

# 112TH & CANYON - SHOP & YARD

FOR LEASE

11103 50TH AVE E | TACOMA, WA 98446

## THE IOS SWEET SPOT

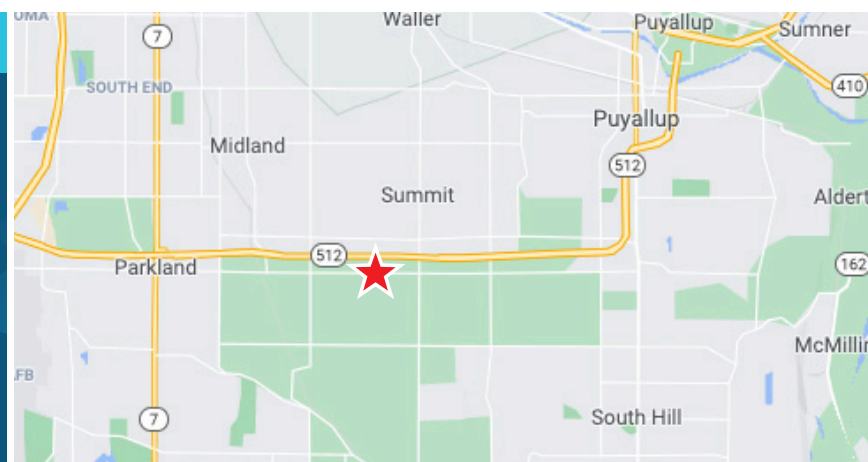


## LEASE INFORMATION

| Land Size | Shop Size | Loading | Clear Height | Lease Rate     | Lease Type |
|-----------|-----------|---------|--------------|----------------|------------|
| 37,897 SF | 2,560 SF  | 2 GL    | 16'          | \$0.26/Land SF | NNN        |

## PROPERTY HIGHLIGHTS

- Located just off Highway 512 at Canyon Road, offering excellent access
- Easy ingress and egress for vehicles and equipment
- Recently renovated shop in great condition
- Yard layout is ideal for storage purposes
- Clear-span warehouse design, perfect for contractors



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