



**COLDWELL
BANKER
COMMERCIAL**
DANFORTH

FOR LEASE

801 VALLEY AVENUE BUILDING

\$1.01 SF/month (NNN)

801 Valley Ave NW
Puyallup, WA 98371

AVAILABLE SPACE
10,000 SF

AREA

On Puyallup's Valley Avenue near North Meridian and SR 167 & SR 512 interchange.



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OFFICE

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**COLDWELL BANKER COMMERCIAL
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33313 1st Way S, Federal Way, WA 98003
253.874.3200



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OFFERING SUMMARY

Available SF: 10,000 SF

Lease Rate: \$1.01 SF/month (NNN)

Lot Size: 5.41 Acres

Building Size: 43,342 SF

PROPERTY OVERVIEW

- 10,000 SF shell
- 1,500 SF office
- 1 dock high and 1 grade high door
- ESFR sprinkler system
- 250 amps, 277/480v, 3 phase power.
- 23'+ clear height
- Full truck access

Asking rent is \$.85 shell and \$1.10 office = \$10,150 per month NNN. Current NNN is \$.28 monthly.

SPACE AVAILABLE 1/1/2021

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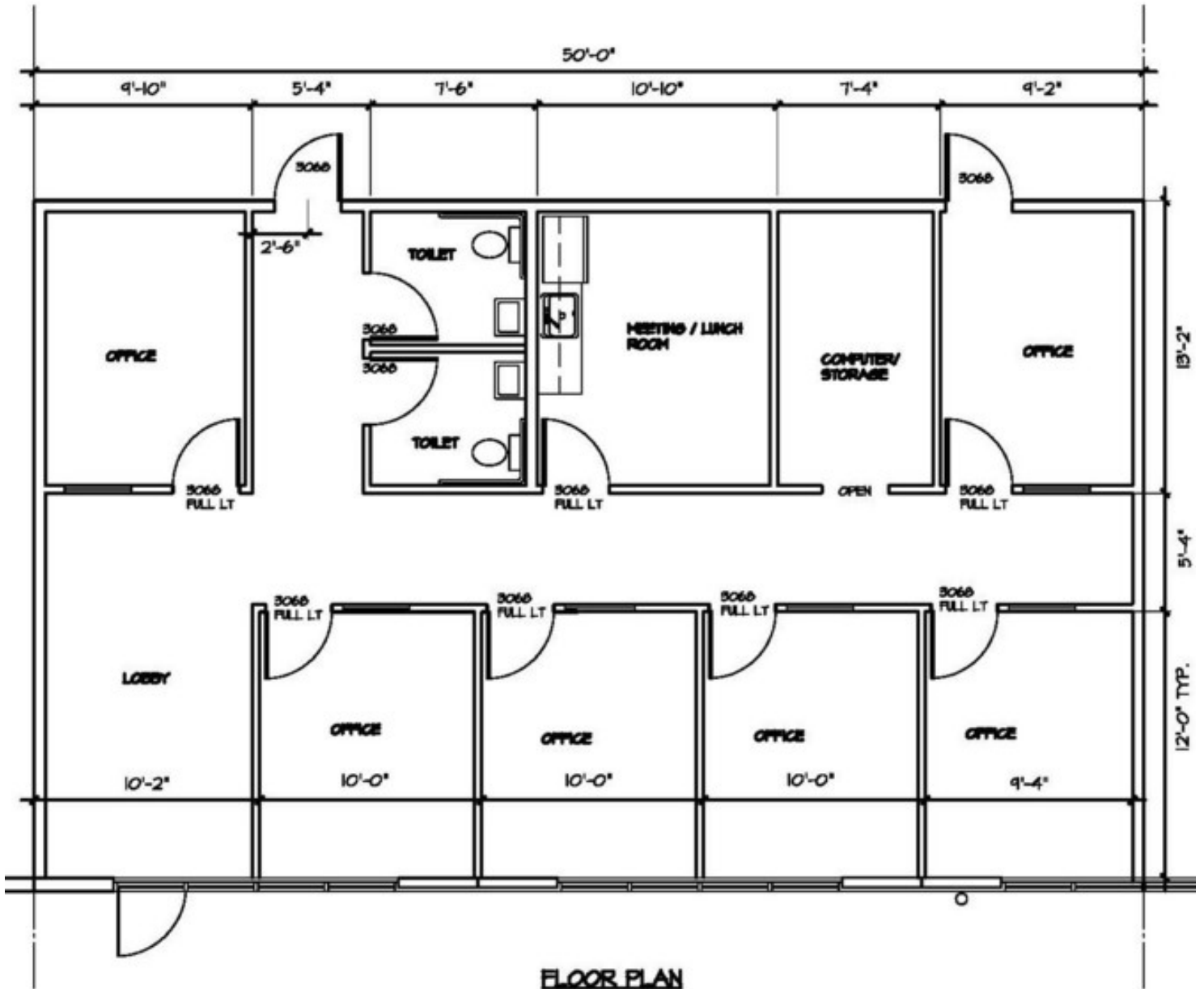
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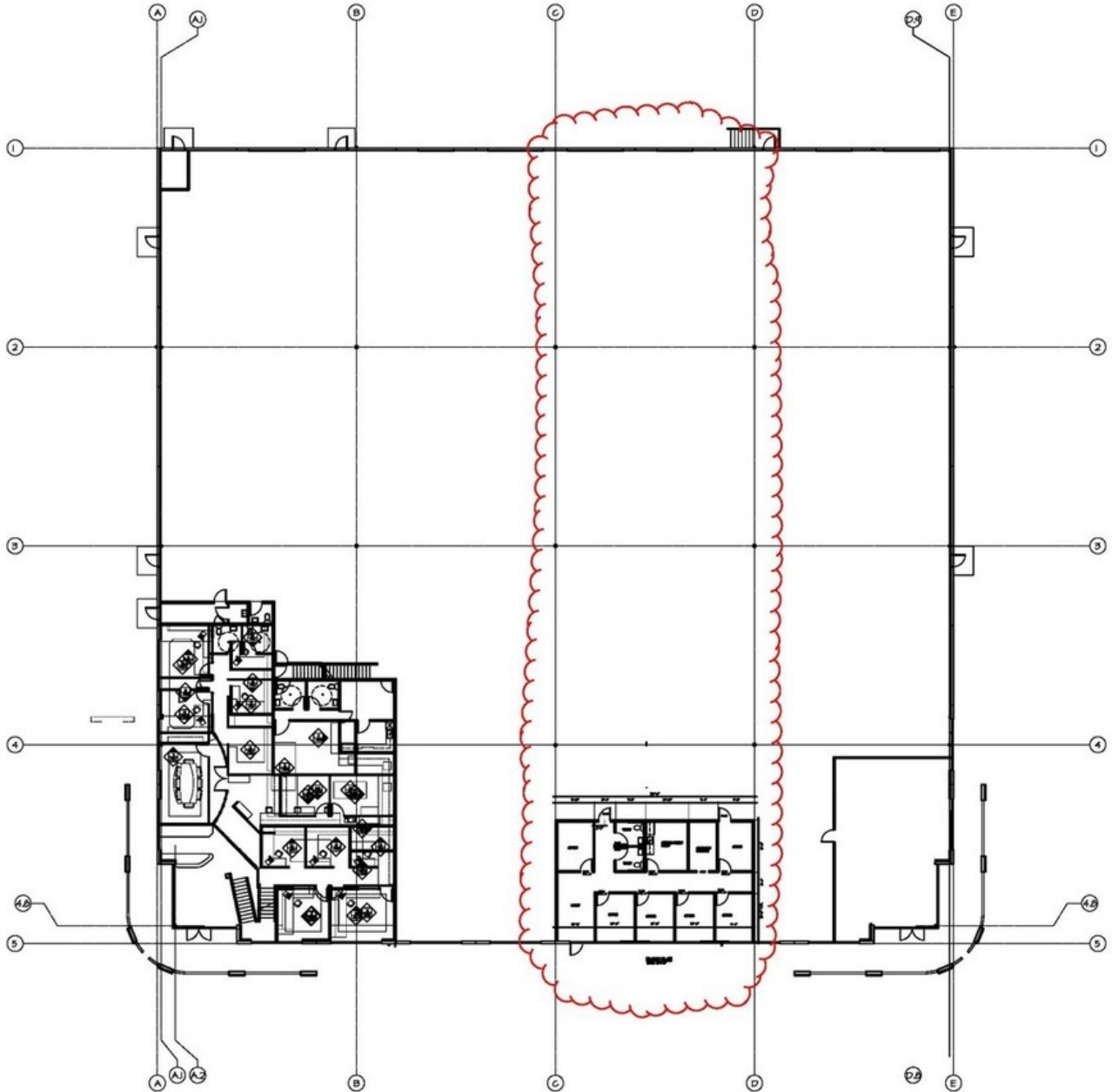
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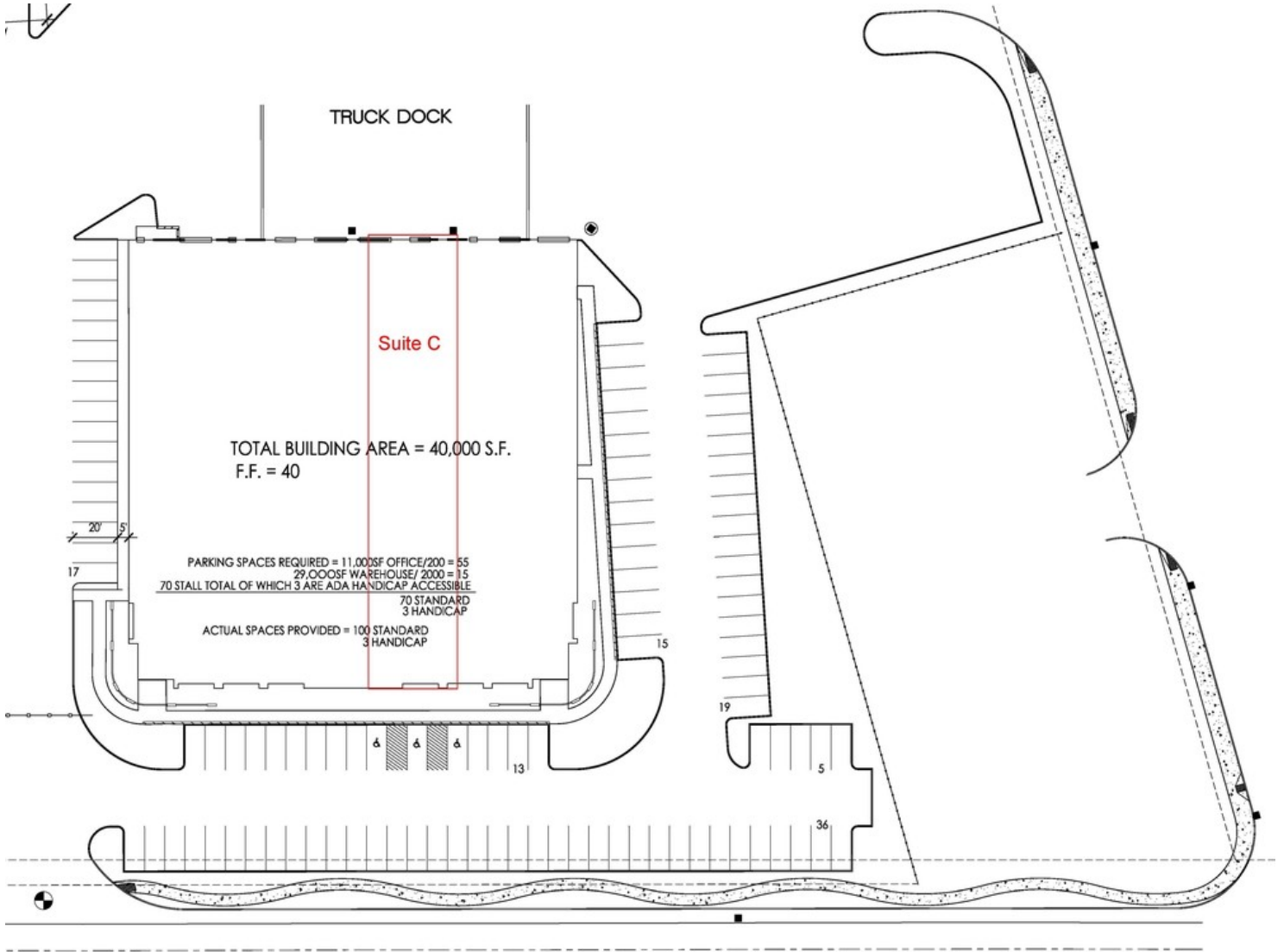
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