

4th QUARTER 2018
INDUSTRIAL BUILDING SALES
South King and Pierce Counties



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PROPERTY NAME ADDRESS	SALE PRICE	PRICE/SF BUILDING	TOTAL SQ FT BUILDING	OFFICE SQ FT	LAND SIZE	ZONING	PARCEL #	DATE SOLD
Safeway Distribution Center 3520 Pacific Ave S Auburn	\$144,537,063	\$125.67	1,150,127	9,657	4,563,415	M-2	2521049096	12/18/18
Northwest Corporate Park Kent Buildings D,E,F,G 19002 - 20026 85th Ave S Kent	\$88,571,440	\$109.05	812,200	65,115	1,564,719	M2	622059010	10/3/18
Des Moines Creek Business Park Buildings 4A & 4B 21202 - 21204 24th Ave S Des Moines	\$111,000,000	\$204.53	545,963	6,305	991,493	PR-C	922049399	12/11/18
Northwest Corporate Park Kent Buildings A,B,C 19801 - 19821 85th Ave S Kent	\$59,615,473	\$121.91	489,000	39,120	940,637	M2	622059180	10/3/18
Lakewood Tacoma Gateway 14801 Spring St SW Lakewood	\$65,575,000	\$141.39	463,786		809,345		219221162	12/19/18
Prologis Park Kent 27232 72nd Ave S Kent	\$37,119,616	\$89.56	445,574	32,400	851,598	M2	6693000020	10/3/18
Rainier Cold Storage Plant 5900 - 6010 Airport Way S Seattle	\$38,500,000	\$196.97	248,560	41,168	281,752	IG2 U/85	3466800065	12/31/18
Prologis Park SeaTac Buildings A, B, C 811 - 855 S 192nd St Seatac	\$49,500,000	\$210.61	235,031	63,045	634,724	RBX	522049002	12/28/18
Seattle South Business Park Building D 6101 S 180th St Tukwila	\$53,500,000	\$246.72	216,848		337,987	HI	8700210060	11/21/18

Prologis Park SeaTac Buildings E & F 18850 - 18900 8th Ave S SeaTac	\$37,190,821	\$191.11	194,601	67,422	515,573	RBX	3223049025	12/28/18
Park in Puyallup / Serta Mattress 403 N Levee Rd Puyallup	\$7,280,000	\$90.88	80,103		237,071	ML	6021320020	10/19/18
Industrial Cold Storage Building 900 Powell Ave SW Renton	\$10,020,000	\$130.30	76,900	7,000	123,645	IM	2146100012	10/1/18
Westcore River Building 303 S River St Seattle	\$14,500,000	\$193.21	75,048	1,052	155,801	IG1 U/85	5367204100	10/16/18
Matson-O'Neil Building 7043 - 7059 S 190th St Kent	\$11,920,000	\$159.41	74,777	9,472	152,049	M1	8836600160	10/18/18
Golden State Foods 1409 Puyallup St Sumner	\$9,000,000	\$122.37	73,547	8,286	260,489	M2	420138005	11/6/18
Prologis Park SeaTac 18802 8th Ave S SeaTac	\$11,800,179	\$195.19	60,455	27,876	135,325	RBX	3223049023	12/28/18
Puget Sound Coatings North & South Buildings 9220 - 9400 8th Ave S Seattle	\$6,125,000	\$105.65	57,973		201,869	IG2 U/65	5624200190	10/31/18
1402 Puyallup St Sumner	\$8,079,000	\$140.34	57,568	7,136	200,012		420245031	12/24/18
ConWay Transit & Consolidated Freightways 400 - 402 SW 34th St Renton	\$8,400,000	\$165.81	50,660	7,000	392,716	IH	1253800050	12/31/18

Hallidie Machinery 2200 6th Ave S Seattle	\$12,557,500	\$252.97	49,640	4,050	72,000	IG1 U/85	7666203485	10/31/18
Teeter Distribution Building 9902 162nd St Ct E Puyallup	\$3,135,000	\$99.89	31,386	9,900	108,028	MUD	419285021	12/18/18
Belltown Self Storage 1915 3rd Ave Seattle	\$12,250,000	\$398.48	30,742		6,482	DMC 240/290/4 00	1977201055	11/9/18
1530 22nd St NW Auburn	\$3,532,000	\$144.83	24,387	2,500	69,897	M1	1121049035	10/19/18
Delta Building 2141 West Valley Hwy N Auburn	\$4,000,000	\$166.08	24,085	3,020	73,100	M1	1121049032	10/12/18
27034 SE Kent Kangley Rd Ravensdale	\$3,600,000	\$161.11	22,345	2,623	1,249,576	RA5	2522069130	10/29/18
3rd & Blake Streets 1463 3rd St Enumclaw	\$1,050,000	\$50.29	20,880	1,700	34,728	HCB	2420069464	10/26/18
1202 - 1204 ED St Tacoma	\$2,125,000	\$113.66	18,696	9,168	47,780	M2	8950001201	12/3/18
Lukas Machine Company 707 S Riverside Dr Seattle	\$2,500,000	\$152.81	16,360	2,520	21,203	IG1 U/65	7327904135	11/30/18
Westwood Building 1701 West Valley Hwy N Auburn	\$2,350,000	\$149.64	15,704	3,306	42,107	M-1	303510040	11/26/18

3325 Meridian Ave E Edgewood	\$1,400,000	\$92.64	15,112		103,950	MUR	420152005	12/28/18
Burlington Park Industrial Condominiums 5001 - 5121 S Burlington Way Tacoma	\$1,875,000	\$125.54	14,936			M-2	9005940050	10/4/18
Consolidated Freightways 655 S Edmunds St Seattle	\$18,300,000	\$1,254.11	14,592		316,169	IG1 U/85	3958901315	11/29/18
Construction Unlimited 10033 13th Ave SW Seattle	\$1,650,000	\$130.95	12,600		21,867	ISO	7973202505	11/2/18
Breshon Machine 1311 - 1313 E 25th St Tacoma	\$481,376	\$40.97	11,750	800	24,300	M1	4715010630	12/21/18
Barclay Seafood & Meat Company 19115 84th Ave S Kent	\$1,540,000	\$140.00	11,000		49,242	M2	3623049050	11/13/18
1122 Market Street Building 1122 Market St Tacoma	\$1,050,000	\$97.22	10,800		6,000	DCC	2011080040	12/21/18
Tri State Construction 8615 S 192nd St Kent	\$12,652,460	\$1,488.52	8,500		554,863	M2	622059125	10/24/18
2730 1st Ave S Seattle	\$3,766,525	\$488.65	7,708	2,931	9,000	IG2 U/85	7666206045	12/10/18
16th Ave West Buildings & Land 3410 - 3420 16th Ave W Seattle	\$1,910,000	\$258.81	7,380		17,976	IG2 U/45	2770603170	11/8/18

Ewing Street Warehouse 347 W Ewing St Seattle	\$2,000,000	\$279.33	7,160		16,000	IB U/45	7443000045	12/20/18
154th Contractor Yard with Shop 11204 154th Street Ct E Puyallup	\$725,000	\$116.24	6,237		223,463	EC	419224017	12/31/18
3133 - 3137 Fairview Ave E Seattle	\$6,275,000	\$1,038.91	6,040		23,890	C2-40	4089800015	12/3/18
Superior Steel & Ironwork 21229 84th Ave S Kent	\$1,072,500	\$183.40	5,848	1,848	24,920	M1C	1222049095	10/22/18
Redevelopment Site 509 Minor Ave N Seattle	\$3,000,000		5,400		7,200	SM-SLU/R 65/95	7863500065	11/30/18
Car Tender Redevelopment Site 1208 E Olive St Seattle	\$10,175,000		5,273		16,950	NC3-40	6003000990	11/27/18
Geo Dynamic 505 F Street SE Auburn	\$490,000	\$122.75	3,992		12,344	R7	7116500190	11/16/18
3834 4th Ave S Seattle	\$849,000	\$228.16	3,721		14,389	IG1 U/85	7666204090	10/2/18
725 W Main St Sumner	\$730,000	\$260.71	3,592		30,632	GC	420243101	10/11/18
Puyallup Industrial Condos 9918 162nd St Ct E Puyallup	\$430,000	\$130.22	3,302			CC	9003010010	10/1/18

1412 S Henderson St Seattle	\$680,000	\$269.84	2,520		6,000	C2-65	7883608608	11/1/18
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14310 Purdy Ln NW Gig Harbor	\$480,000	\$214.29	2,240		17,424	NC	122242019	12/3/18
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823 S Kenyon St Seattle	\$305,000	\$301.98	2,010	1,010	4,792	IG2 U/65	7327906830	12/14/18
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Mortenson Sculpture Foundry 2553 Westlake Ave N Seattle	\$875,000	\$558.04	1,568		12,000	C2-40	1929300665	12/17/18
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23021 Hwy 410 E Bonney Lake	\$550,000	\$390.63	1,408	448	154,638	Com.	519012016	11/2/18
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