

6933 176th St E, Puyallup, WA



Clover Creek Logistics Center

192,163 SF Available
with 2.35 AC Yard

Purpose-Built for Modern Logistics

WPT
CAPITAL ADVISORS

**CUSHMAN &
WAKEFIELD**



New Construction Class A Industrial Building for Lease

Move-In Ready | Available for Immediate Occupancy

Built to perform, Clover Creek Logistics Center delivers a rare, stand-alone industrial opportunity with expansive yard capacity, giving users the flexibility and efficiency required to support heavy power activity in the heart of one of Pierce County's most active submarkets.



192,163 SF

Total Building Size



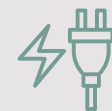
2.35 AC (97 Stalls)

Excess Trailer Yard



3,820 SF

Class A Office*



3,000 Amps

of Power

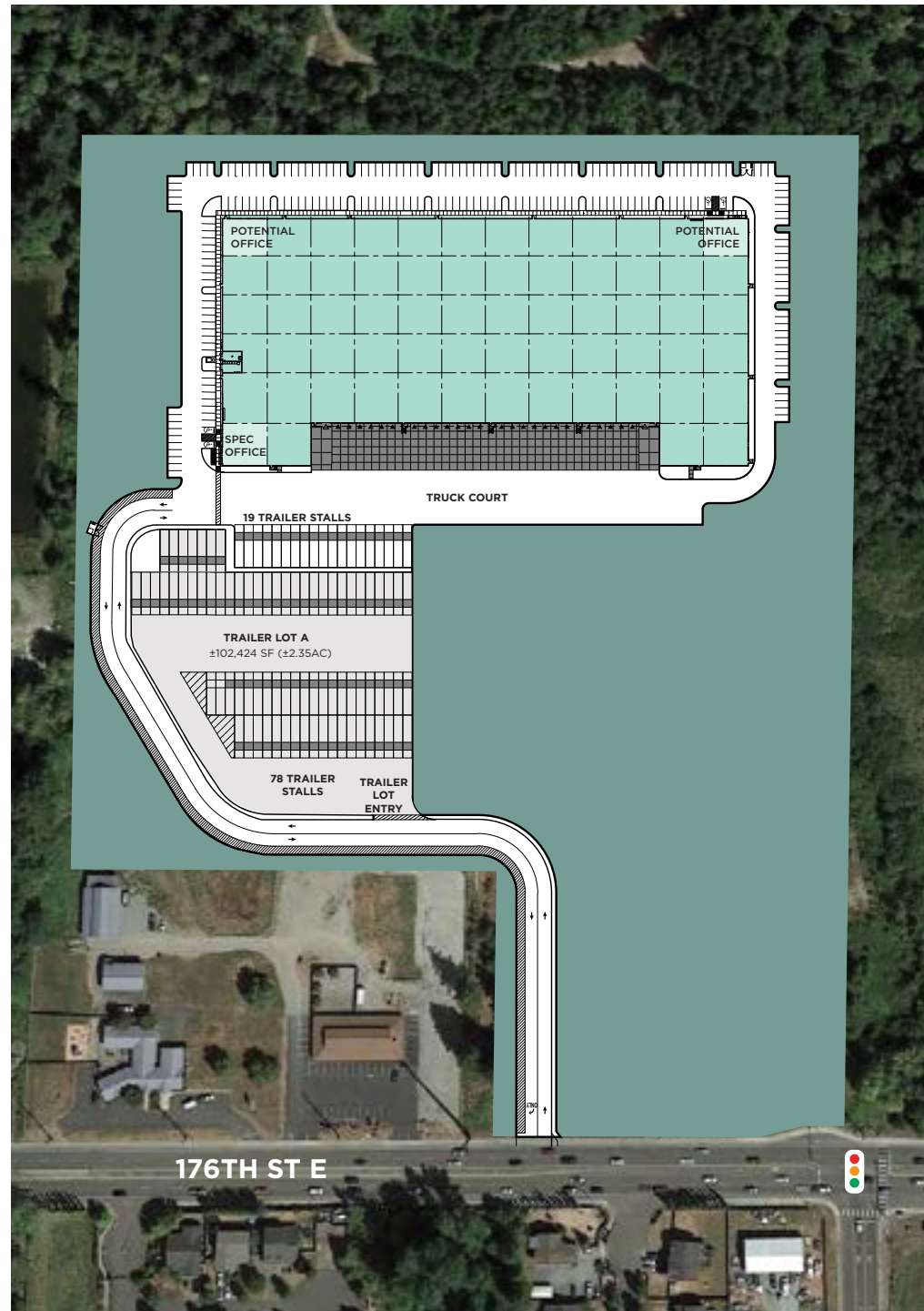
*delivered in shell condition but is expandable

Building Size 192,163 SF

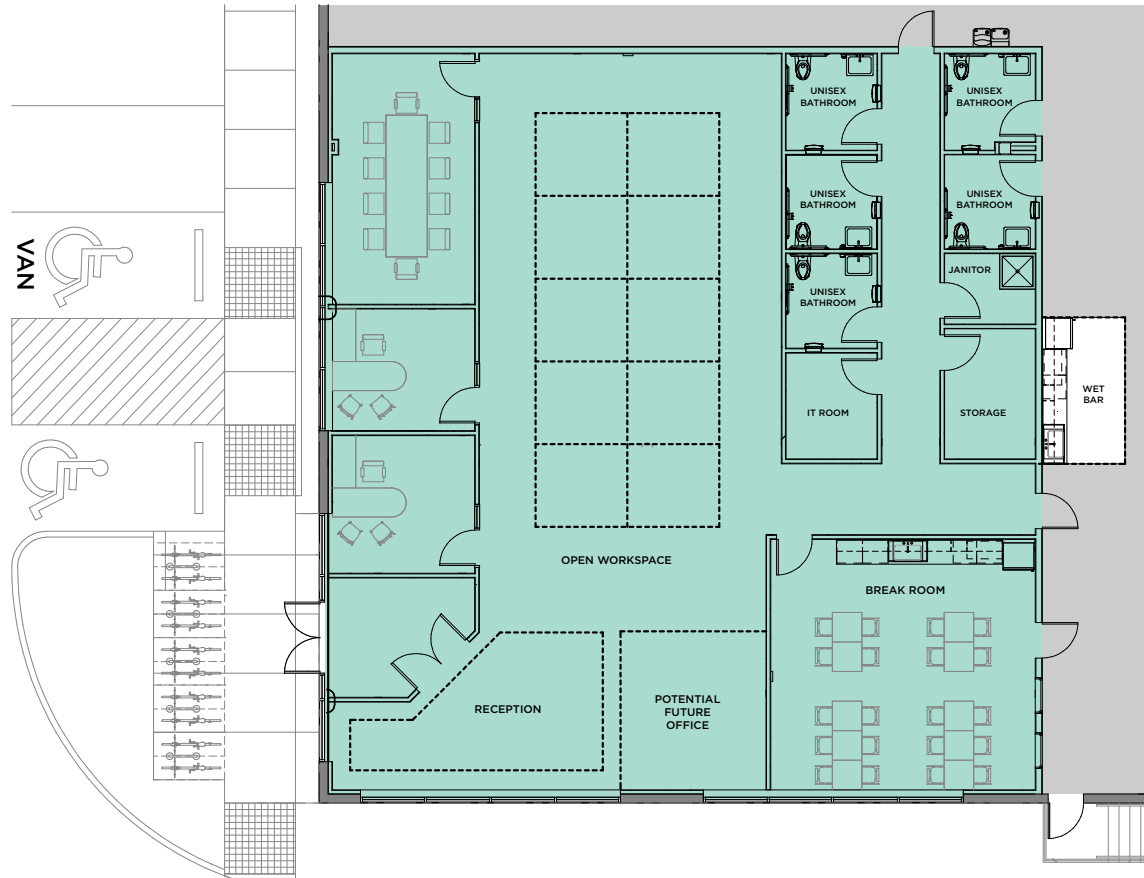
Office Size 3,820 SF

Land Size ±25.13 AC (±1,094,987 SF)

Excess Trailer Yard	±2.35 AC (±102,424 SF)
Zoning	EC - Employment Center (Pierce County)
Dock Doors	25 Dock High doors (8 with levelers)
Drive-In Doors	2
Clear Height	36'
Truck Courts	130'
Fire System	ESFR
Column Spacing	50' x 56' TYP
Power	3,000 Amps
Parking	214 Stalls
Trailer Parking	97 Total (19 Allocated to Building & 78 Allocated to Excess Land)
Construction	Tilt-up concrete
Certification	LEED Silver Core & Shell Certified



3,820 SF | Total SF Office

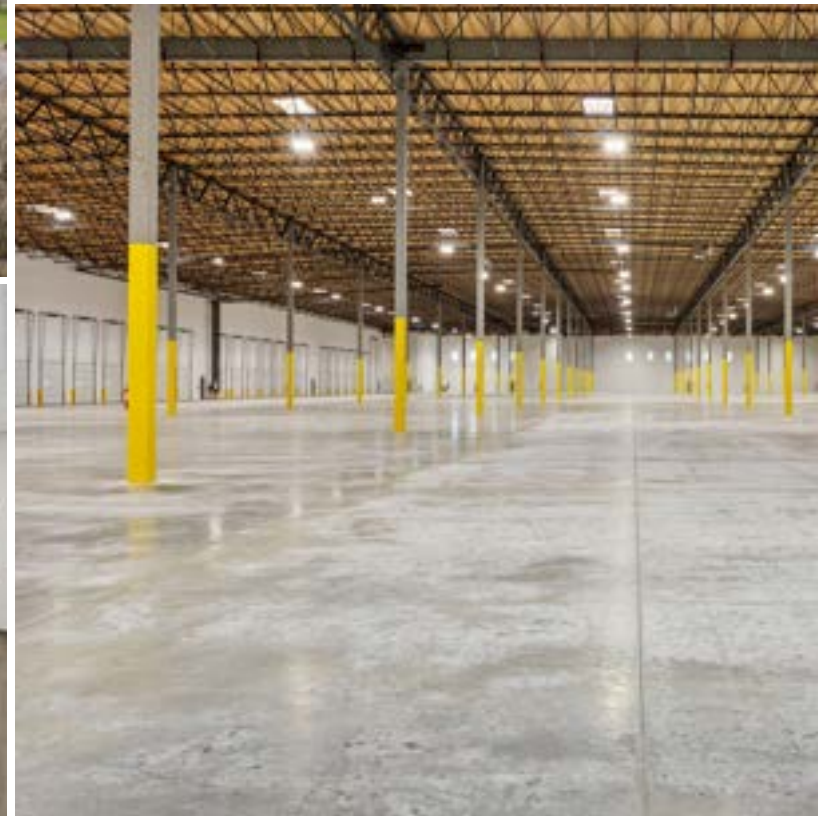




Your Route, Made Easy

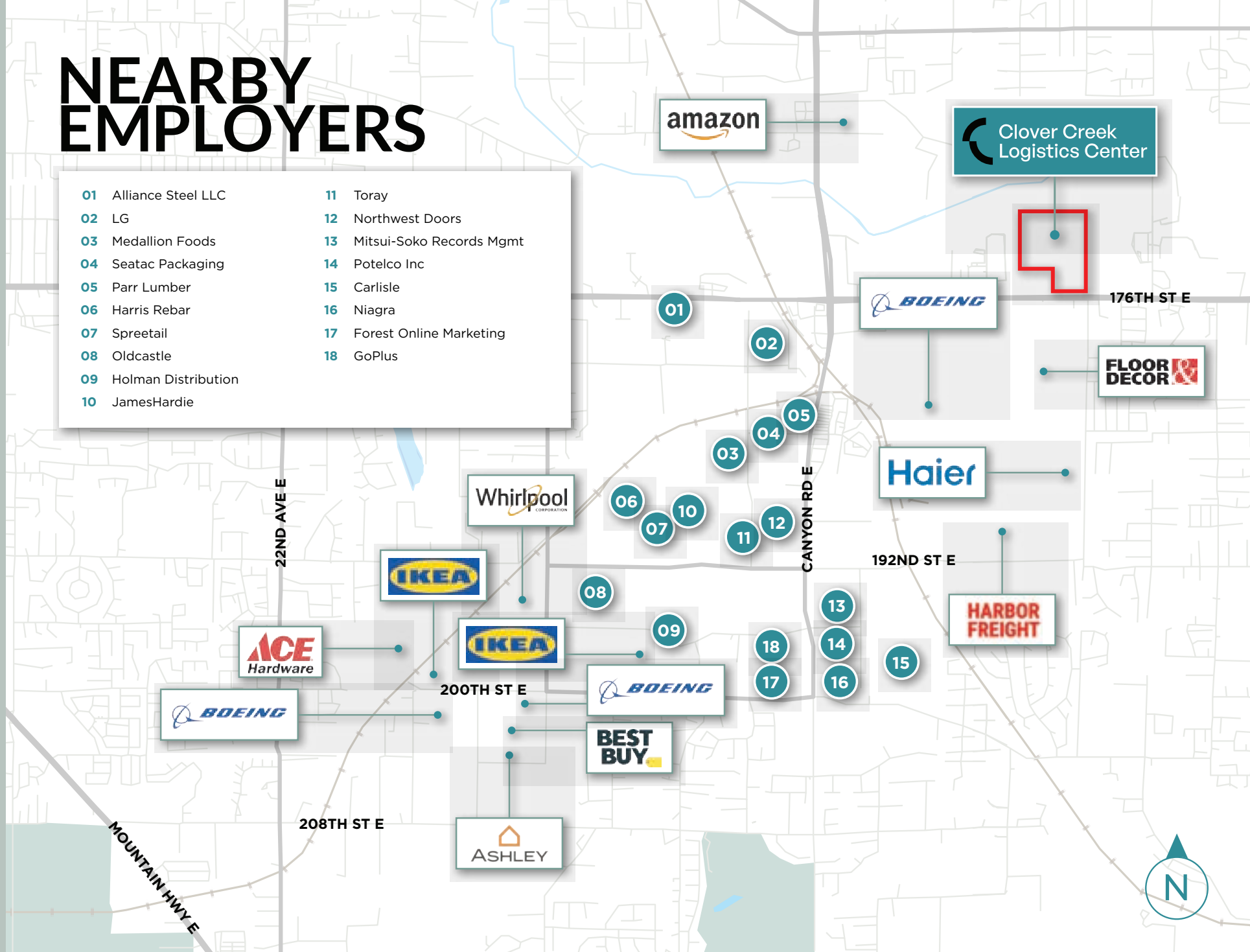


Engineered for efficiency with seamless truck flow from roadway to dock and yard plus ample queuing and zero bottlenecks.



NEARBY EMPLOYERS

- | | |
|------------------------|-----------------------------|
| 01 Alliance Steel LLC | 11 Toray |
| 02 LG | 12 Northwest Doors |
| 03 Medallion Foods | 13 Mitsui-Soko Records Mgmt |
| 04 Seatac Packaging | 14 Potelco Inc |
| 05 Parr Lumber | 15 Carlisle |
| 06 Harris Rebar | 16 Niagra |
| 07 Spreetail | 17 Forest Online Marketing |
| 08 Oldcastle | 18 GoPlus |
| 09 Holman Distribution | |
| 10 JamesHardie | |



The area surrounding Clover Creek Logistics Center is home to a strong concentration of established logistics, manufacturing, and distribution companies that reflect the strength and momentum of this industrial corridor.

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