

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	SHELL RATE	OFFICE RATE	BLEND	NNN	3/29/19 COMMENTS
South King County							
IAC Commerce Center-SeaTac SeaTac	457,211				\$ -		Heavy Power 36' Clear Height 90 Dock high doors 3 Drive-in doors
Emerald Corporate Park Building C, Suite 200 4104 C St. NE Auburn	110,693	7,945	0.55	0.85	\$ 67,634		Sublease through 5/31/20 Heavy Power 30' Clear Height 17 Dock high doors 2 Grade level doors
Algona I Distribution Center 652-654 Milwaukee Ave. N Algona	106,427	4,271	0.60	0.90	\$ 67,700	0.19	Yard: 2 Acres Available July 1, 2019 24' Clear Height 10 Dock high doors 2 Oversized drive-in doors 3 Rail doors
Hill Investment - Space Center East 20231 72nd Avenue S Kent	51,342	3,450	0.48	0.85	\$ 27,577	0.22	Heavy power 24' Clear Height 3 Dock high doors 3 Grade level doors
8030 Building 8036 S 194th Street Kent	42,049	866			\$ -		24 Dock high doors 8 Grade level doors 3 Rail doors
Downtown Renton Office / Warehouse 339 Wells Avenue South Renton	10,087	3,522	1.00		\$ 10,087		5 Grade level doors
1916 23rd Ave S Seattle	8,469		1.30		\$ 11,010		1 Dock high door
Former Fastenal Retail Warehouse 21904 84th Avenue South Kent	4,800		1.10		\$ 5,280		Possible yard 16' Clear Height 1 Grade level door
Hill Industrial Park 8639 S 190th Street Kent	3,475	3,475			\$ -		Yard: 30,000 SF of storage yard

Pierce County

Sumner Central 2701 142nd Avenue East Sumner	427,253	7,880			\$	-	Heavy Power 30' Clear Height 120 Dock High Doors 4 Grade level doors
Portside 55 Building C Taylor Way & Lincoln Ave Tacoma	221,010				\$	-	New construction Heavy Power 30' Clear Height 33 Dock High Doors 2 Grade level doors
Portside 55 Building A Taylor Way & Lincoln Ave Tacoma	155,100				\$	-	New construction Heavy Power 30' Clear Height 45 Dock High Doors 2 Grade level doors
Lakewood Industrial Park Building 20 100th st SW & 47th Ave SW Lakewood	100,000	5,395	0.49	0.95	\$	54,125	Available 1/1/20 24' Clear Height 30 Dock High Doors 2 Grade level doors 8 Rail doors
Avenue 55 Frederickson 5124 180th St E Frederickson	72,180				\$	-	Planned construction Also Available for Sale 32' Clear Height Dock High Doors Grade level doors
Portside 55 Building B Taylor Way & Lincoln Ave Tacoma	51,900				\$	-	New construction Heavy Power 30' Clear Height 14 Dock High Doors 2 Grade level doors
Betschart Building Suite 102 5508 128th Street E Puyallup	11,050		0.60	0.95	\$	6,630	Sublease 24' Clear Height 2 Dock High Doors 1 Grade level door
1050 Butte Ave SE Pacific	4,530	2,963			\$	10,000	Yard: 65,340 SF Gravel Yard Available April 1, 2019 Sublease through December 31, 2021 Grade level doors
Pioneer Industrial Park Suite A-1 14107 Pioneer Way E Puyallup	3,070	1,070	0.88		\$	2,702	1 Grade level door

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

COHO Building
8504 South 228th St
Kent

12,296 3,950 \$ 1,395,000 CM-1

Heavy Power
12' Clear Height
3 Grade level doors

15931 Des Moines Memorial Dr S
Burien

2,322 \$ 599,000 10,418
Sq Ft

Grade level doors

Pierce County

Avenue 55 Frederickson
5124 180th St E
Frederickson

72,180 4.7 Acres Employment
Center

Planned construction
Also Available for Lease
Dock high doors
Grade level doors

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

SQUARE FEET

PRICE

ZONING

COMMENTS

South King County

Pierce County

Orting Hwy Truck Yard
10111 State Route 162 E
Puyallup

6.6 287,496 \$ 1,800,000

Also Available for Lease
Lease rate \$17,500/mo, nnn
1,100 SF Office Building

Fife / Puyallup Area Contractors
Yard
8307 52nd St E
Fife

4.9 214,751 \$ 1,300,000 EC

136 Puyallup Ave & 129 E 25th St
Tacoma

0.9 39,905 \$ 2,300,000 WR