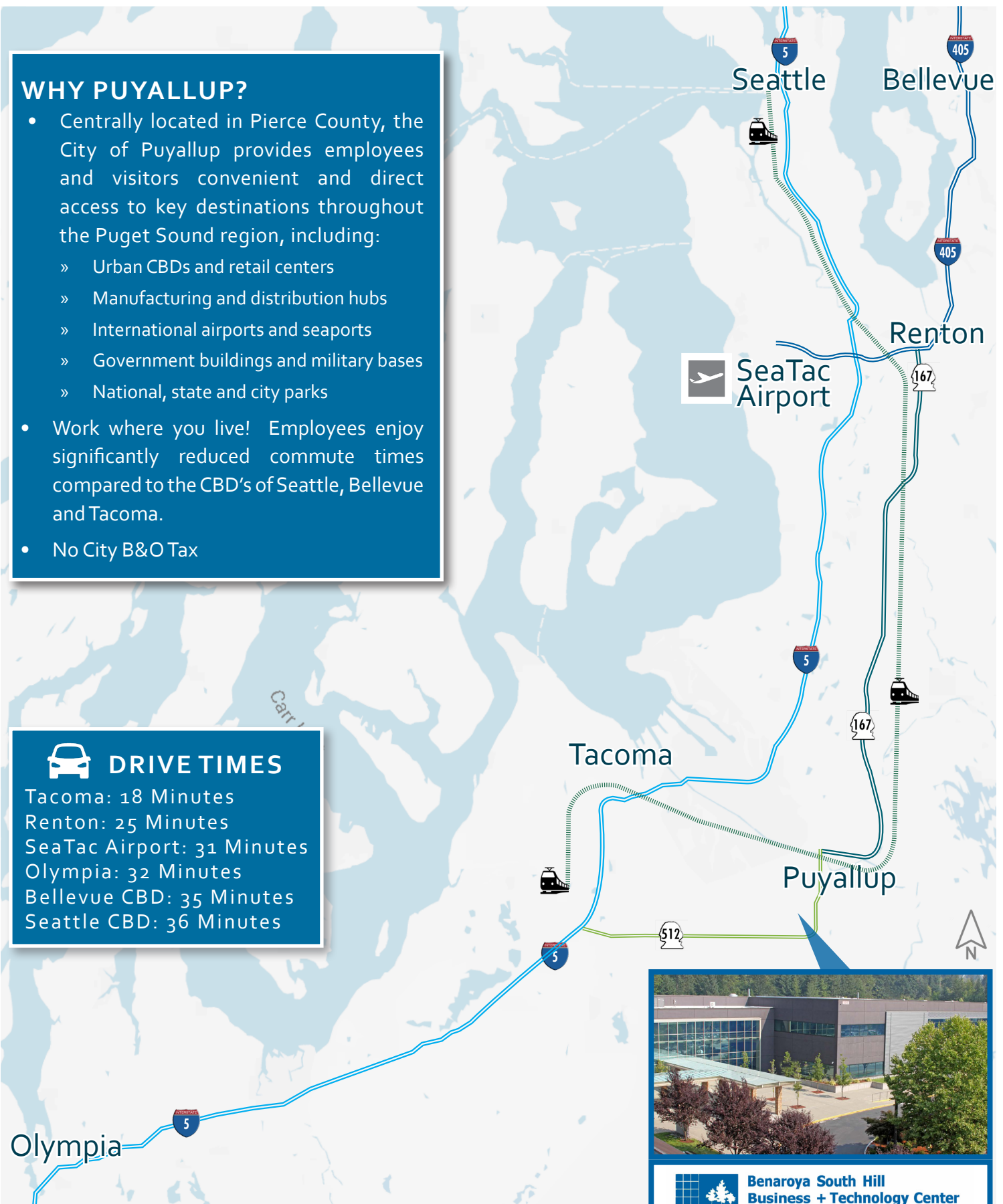
WHY PUYALLUP?

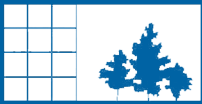
- Centrally located in Pierce County, the City of Puyallup provides employees and visitors convenient and direct access to key destinations throughout the Puget Sound region, including:
 - » Urban CBDs and retail centers
 - » Manufacturing and distribution hubs
 - » International airports and seaports
 - » 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



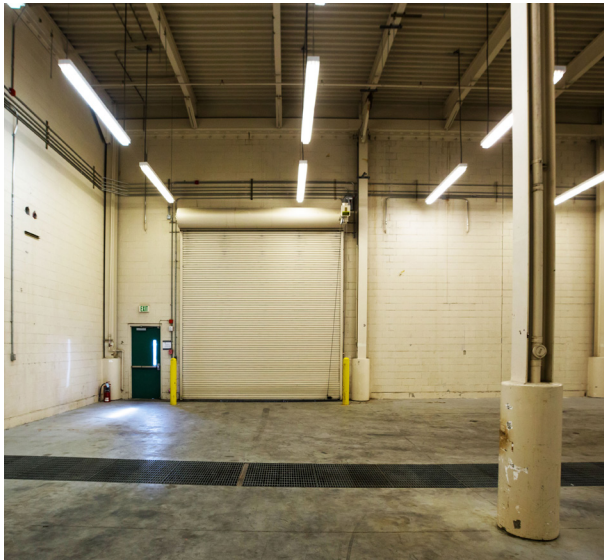
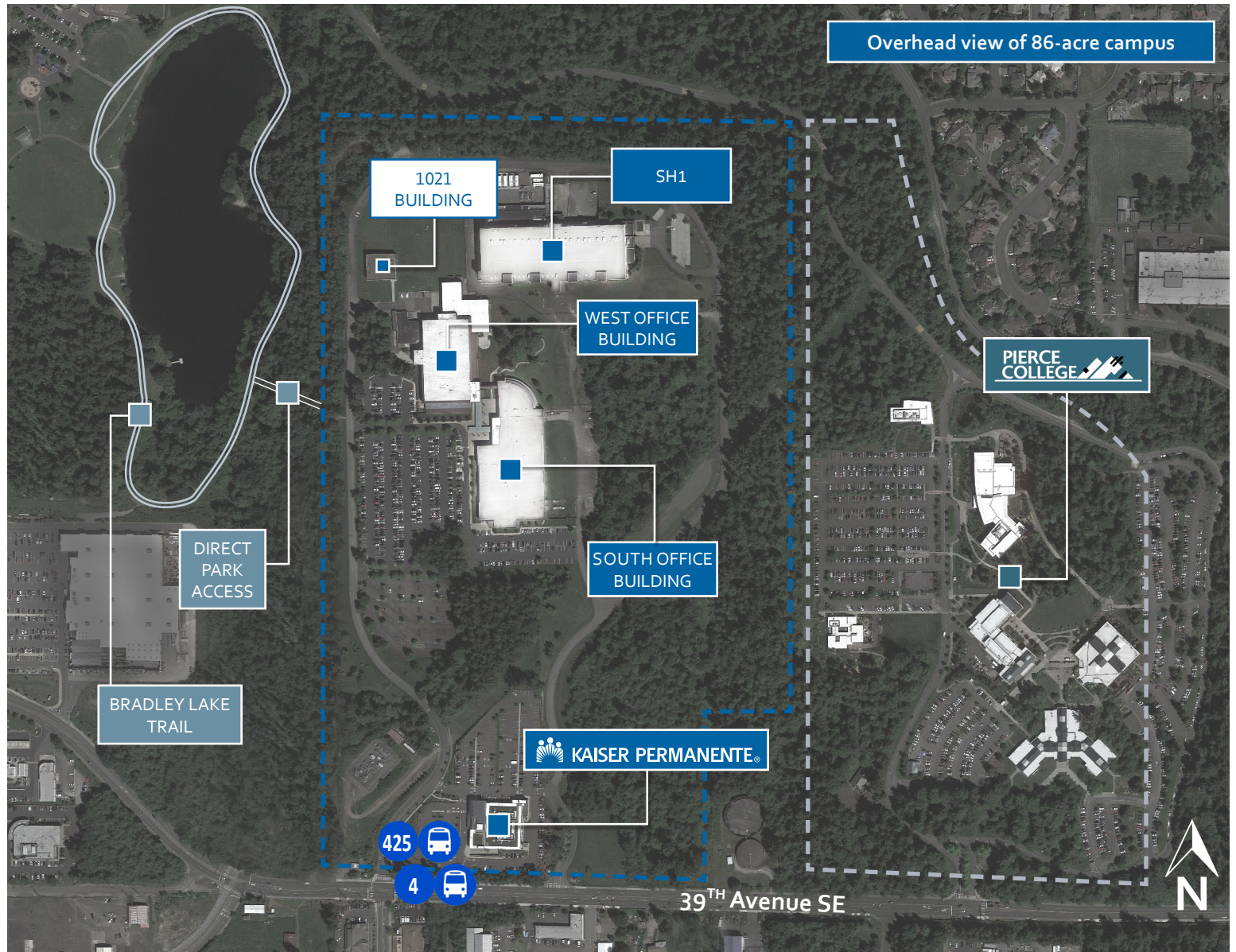
DRIVE TIMES

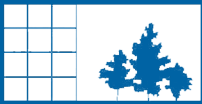
Tacoma: 18 Minutes
Renton: 25 Minutes
SeaTac Airport: 31 Minutes
Olympia: 32 Minutes
Bellevue CBD: 35 Minutes
Seattle CBD: 36 Minutes





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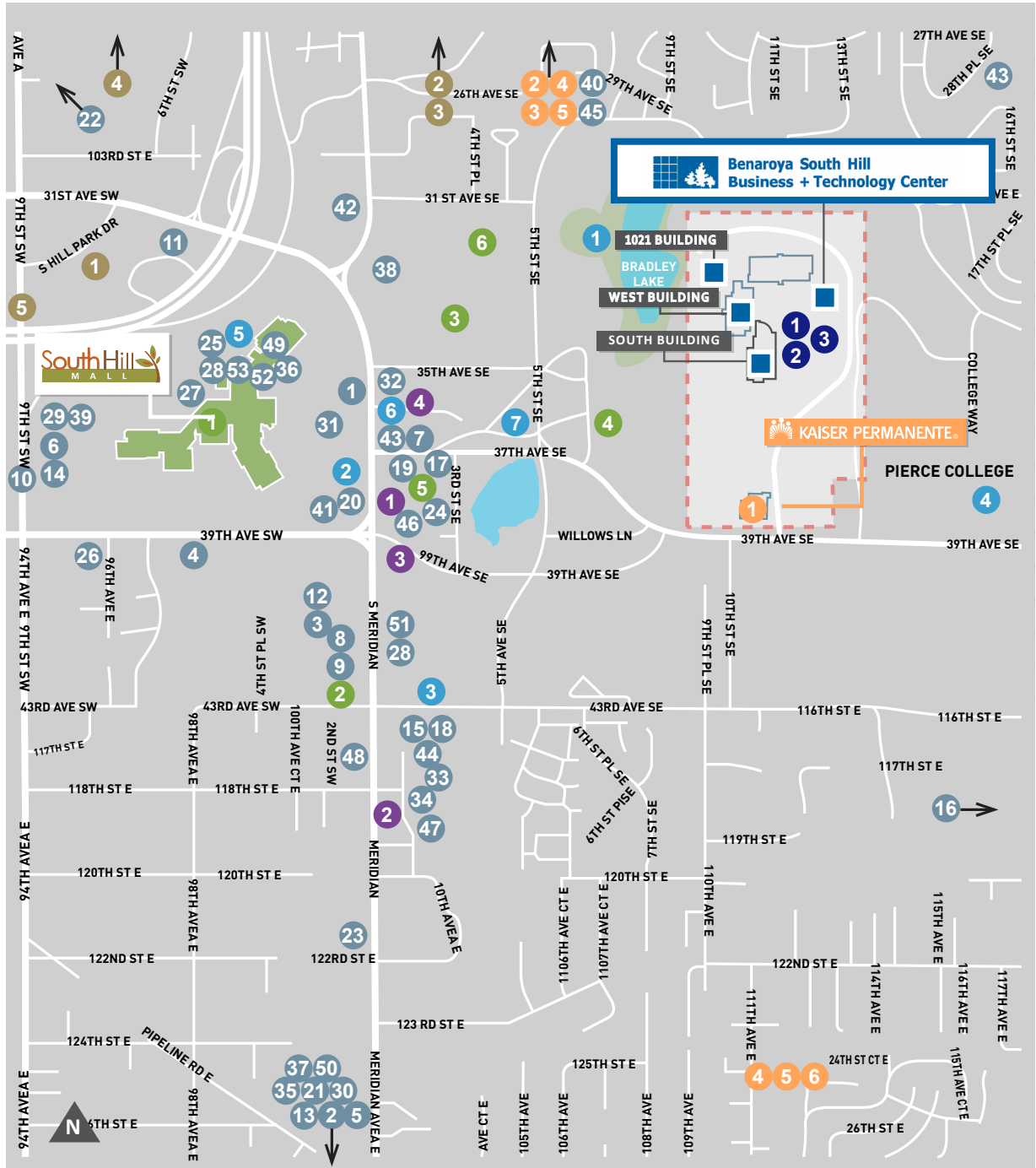
AMENITIES MAP

FOOD & DRINK

On-Site Food Trucks

1. South Beach Cuisine & Espresso
2. Stacks Burgers
3. Lumpia World

1. A&W Hamburgers
2. Amante Pizza & Pasta
3. Applebee's
4. Arby's
5. Ayothaya Thai
6. Bangkok Thai
7. Baskin Robbins
8. BJ's Restaurant
9. Black Angus
10. Burger King
11. Cheers
12. Chili Thai Restaurant
13. Chinese Gourmet Express
14. Denny's
15. Dickey's BBQ Pit
16. Domino's Pizza
17. Famous Dave's
18. Forever Sushi
19. Herfy's Burger & Shake
20. I Love Sushi & Teriyaki
21. Iron Chef Japanese Steak
22. It's Pho U
23. Jack in the Box
24. Karma Indian Cuisine Keg
25. Steakhouse & Bar
26. KFC
27. Ma's Place Restaurant
28. New China Buffet
29. Okee Dokee Grill
30. Old Country Buffet
31. Olive Garden
32. Outback Steakhouse
33. Papa John's Pizza
34. Papa Murphy's Take & Bake
35. Pho the Best
36. Pizza Hut
37. Quizno's Subs
38. Ram Restaurant & Brewery
39. Red Robin
40. Rio Blanco
41. Sakura Buffet
42. Sbarro
43. Shaghai Mongolian Grill
44. Shari's Restaurant
45. Shilla Teriyaki
46. Skippers
47. Starbucks
48. Taqueria Los Amigos
49. The Rock Wood Fired Pizza
50. Trapper's Sushi
51. Wendy's
52. Zita Pizzeria
53. Lotus Grill
54. Little Caesars Pizza
55. Prime Steak & Gyros
56. Subway
57. Tortas Locas
58. Wok This Way
59. Oki Japan
60. Honey Baked Ham
61. Panera Bread



MEDICAL FACILITIES

1. Kaiser Permanente
2. MultiCare Good Samaritan Hospital
3. MultiCare Good Samaritan Med Bldg
4. MultiCare Orthopedic and Sports
5. MultiCare Women's Clinic
6. Sunrise Medical Campus

RETAIL

1. South Hill Mall - 116 Stores
2. Best Buy
3. Home Depot
4. Lowes
5. Petco
6. Walmart

HOTELS

1. Best Western
2. Fairfield Inn and Suites
3. Hampton Inn & Suites
4. Hedman House
5. Holiday Inn Express

PARKS & RECREATION

1. Bradley Lake Park
2. Little Gym
3. Mel Korum YMCA
4. Pierce College
5. Regal South Hill Cinemas
6. Wiggleworks Kids
7. 24 Hour Fitness

FINANCIAL INSTITUTIONS

1. BECU
2. Bank of America
3. Harborstone Credit Union
4. Umpqua Bank