

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	SHELL RATE	OFFICE RATE	BLENDED	NNN	1/18/19 COMMENTS
South King County							
North Auburn Logistics 6607 S 287th St Auburn	92,293				\$ -		32' Clear Height 14 Dock high doors 2 Grade level doors
22714 Russell Road Building C Kent	89,900	4,635	0.45	0.85	\$ 44,395	0.15	Sublease term through 2/28/2020 28' Clear Height 19 Dock high doors 1 Grade level door
Valley Centre Corporate Park Building 1 2320 B Street NW Auburn	63,000	1,558	0.47	0.90	\$ 31,012	0.20	18 Dock high doors 1 Grade level door
238th Distribution Center 828-1022W Valley Hwy S (828) Kent	40,020	2,814			\$ -		24' Clear Height 7 Dock high doors 1 Grade level door
West Valley at 216 Building F 6411-6425S 216th St (6411) Kent	24,790	4,081			\$ -		22' Clear Height 2 Dock high doors 2 Grade level doors
Northwest Corporate Park Building U 549 S Dawson Street Seattle	24,054	10,080	1.10	0.90	\$ 35,531		22' Clear Height 2 Dock high doors
All-West Building - Former 5516 4th Ave S Seattle	17,216	5,448			\$ -		External covered loading platform with leveler. 22' Clear Height 1 Dock high door
Coast Line Building 1420 20th St NW Auburn	14,100	1,500	0.70	0.85	\$ 11,145	0.14	Common area dock well 18' Clear Height Drive in doors
Tukwila Commerce Park Building D 12610-12618 Interurban Ave S (12610-D), Tukwila	12,000	1,364	0.85	0.95	\$ 11,496	0.26	Available May 1, 2019 24' Clear Height 2 Dock high doors 1 Grade level door

East Park - Building 3 4520 B St NW (A) Auburn	11,594	1,040			\$	-		Available 4/1/2019 24' Clear Height 2 Dock high doors 1 Grade level door
East Park - Building 2 4530 B St NW (D) Auburn	9,795	121			\$	-	0.21	Available with 30 days notice 24' Clear Height 3 Dock high doors 5 Grade level doors
Washington Hardwoods Building 3 3257 17th Ave W Seattle	8,876	2,016			\$	12,426		Available date with 30-90 days notice
Tukwila Commerce Park Building C 12628-12640 Interurban Ave S (12640), Tukwila	8,108	5,000	0.75	0.70	\$	9,581	0.24	12' Clear Height 2 Grade level doors
McConkey Business Park 10830-10848E Marginal Way S (10836), Tukwila	7,750	1,475			\$	7,524	0.26	Tremendous access to freeway system 16' Clear Height 1 Grade level door
Springbrook Business Park 7651 S 180th St Kent	6,092	1,778			\$	-		Available with 60 days notice 1 Dock high door 1 Grade level door
Sunglo Building 25121 74th Ave S Kent	5,329	1,960	0.85	0.85	\$	6,196	0.18	Available March 1, 2019 Heavy Power 20' Clear Height 1 Grade level door
Fostoria Business Park -Building A 4487-4497S 134th Pl (4497) Tukwila	4,906	385	0.80	0.85	\$	4,252	0.24	Available with 30 days notice 20' Clear Height 2 Grade level doors
340 Sunset Blvd N Renton	4,600				\$	5,198	0.25	10' Clear Height 1 Grade level door
Case Marine Building - Former 1100 NW 51st St Seattle	3,367	960			\$	5,892	0.25	Clean small office 16' Clear Height 1 Grade level door

Davis Commerce Center, Building D 22727 68nd Ave S (108) Kent	3,200	1,300			\$	-		Plenty of parking 1 Grade level door
10710 E Marginal Way S Tukwila	2,560				\$	9,190		Mechanical shop with small office and outside storage yard 2 Grade level doors
<b>Pierce County</b>								
Wenatchee Building Sumner Corporate Park 2500 142nd Avenue E. Sumner	175,723	5,500			\$	-		Available 9/1/2019 30' Clear Height 50 Dock high doors 4 Grade level doors
Sumner Plains Industrial Park Building F 14329 32nd St E Sumner	13,870	1,500			\$	11,044		Yard: Small Fenced and Secured Yard Area 20' Clear Height 2 Dock high doors 4 Grade level doors
Lakewood Industrial Park Building 25 - Suite E 100th st SW & 47th Ave SW, Lakewood	12,500	5,997	0.60	0.95	\$	13,197		Available 5/1/19 20' Clear Height 4 Dock high doors 2 Grade level doors
5436 S Puget Sound Ave Tacoma	9,665	300	0.50	0.85	\$	5,088	0.38	Yard: Fenced Yard 2,178 SF additional stand alone garage Grade level doors
Lakewood Industrial Park Building 25 - Suite B 100th st SW & 47th Ave SW, Lakewood	5,000	2,160	0.65	1.00	\$	5,410		Available 5/1/19 20' Clear Height 2 Dock high doors 1 Grade level door
Steele Street Business Park 11306 Steele Street South Tacoma	4,480	275	0.75		\$	3,360	0.15	Heavy Power 18' Clear Height 1 Dock high door
Lakewood Industrial Park Building 21 - Suite B 100th st SW & 47th Ave SW, Lakewood	2,625	250	0.95		\$	2,494		Available 3/1/19 22' Clear Height 1 Grade level door
Prologis Park Trans-Pacific Building 9, 3208 20th Street E Fife	2,145	1,350			\$	-		1 Dock high door 1 Drive-in door

INDUSTRIAL BLDGS FOR SALE	TOTAL SQ. FT.	OFFICE SQ. FT.	PRICE	LAND SIZE	ZONING	COMMENTS
<b>South King County</b>						

620 S 7th Street Building  
620 S 7th St  
Renton

24,168

\$ 3,650,000

53,400  
Sq Ft

223rd Street Building  
605 S 223rd St  
Des Moines

10,800

\$ 1,360,000

22,843  
Sq Ft

Heavy Power  
18' Clear Height  
Grade level doors

Horizon Ford  
14027 Interurban Ave S  
Tukwila

7,300

\$ 3,200,000

<b>Pierce County</b>						
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2025 70th Avenue W  
University Place

987

\$ 165,000

One overhead door  
One pedestrian door

2027-2029 70th Avenue W  
University Place

987

\$ 180,000

INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE	ZONING	COMMENTS
<b>South King County</b>					

Orillia Road Development Site  
4430 S 204th St  
Tukwila

3.9

171,069

5029 Auburn Way N  
Auburn

2.6

114,998

\$ 875,000

C-3

Level land

5869 S 194th St  
Kent

0.5

23,682

\$5,250  
per month

Yard: Paved Parking Yard

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I.C.E. Facility 8101 Occidental Avenue South Seattle	0.5	22,556	\$ 1,200,000	Yard: Graveled and Fenced Yard 498 SF Office
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**Pierce County**

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10503 136th St E Puyallup	8.0	348,896
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Frederickson One Lot 3 38th Avenue East & 200th Street East Frederickson	7.2	314,939	EC	lot can be converted to small building
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Contractor Yard 0 52nd St E Puyallup	4.9	214,751
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Frederickson One Lot 5A 38th Avenue East & 200th Street East Frederickson	4.5	197,762	EC	lot can be converted to small building
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Burlington Way Industrial Land 5302-5312S Burlington Way Tacoma	4.0	174,240	\$ 2,265,120
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5228 Canyon Circle E Frederickson	1.4	60,033	\$ 840,462
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South Tacoma Land 9021 S Tacoma Way Lakewood	1.1	48,440	\$ 990,000	C-2
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