

CANYON ROAD

COMMERCE CENTER
TWO BUILDINGS FOR LEASE
+/-275,492 SF TOTAL



Lincoln

5103 & 5223 136TH ST E | PUYALLUP, WA



EAST



WEST

PROPERTY HIGHLIGHTS

±275K SF COMBINED AREA



Demising Options Available
Down to 40,000 SF



Signalized Intersection at
Canyon Road East & 136th East



Each Building Can Be
Fully Secured



10 Dock Levelers Installed
in Each Building



30 FC LED Lighting Installed
in Both Buildings



Zoning: Employment Corridor
(ECOR)



SITE PLAN

WEST BUILDING

5103 136th St E, Puyallup, WA

Total SF	113,321 SF
Spec Office SF	4,895 SF Available Now
Power	1,600 AMPS, 277/480v, 3-phase
Clear Height	32'
Loading Dock & Grade	21 Dock, 2 Grade
Sprinklers	ESFR
Column Spacing	50' x 52'
Speed Bay	60'
Truck Court	130'
Auto Parking	65

EAST BUILDING

5223 136th St E, Puyallup, WA

Total SF	162,171 SF
Spec Office SF	4,610 SF Available Now
Power	2,000 AMPS, 277/480v, 3-phase
Clear Height	36'
Loading Dock & Grade	21 Dock, 2 Grade
Sprinklers	ESFR
Column Spacing	50' x 52'
Speed Bay	60'
Truck Court	130'
Auto Parking	93



WEST BUILDING

113,321 SF



5103 136TH ST E

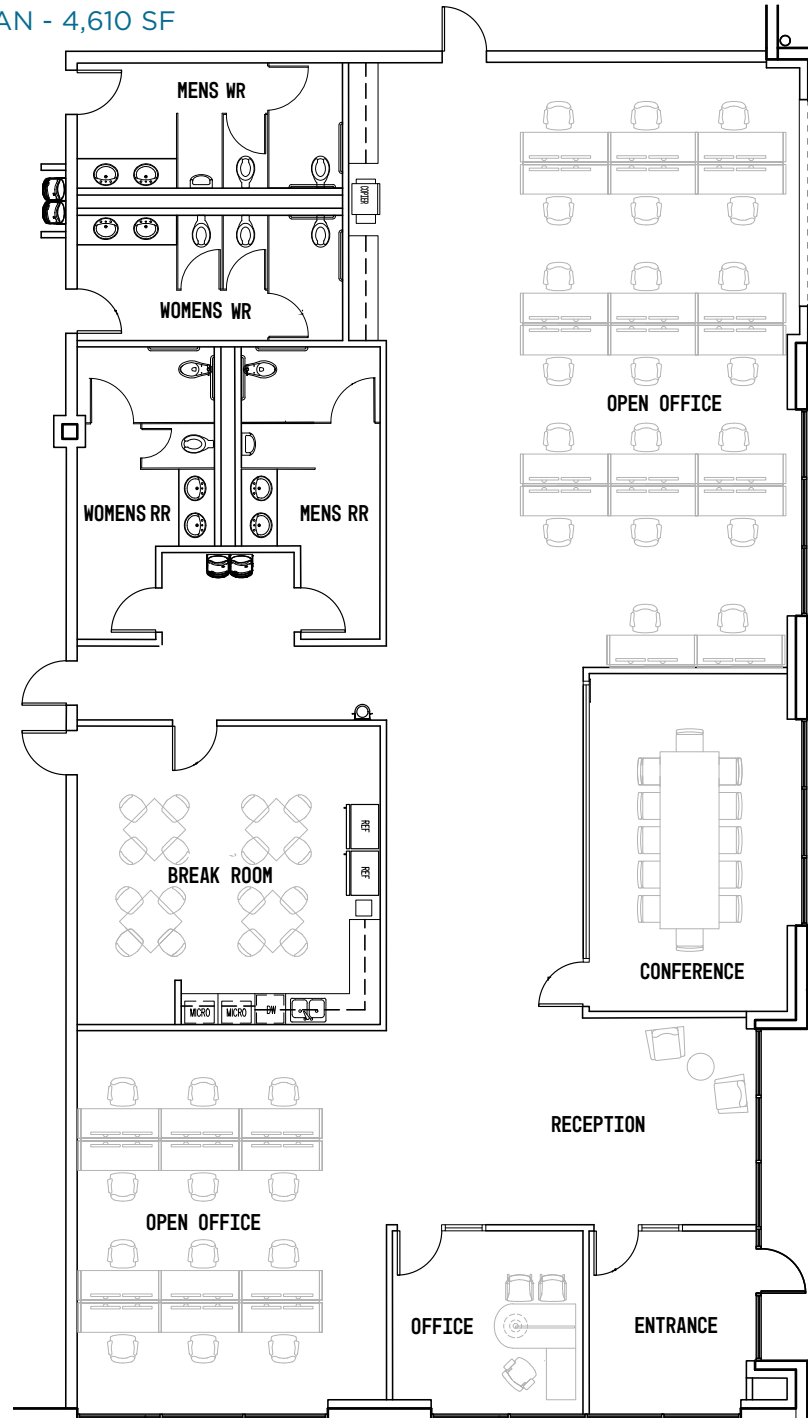
SPEC OFFICE PLAN - 4,895 SF



EAST BUILDING

162,171 SF

SPEC OFFICE PLAN - 4,610 SF



5223 136TH ST E

LOCATION & ACCESS



HWY 512

±2 Miles

I-5

±8 Miles

HWY 167

±8 Miles



PORT OF TACOMA

17 Miles



SEA-TAC INTERNATIONAL AIRPORT

37 Miles



PORT OF SEATTLE

44 Miles



SEATTLE

45 Miles



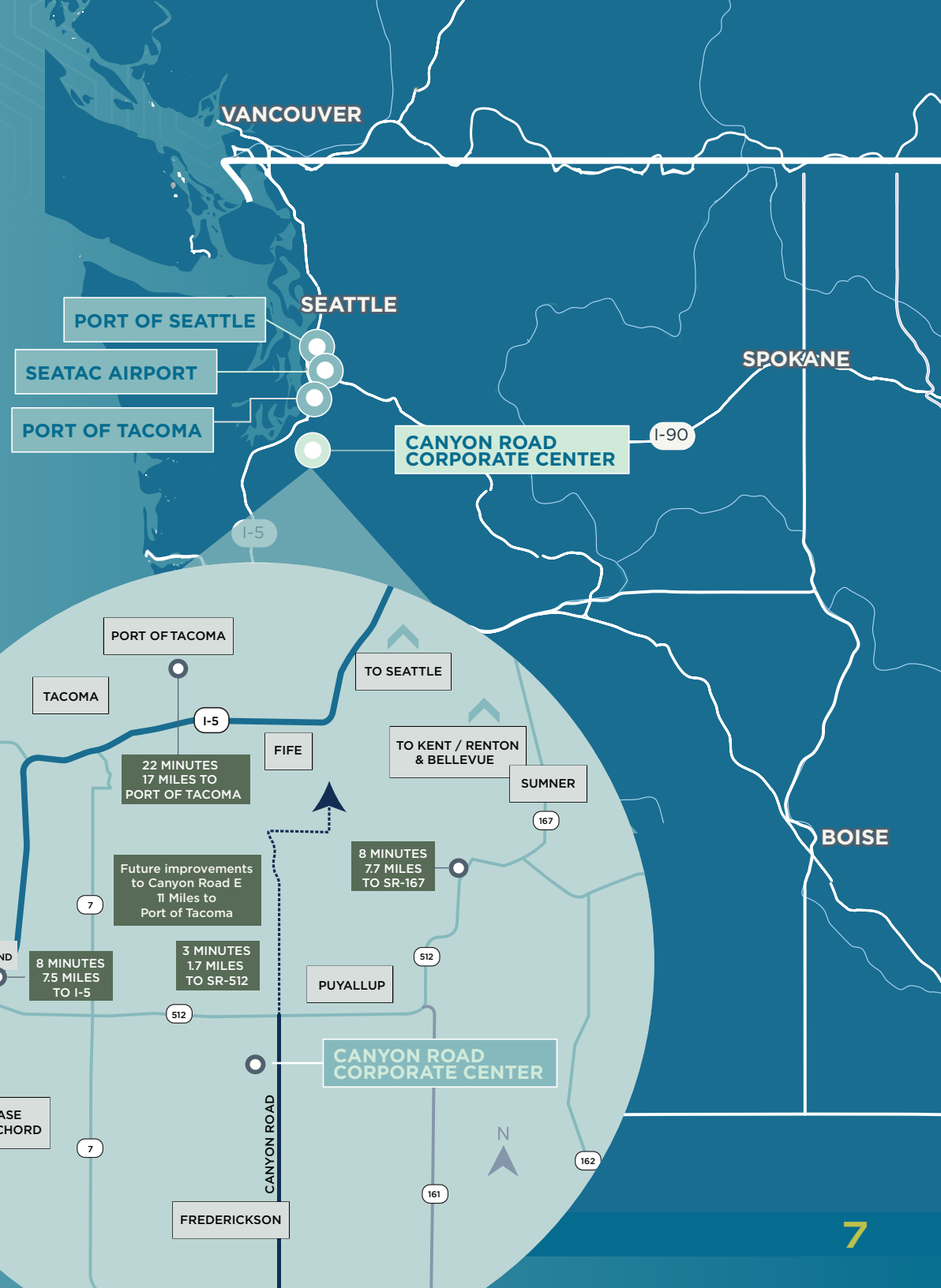
PORTLAND, OR

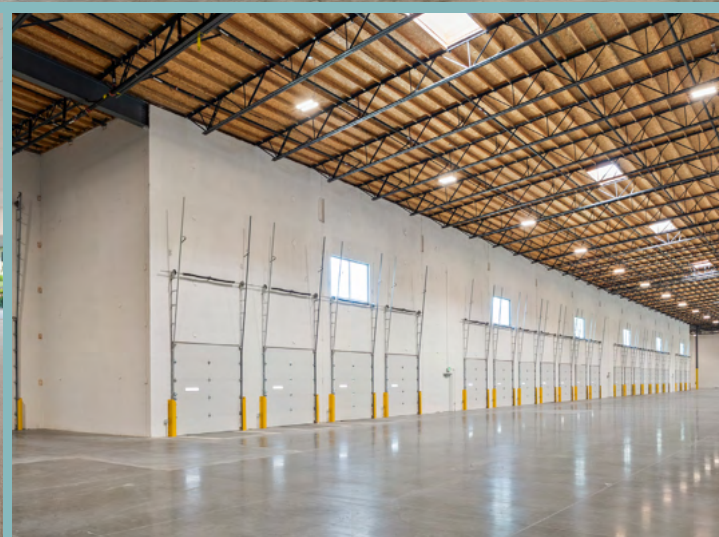
141 Miles



BOISE, ID

511 Miles





CANYON ROAD

COMMERCE CENTER



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