

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	SHELL RATE	OFFICE RATE	BLENDED	NNN	9/27/19 COMMENTS
South King County							
Prologis Park Kingsport 2 8004 South 198th Street Kent	109,200	862			\$	-	Sublease to 9/30/203 24' Clear Height 16 Dock high doors 1 Drive-in door 7 rail-level doors
Prologis Park Kent 7202 S 212th Street Kent	62,500	3,355			\$	-	26' Clear Height 9 Dock high doors 1 Grade level door
Prologis Park Kent 34 7235 South 228th Street Kent	43,801	7,048			\$	-	Yard: 3.5 Acre Yard Available May 1, 2020 24' Clear Height 20 Dock high doors 1 Drive-in door
Prologis Park Kent 22027 68th Avenue South Kent	32,000	888			\$	-	24' Clear Height 14 Dock high doors 3 Grade level doors
Southcenter South Industrial Park Building 469 18249 Olympic Ave S Tukwila	30,126	2,354			\$	-	24' Clear Height 6 Dock high doors
Northwest Corporate Park Building U 549 S Dawson Street Seattle	24,054	10,080	1.10		\$	26,459	24' Clear Height 2 Dock high doors
North Kent Industrial Center 19437 66th Avenue South Kent	21,985	2,072			\$	- 0.20	Heavy power Available February 2020 24' Clear Height 2 Grade level doors
Southcenter South Industrial Park Building 300 18437 Cascade Ave S Tukwila	14,990	1,495			\$	-	Available March 1, 2020 24' Clear Height 4 Dock high doors 1 Ramp-level door
Seattle Exchange @ Southcenter 1017 Industry Drive Tukwila	12,654	1,443	0.86	1.00	\$	12,325	Heavy power Available 10/01/2019 4 Dock high doors
2760 4th Avenue S Seattle	12,000	1,200	1.15		\$	13,800	Available January 1, 2020 Sublease until June 2021 24' Clear Height 5 Dock high doors 1 Grade level door

Pierce County

Frederickson One Building 5 38th Avenue East and 200th Street East Spanaway	#####					\$ -	Planned construction Heavy power 36' Clear height 248 Dock high doors 4 Grade level doors
Frederickson One Building 2 38th Avenue East and 200th Street East Spanaway	512,432					\$ -	Planned construction Heavy power 36' Clear height 71 Dock high doors 2 Grade level doors
Frederickson One Building 1 38th Avenue East and 200th Street East Spanaway	478,142					\$ -	Planned construction Heavy power 36' Clear height 46 Dock high doors 2 Grade level doors
Emerson Lake Business Park Building A 7127 150th Street SW Lakewood	186,813					\$ -	Planned construction Heavy power 36' Clear Height Dock high doors Grade level doors
Emerson Lake Business Park Building B 7222 146th Street SW Lakewood	139,790					\$ -	Planned construction Heavy power 36' Clear Height Dock high doors Grade level doors
Emerson Lake Business Park Building C 7209 146th Street SW Lakewood	76,312					\$ -	Planned construction Heavy power 36' Clear Height Dock high doors Grade level doors
Frederickson One Building 6 38th Avenue East and 200th Street East Spanaway	64,500					\$ -	Planned construction Heavy power 30' Clear height 16 Dock high doors 2 Grade level doors
Lakewood Industrial Park, Bldg 25 - Suite E 100th st SW & 47th Ave SW Lakewood	12,500	5,997	0.60	0.95		\$ 13,197	20' Clear Height 4 Dock high doors 2 Grade level doors1
Cedar Plaza 3650 S Cedar St Tacoma	9,600		0.55			\$ 5,280	Property also available for sale Dock high doors Grade level doors

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

Pierce County

Arabella Business Park
13909 Meridian E
Puyallup

24,698

\$ 4,998,000

1.78
Acres

Investment Sale
Four building business park
6.16% Cap rate

Cedar Plaza
3640 S Cedar St
Tacoma

23,259

UCX STGPD

Investment Sale
Two building business park
Dock high doors
Grade level doors

Cedar Plaza
3635 S Lawrence St
Tacoma

23,259

UCX STGPD

Investment Sale
Heavy Power
16' Clear Height
1 Dock high door
4 Grade level doors

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

20207/20201 84th Ave South
Kent

4.0

175,982

\$42,635
per month

M2

Half paved, half gravel, fenced yard
Office building: ±1,809 SF
Three shops: ±2,500 SF, ±2,000 SF,
±2,400 SF

Pierce County

Tacoma - Midland Land
8420 Portland Ave E
Tacoma

2.1

90,169

\$ 489,000

NC

Lakewood Commercial
Freeway Site
12311 - 12321 Pacific Hwy
South
Lakewood

1.5

64,000

\$ 22 PSF

C1