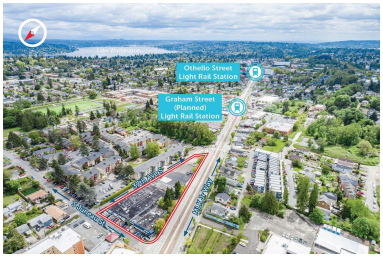

5940 Martin Luther King Jr Way/ 3613 Juneau St. S

5940 MLK Jr Way S, Seattle, WA 98118

Sale Price: $6,250,000.00

$/Rentable SF:	$223.70
Date Sold:	12/30/2022
Research Confirmed:	01/05/2023

Listing Agent

NWC - KV LLC
Ed Hogan

Property Description

Property Characteristics

Total Building SF:	27,939 SF	Property Type:	Industrial
Total Building NRA:	27,939 SF	Property Subuse:	Light Industrial
Year Built/Year Renovated:	1952	Market Area:	CBA S. Seattle
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:		Down Payment:	
Total Residential SF:		Dock High Doors:	0
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	58,806 SF	Min Clearance:	
Total Acres:	1.35 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Single-Tenant
Zoning:	NC255M	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:		Gross Income:	$321,000.00
Sale Price:	$6,250,000.00	Vacancy %:	0
$/SF:	$223.70	Operating Expenses:	$18,000.00
$/Land Sf:	$106.28	Net Operating Income:	$303,000.00
Exchange:		Cap Rate:	4.50
Days on Market:	164	Balance:	N/A
		Excise Tax:	
		Lender:	
Conditions of Sale:	5940 MLK Jr Way S “Property” consists of two legal parcels totaling 1.35 acres and a single 27,939 SF building. The Property is located on the Seattle Light Rail Line,	Financing Notes:	Call broker for pricing.

Buyer & Seller Information

Buyer	Seller

Notes:

Phil Newell, CCIM
phil@soundcommercialpartners.com
206-595-3355

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2318 S Tacoma Way

2318 S Tacoma Way, Tacoma, WA 98409

Sale Price:

$/Rentable SF:	
Date Sold:	12/29/2022
Research Confirmed:	12/29/2022

Listing Agent

Marcus & Millichap, Inc.
Brian Leibsohn
Raymond Vara

Property Description

Property Characteristics

Total Building SF:	34,020 SF	Property Type:	Industrial
Total Building NRA:	34,020 SF	Property Subuse:	Warehouse/Distribution
Year Built/Year Renovated:	1960 / 1994	Market Area:	CBA Nalley Valley
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	34,020 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	10
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	3
Total Lot SF:	78,408 SF	Min Clearance:	
Total Acres:	1.80 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Single-Tenant
Zoning:	M1-STGPD-ST-M/IC	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:		Gross Income:	
Sale Price:		Vacancy %:	
$/SF:		Operating Expenses:	
$/Land Sf:	#Error	Net Operating Income:	
Exchange:		Cap Rate:	5.50
Days on Market:	153	Balance:	N/A
Conditions of Sale:		Excise Tax:	
		Lender:	
		Financing Notes:	

Buyer & Seller Information

Buyer	Seller

Notes:

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5503 144th Street E

5503 144 St E, Puyallup, WA 98375

Sale Price: $695,000.00

$/Rentable SF:	$216.92
Date Sold:	12/21/2022
Research Confirmed:	12/22/2022

Listing Agent

Keller Williams Commercial
Joey Soller

Buyer Broker

AgencyOne
Amarjeet Singh

Property Description

Property Characteristics

Total Building SF:	3,204 SF	Property Type:	Land
Total Building NRA:	3,204 SF	Property Subuse:	
Year Built/Year Renovated:	1974 / 1985	Market Area:	CBA Puyallup/Sumner
# of Floors	2	Anchors/Tenants:	
Total Industrial SF:	768 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:	2,436 SF	Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	44,083 SF	Min Clearance:	
Total Acres:	1.01 Acres	Max Clearance:	
# of Buildings:	2	Occupancy Type:	Single-Tenant
Zoning:	ECOR	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:		Gross Income:	
Sale Price:	$695,000.00	Vacancy %:	
$/SF:	$216.92	Operating Expenses:	
$/Land Sf:	$15.77	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:	79	Balance:	N/A
		Excise Tax:	
		Lender:	
Conditions of Sale:	Zoning: County-ECOR-Employment Corridor – Level, useable 1 AC lot with a 2,436 SF building and 768 SF Shop. The uses for ECOR: Day-Care Centers, Professional	Financing Notes:	

Buyer & Seller Information

Buyer	Daljit Kumar & Shilpa Sharma	Seller	Roger Robin Seiber

Notes:

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Roman Meal Building

2101 S Tacoma Way, Tacoma, WA 98409-7516

Sale Price: $3,300,000.00

$/Rentable SF:	$105.77
Date Sold:	11/02/2022
Research Confirmed:	11/02/2022

Listing Agent

NWC - KV LLC
Tim Pavolka
Joel Jones

Property Description

Great access to I-5, Highway 16 and downtown Tacoma.

Property Characteristics

Total Building SF:	31,200 SF	Property Type:	Industrial
Total Building NRA:	31,200 SF	Property Subuse:	Warehouse/Office
Year Built/Year Renovated:	1932 / 1996	Market Area:	CBA Nalley Valley
# of Floors	2	Anchors/Tenants:	
Total Industrial SF:	11,700 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:	19,500 SF	Rail Doors:	
Total Retail SF:		Grade Level Doors:	1
Total Lot SF:	30,794 SF	Min Clearance:	
Total Acres:	0.71 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Multi-Tenant
Zoning:	M2-STGPD-ST-M/IC	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:		Gross Income:	
Sale Price:	$3,300,000.00	Vacancy %:	
$/SF:	$105.77	Operating Expenses:	
$/Land Sf:	$107.16	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:	295	Balance:	N/A
Conditions of Sale:		Excise Tax:	
		Lender:	
		Financing Notes:	

Buyer & Seller Information

Buyer	Seller

Notes:

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phil@soundcommercialpartners.com
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106 E Titus St

106 E Titus St, Kent, WA 98032

Sale Price: $420,000.00

$/Rentable SF:	$158.49
Date Sold:	12/07/2022
Research Confirmed:	01/10/2023

Property Description

Property Characteristics

Total Building SF:	2,650 SF	Property Type:	Industrial
Total Building NRA:	2,650 SF	Property Subuse:	Manufacturing
Year Built/Year Renovated:	1992 / 2005	Market Area:	CBA Kent
# of Floors	2	Anchors/Tenants:	
Total Industrial SF:	2,650 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	0
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	8,255 SF	Min Clearance:	
Total Acres:	0.19 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Single-Tenant
Zoning:	DCE	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	20221207000568	Gross Income:	
Sale Price:	$420,000.00	Vacancy %:	
$/SF:	$158.49	Operating Expenses:	
$/Land Sf:	$50.88	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	$6,725.00
		Lender:	Seller
		Financing Notes:	

Buyer & Seller Information

Buyer	Diablo Holdings, LLC Lance Buttolph 106 East Titus Street Kent, WA 98032	Seller	James Bitondo & Brooke Dickinson James Bitondo & Brooke Dickinson

Notes: This transaction was a multi-parcel sale. Parcel #9179600175 is a .06 acre lot with a 2,650 sf manufacturing warehouse. Parcel #9179600170 is a .12 acre lot. These parcels are zoned Downtown Commercial Enterprise, City of Kent.

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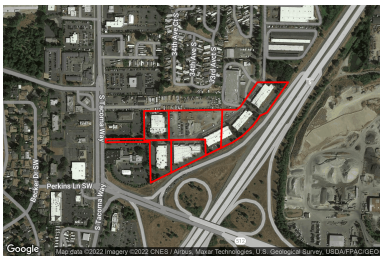

10029 South Tacoma Way

10029 South Tacoma Way, Lakewood, WA 98499

Sale Price: $32,895,000.00

$/Rentable SF:	$347.72 Per SF
Date Sold:	10/05/2022
Research Confirmed:	12/19/2022

Property Description

Property Characteristics

Total Building SF:	94,602 SF	Property Type:	Industrial
Total Building NRA:	94,602 SF	Property Subuse:	Flex/R&D
Year Built/Year Renovated:	1982	Market Area:	CBA Parkland/Midland
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:		Down Payment:	
Total Residential SF:		Dock High Doors:	0
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	501,396 SF	Min Clearance:	
Total Acres:	11.51 Acres	Max Clearance:	
# of Buildings:	4	Occupancy Type:	Multi-Tenant
Zoning:		Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	202210050152	Gross Income:	
Sale Price:	$32,895,000.00	Vacancy %:	
$/SF:	$347.72 Per SF	Operating Expenses:	
$/Land Sf:	$65.61	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	$1,120,880.00
		Lender:	
		Financing Notes:	

Buyer & Seller Information

Buyer	Lakewood Business Park LLC 8605 Santa Monica Blvd #45069 W Hollywood, CA 90069	Seller	MCA IGF Lakewood LLC; SF Property LP

Notes: Multi-parcel transaction: 0319066011 is 1.532 acres and has a 28,850sf industrial flex building. 0319066010 is 1.532 acres and has a 22,364sf industrial flex building. 0319066009 is 1.433 acres and has a 19,900sf industrial flex building. 0319062079 is 3.25 acres. 0319062078 is 3.52 acres and has a 23,488sf industrial flex building.

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Boeing Employees' Tennis Club

6727 S 199th Pl, Kent, WA 98032

Sale Price: $4,250,000.00

$/Rentable SF:	$63.58
Date Sold:	12/09/2022
Research Confirmed:	12/13/2022

Property Description

Property Characteristics

Total Building SF:	66,840 SF	Property Type:	Specialty
Total Building NRA:	66,840 SF	Property Subuse:	Sports/Recreation
Year Built/Year Renovated:	1976	Market Area:	CBA Kent
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	66,840 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	238,839 SF	Min Clearance:	
Total Acres:	5.48 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Single-Tenant
Zoning:	I1	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	20221209000645	Gross Income:	
Sale Price:	$4,250,000.00	Vacancy %:	
$/SF:	$63.58	Operating Expenses:	
$/Land Sf:	$17.79	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	$118,305.00
		Lender:	Umpqua Bank
		Financing Notes:	

Buyer & Seller Information

Buyer	Boeing Employees' Tennis Club Boeing Employees' Tennis Club 6727 South 199th Place Kent, WA 98032	Seller	The Boeing Company The Boeing Company

Notes: This parcel is zoned Industrial Business, City of Kent.

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1626 Marine View Dr

1626 Marine View Dr, Tacoma, WA 98422

Sale Price: $6,250,000.00

$/Rentable SF:	$170.21
Date Sold:	11/30/2022
Research Confirmed:	12/09/2022

Property Description

Property Characteristics

Total Building SF:	41,207 SF	Property Type:	Industrial
Total Building NRA:	36,719 SF	Property Subuse:	Light Industrial
Year Built/Year Renovated:	1919 / 2000	Market Area:	CBA Port of Tacoma/Fife
# of Floors	2	Anchors/Tenants:	
Total Industrial SF:	36,719 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	1
Total Lot SF:	126,324 SF	Min Clearance:	
Total Acres:	2.90 Acres	Max Clearance:	
# of Buildings:	4	Occupancy Type:	Single-Tenant
Zoning:	PMI	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	202211300401	Gross Income:	
Sale Price:	$6,250,000.00	Vacancy %:	
$/SF:	$170.21	Operating Expenses:	
$/Land Sf:	$49.48	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	$188,305.00
		Lender:	NBB Funding
		Financing Notes:	

Buyer & Seller Information

Buyer	Forankra Holdings, LLC Jason Machovsky 1626 Marine View Drive Tacoma, WA 98422	Seller	Nordlunds' Properties Inc & NCFRP-202004, LLC Paul Nordlund et al

Notes:

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phil@soundcommercialpartners.com
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3939 Cleveland Ave SE

3939 Cleveland Ave SE, Tumwater, WA 98501

Sale Price: $4,250,000.00

$/Rentable SF:	$111.84 Per SF
Date Sold:	11/16/2022
Research Confirmed:	12/23/2022

Property Description

Property Characteristics

Total Building SF:	38,000 SF	Property Type:	Industrial
Total Building NRA:	38,000 SF	Property Subuse:	Warehouse/Office
Year Built/Year Renovated:	1970	Market Area:	CBA Tumwater
# of Floors	2	Anchors/Tenants:	
Total Industrial SF:		Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	196,020 SF	Min Clearance:	
Total Acres:	4.50 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Single-Tenant
Zoning:	LI	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	4958942	Gross Income:	
Sale Price:	$4,250,000.00	Vacancy %:	
$/SF:	$111.84 Per SF	Operating Expenses:	
$/Land Sf:	$21.68	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	$118,300.00
		Lender:	HERITAGE BANK
		Financing Notes:	

Buyer & Seller Information

Buyer	NICKEL PROPERTIES & INVESTMENTS LLC 3939 CLEVELAND AVE SE TUMWATER, WA 98501	Seller	CLEVELAND AVENUE BUILDING LLC

Notes:

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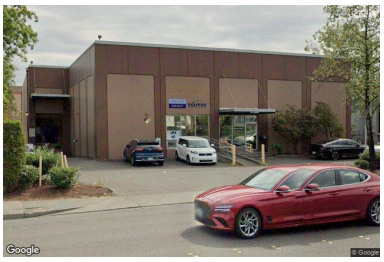

1130 Andover Park E

1130 Andover Park E, Tukwila, WA 98188

Sale Price: $2,950,000.00

$/Rentable SF:	$216.02
Date Sold:	11/14/2022
Research Confirmed:	12/05/2022

Property Description

Property Characteristics

Total Building SF:	13,656 SF	Property Type:	Industrial
Total Building NRA:	13,656 SF	Property Subuse:	Warehouse/Distribution
Year Built/Year Renovated:	1970 / 2005	Market Area:	CBA Tukwila
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	12,000 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	2
Total Office SF:	1,656 SF	Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	27,878 SF	Min Clearance:	
Total Acres:	0.64 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Single-Tenant
Zoning:	TUC-WP	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	20221114000271	Gross Income:	
Sale Price:	$2,950,000.00	Vacancy %:	
$/SF:	$216.02	Operating Expenses:	
$/Land Sf:	$105.82	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	$72,930.00
		Lender:	JP Morgan Chase Bank NA
		Financing Notes:	

Buyer & Seller Information

Buyer	Aangan Properties, LLC Reshmi Chawla & Sanjay Chawla 4154 South 332nd Place Federal Way, WA 98001	Seller	Jens & Lynn Kohn Jens & Lynn Kohn

Notes: This parcel is zoned Tukwila Urban Center-Workplace, City of Tukwila.

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2401 SW Alaska St

2401 SW Alaska St, Seattle, WA 98106

Sale Price: $4,025,000.00

$/Rentable SF:	$265.15
Date Sold:	11/02/2022
Research Confirmed:	11/03/2022

Property Description

Property Characteristics

Total Building SF:	15,180 SF	Property Type:	Industrial
Total Building NRA:	15,180 SF	Property Subuse:	Warehouse/Office
Year Built/Year Renovated:	1959 / 2000	Market Area:	CBA West Seattle
# of Floors	2	Anchors/Tenants:	
Total Industrial SF:	7,780 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	0
Total Office SF:	7,400 SF	Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	34,412 SF	Min Clearance:	
Total Acres:	0.79 Acres	Max Clearance:	
# of Buildings:	2	Occupancy Type:	Single-Tenant
Zoning:	C1-40 & C1-55 (M)	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	20221102000024	Gross Income:	
Sale Price:	$4,025,000.00	Vacancy %:	
$/SF:	$265.15	Operating Expenses:	
$/Land Sf:	$116.97	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	$110,430.00
		Lender:	Bank of the West
		Financing Notes:	

Buyer & Seller Information

Buyer	2401 SW Alaska St LLC Melissa Bandel & Benjamin Bandel 2401 Southwest Alaska Street Seattle, WA 98106	Seller	Buckingham Properties LLC Connie Buckingham, William Buckingham

Notes: This transaction was a multi-parcel sale. Parcel #1773100090 is a .46 acre lot with a 10,280 sf warehouse with office space. Parcel #1773100100 is a .11 acre parking lot. Parcel #1773100220 is a .11 acre lot. Parcel #1773100225 is a .11 acre lot with a 4,900 sf warehouse. These parcels are zoned Commercial 1-55 (M) and C1-40 (M), City of Seattle.

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35417 W Valley Hwy S

35417 W Valley Hwy S, Algona, WA 98001

Sale Price: $400,000.00

$/Rentable SF:	$322.58
Date Sold:	10/31/2022
Research Confirmed:	11/04/2022

Listing Agent

Skyline Properties, Inc.
Roger Mayer

Buyer Broker

Tran Property Group
Ly Tran

Property Description

Property Characteristics

Total Building SF:	1,240 SF	Property Type:	Industrial
Total Building NRA:	1,240 SF	Property Subuse:	Light Industrial
Year Built/Year Renovated:	1903	Market Area:	CBA Auburn
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	1,240 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	0
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	0
Total Lot SF:	45,302 SF	Min Clearance:	
Total Acres:	1.04 Acres	Max Clearance:	
# of Buildings:	2	Occupancy Type:	Single-Tenant
Zoning:	C-3	Office Class:	
Total Parking:	7	Park Name::	

Sale & Financial Information

Document Number:	20221031000860	Gross Income:	
Sale Price:	$400,000.00	Vacancy %:	
$/SF:	$322.58	Operating Expenses:	$4,456.00
$/Land Sf:	$8.83	Net Operating Income:	
Exchange:	No	Cap Rate:	
Days on Market:	40	Balance:	N/A
		Excise Tax:	$6,405.00
		Lender:	
Conditions of Sale:	Great opportunity if looking for a live/work property. Zoned C3 plus has 1100+ square foot shop/garage & separate carport. Home has cedar siding and is in need	Financing Notes:	Buyer & or Agent to verify all information. Separate keys to enter ADU section, knob & deadbolt keyed alike on both doors. Estate Sale-Allow extra time for

Buyer & Seller Information

Buyer	James Bui Ho & Phuong Le James Bui Ho & Phuong Le 1216 South 128th Street Seattle, WA 98168	Seller	Scott R Parrish, PR Estate of Karen Ann Gasser

Notes: This parcel is zoned Heavy Commercial, City of Algona.

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phil@soundcommercialpartners.com
206-595-3355

CBA COMMERCIAL BROKERS ASSOCIATION

1/12/2023

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Inter Ave Industrial Yard

210 23rd St SE, Puyallup, WA 98372

Sale Price: $1,071,786.00

$/Rentable SF:	$601.79 Per SF
Date Sold:	10/31/2022
Research Confirmed:	12/13/2022

Listing Agent

Kidder Mathews
Matt McLennan

Property Description

Property Characteristics

Total Building SF:	1,781 SF	Property Type:	Industrial
Total Building NRA:	1,781 SF	Property Subuse:	
Year Built/Year Renovated:	2006	Market Area:	CBA Puyallup/Sumner
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:		Down Payment:	
Total Residential SF:		Dock High Doors:	0
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	0
Total Lot SF:	121,098 SF	Min Clearance:	
Total Acres:	2.78 Acres	Max Clearance:	
# of Buildings:	3	Occupancy Type:	Single-Tenant
Zoning:	ML	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	202210310619	Gross Income:	
Sale Price:	$1,071,786.00	Vacancy %:	
$/SF:	$601.79 Per SF	Operating Expenses:	
$/Land Sf:	$8.85	Net Operating Income:	
Exchange:		Cap Rate:	4.24
Days on Market:	88	Balance:	N/A
Conditions of Sale:		Excise Tax:	
		Lender:	WASHINGTON TRUST BANK
		Financing Notes:	

Buyer & Seller Information

Buyer	KALETNIK VILLAGE LLC 3225 MCLEOD DR STE 100 LAS VEGAS, NV 89121	Seller	TWWI INVESTMENTS LLC

Notes:

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3512 S 84th Street

3512 S 84th St, Lakewood, WA 98499

Sale Price: $4,100,000.00

$/Rentable SF:	$692.57 Per SF
Date Sold:	10/26/2022
Research Confirmed:	12/15/2022

Listing Agent

NWC - KV LLC
Derrick Urquhart

Property Description

Property Characteristics

Total Building SF:	5,920 SF	Property Type:	Industrial
Total Building NRA:	5,920 SF	Property Subuse:	Mixed Use
Year Built/Year Renovated:	1985	Market Area:	CBA South Tacoma
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:		Down Payment:	
Total Residential SF:		Dock High Doors:	0
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	135,404 SF	Min Clearance:	
Total Acres:	3.11 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Multi-Tenant
Zoning:	AC2	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	202210260355	Gross Income:	
Sale Price:	$4,100,000.00	Vacancy %:	
$/SF:	$692.57 Per SF	Operating Expenses:	
$/Land Sf:	$30.28	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:	107	Balance:	N/A
Conditions of Sale:		Excise Tax:	$113,055.00
		Lender:	
		Financing Notes:	

Buyer & Seller Information

Buyer	Andrey Leskovets PO Box 4643 Federal Way, WA 98063	Seller	Star Lite Market Square LLC & Star Lite Swap Meet/Garage Sale LLC

Notes: Multi-parcel transaction. 0320312108 is 0.59 acre and has a 7,628sf service garage. 0320312075 is 2.51 acres.

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Pattison's West

34222 Pacific Hwy S, Federal Way , WA 98003

Sale Price: $5,000,000.00

$/Rentable SF:	$198.65
Date Sold:	10/04/2022
Research Confirmed:	10/11/2022

Listing Agent

NAI Puget Sound Properties
Kyle Sterling
David Douglas
Nick Bierly

Property Description

Property Characteristics

Total Building SF:	25,170 SF	Property Type:	Industrial
Total Building NRA:	25,170 SF	Property Subuse:	Mixed Use
Year Built/Year Renovated:	1979 / 1990	Market Area:	CBA Federal Way
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	25,170 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	0
Total Lot SF:	94,818 SF	Min Clearance:	
Total Acres:	2.18 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Single-Tenant
Zoning:	CE	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	20221004000812	Gross Income:	
Sale Price:	$5,000,000.00	Vacancy %:	
$/SF:	$198.65	Operating Expenses:	
$/Land Sf:	$52.73	Net Operating Income:	
Exchange:	No	Cap Rate:	
Days on Market:	634	Balance:	N/A
		Excise Tax:	$141,055.00
		Lender:	
		Financing Notes:	

Conditions of Sale: Property Highlights, Prime Owner-User Building, Building SF: 25,170 SF, Lot Size: 81,370 SF, CE Zoning –, Industrial, Retail, Automotive Allowed, Large Lot – Ample

Buyer & Seller Information

Buyer	ECDLR Federal Way LLC El Centro de la Raza 2524 16th Avenue South Seattle, WA 98144	Seller	Pattison's Recreation LLC Michael Pattison & Kathleen Pattison

Notes: This transaction was a multi-parcel sale. Parcel #2021049041 is a .29 acre lot. Parcel #2021049137 is a 1.87 acre lot with a 25,170 sf skating rink. There was $100,000 claimed as personal property in the sale. The taxable sale price was $4,900,000. These parcels are zoned Commercial Enterprise, City of Federal Way.

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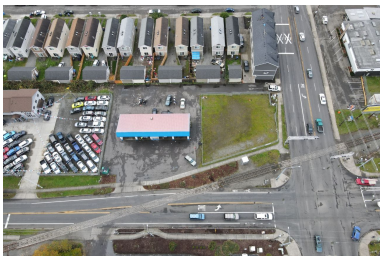

7202-7212 McKinley Avenue

7202-7212 McKinley Ave, Tacoma, WA 98404

Sale Price: $895,000.00

$/Rentable SF:	$466.15
Date Sold:	10/24/2022
Research Confirmed:	12/19/2022

Listing Agent

Keller Williams Realty - Federal Way
Larry Nordberg

Property Description

Property Characteristics

Total Building SF:	1,920 SF	Property Type:	Retail
Total Building NRA:	1,920 SF	Property Subuse:	
Year Built/Year Renovated:	1980 / 2004	Market Area:	CBA South Tacoma
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:		Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:		Rail Doors:	
Total Retail SF:	1,920 SF	Grade Level Doors:	
Total Lot SF:	22,712 SF	Min Clearance:	
Total Acres:	0.52 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Single-Tenant
Zoning:	M1	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	202210240431	Gross Income:	
Sale Price:	$895,000.00	Vacancy %:	
$/SF:	$466.15	Operating Expenses:	$5,172.00
$/Land Sf:	$39.41	Net Operating Income:	
Exchange:	Yes	Cap Rate:	0
Days on Market:	72	Balance:	N/A
		Excise Tax:	$15,036.00
		Lender:	
Conditions of Sale:	Looking for an opportunity to own a Car Wash + Car Lot or Fence yard for storage, etc. less than an acre. Zoned M1 Light Industrial. Phase 1 ESA Done This Self Serve	Financing Notes:	Looking for an opportunity to own a Car Wash + Car Lot or Fence yard for storage, etc. less than an acre. Zoned M1 Light Industrial. Phase 1 ESA Done

Buyer & Seller Information

Buyer	Zewditu & Asrat Yitref 23731 164th Ave SE Kent, WA 98042	Seller	Damac LLC

Notes:

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Pacific Gateway Industrial Park

20602 68th Ave S, Kent, WA 98032

Sale Price: $260,100,000.00

$/Rentable SF:	$315.81
Date Sold:	12/15/2022
Research Confirmed:	01/06/2023

Property Description

Property Characteristics

Total Building SF:	823,606 SF	Property Type:	Industrial
Total Building NRA:	823,606 SF	Property Subuse:	Flex/R&D
Year Built/Year Renovated:	2022	Market Area:	CBA Kent
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	823,606 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	156
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	12
Total Lot SF:	2,328,718 SF	Min Clearance:	24 Feet
Total Acres:	53.46 Acres	Max Clearance:	40 Feet
# of Buildings:	6	Occupancy Type:	Multi-Tenant
Zoning:	I1	Office Class:	
Total Parking:		Park Name::	Pacific Gateway Industrial Park

Sale & Financial Information

Document Number:	20221215000593	Gross Income:	
Sale Price:	$260,100,000.00	Vacancy %:	
$/SF:	$315.81	Operating Expenses:	
$/Land Sf:	$111.69	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	$9,073,055.00
		Lender:	
		Financing Notes:	

Buyer & Seller Information

Buyer	Phoenix Commercial Investments, LLC Ashley Powell, Michael Dehner, Michael Johnson et al 51 South Main Street Salt Lake City, UT 84101	Seller	B9 Pacific Gateway Industrial Owner, LLC Panattoni/LINK

Notes: This sale is for the entire Pacific Gateway Industrial Park. This transaction was a multi-parcel sale. Parcel #6600210200 is a 2.64 acre lot. Parcel #6600070190 is a 3.97 acre lot with a 62,887 sf building, Building 2. Parcel #6600070230 is a 1.96 acre lot with a 38,253 sf building, Building 6. Parcel #6600070240 is a 7.99 acre lot with a 171,111 sf building, Building 5. Parcel #6600070270 is a 12.49 acre lot with a 108,671 sf building and a 97,909 sf building, Buildings 3 & 4. Parcel #6600070340 is a .91 acre easement/right of way. Parcel #6600070310 is a 2.50 acre retention pond, Tract D. Parcel #6600070320 is a .88 acre lot, drainage. Parcel #0222049075 is a 20.12 acre lot with a 341,900 sf building, Building #1. These parcels are zoned Industrial Business District, City of Kent.

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AD Swayne

8721 14th Ave S, Seattle, WA 98108

Sale Price: $1,513,000.00

$/Rentable SF:	$280.19
Date Sold:	11/18/2022
Research Confirmed:	12/01/2022

Listing Agent

SRE
Jordan Springer
Tyler Springer
Eliott Sage

Property Description

Property Characteristics

Total Building SF:	5,400 SF	Property Type:	Industrial
Total Building NRA:	5,400 SF	Property Subuse:	Warehouse/Office
Year Built/Year Renovated:	1940	Market Area:	CBA West Seattle
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	5,400 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	1
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	2
Total Lot SF:	9,000 SF	Min Clearance:	
Total Acres:	0.21 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Single-Tenant
Zoning:	C2	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	20221118000481	Gross Income:	
Sale Price:	$1,513,000.00	Vacancy %:	
$/SF:	$280.19	Operating Expenses:	
$/Land Sf:	$168.11	Net Operating Income:	
Exchange:	No	Cap Rate:	
Days on Market:	402	Balance:	N/A
Conditions of Sale:	Tax iD #: 788360811509	Excise Tax:	$26,228.00
		Lender:	Seller
		Financing Notes:	

Buyer & Seller Information

Buyer	NIZLAT LLC Matthew A. Shoudy 8721 14th Avenue South Seattle, WA 98108	Seller	Blake Wilbur and Chad Wilbur Blake Wilbur and Chad Wilbur

Notes: This parcel is zoned Commercial 2-55 (M), City of Seattle.

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Bearnies Garage

218 Franklin St NE, Olympia, WA 98501

Sale Price: $600,000.00

$/Rentable SF:	$103.45
Date Sold:	12/12/2022
Research Confirmed:	01/12/2023

Property Description

Property Characteristics

Total Building SF:	5,800 SF	Property Type:	Industrial
Total Building NRA:	5,800 SF	Property Subuse:	Warehouse/Office
Year Built/Year Renovated:	1947	Market Area:	CBA Olympia
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	5,800 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	7,405 SF	Min Clearance:	
Total Acres:	0.17 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	
Zoning:		Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	2022.4961721	Gross Income:	
Sale Price:	$600,000.00	Vacancy %:	
$/SF:	$103.45	Operating Expenses:	
$/Land Sf:	$81.03	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	
		Lender:	
		Financing Notes:	

Buyer & Seller Information

Buyer	BERNIES LLC PO BOX 569 CHEHALIS, WA 98532	Seller	BERNIES GARAGE LLC

Notes: The buyer BERNIES LLC has a last known mailing address of PO BOX 569 CHEHALIS, WA 98532. Document Number: 2022.4961721 Book/Page: County Land Use:

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Carpenter Road Warehouse & Yard

6360 Carpenter Rd SE, Lacey, WA 98503

Sale Price: $1,650,000.00

$/Rentable SF:	$163.77
Date Sold:	11/02/2022
Research Confirmed:	12/23/2022

Listing Agent

Van Dorm Realty, Inc.
Jorge Ruiz

Property Description

Property Characteristics

Total Building SF:	10,075 SF	Property Type:	Industrial
Total Building NRA:	10,075 SF	Property Subuse:	Warehouse/Distribution
Year Built/Year Renovated:	1969	Market Area:	CBA Lacey
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	10,075 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	2
Total Lot SF:	87,120 SF	Min Clearance:	20 Feet
Total Acres:	2 Acres	Max Clearance:	20 Feet
# of Buildings:	2	Occupancy Type:	Single-Tenant
Zoning:	LI-C	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	4957372	Gross Income:	
Sale Price:	$1,650,000.00	Vacancy %:	
$/SF:	$163.77	Operating Expenses:	
$/Land Sf:	$18.94	Net Operating Income:	
Exchange:	No	Cap Rate:	
Days on Market:	335	Balance:	N/A
		Excise Tax:	$30,675.00
		Lender:	
Conditions of Sale:	?-acre lot with 9,720 sq ft commercial building that has a 2,400 sq ft office space. Plus, an additional 3,000 sq ft building that could function as storage. Ideal	Financing Notes:	Additional Showing Instructions: Text L/A, please give 24 hours notice for showings.

Buyer & Seller Information

Buyer	FERGUSON SHEILA 5575 ALLIGATOR LAKE RD SAINT CLOUD, FL 34772	Seller	CUZ-D INDUSTRIES INC

Notes: cash out

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1098 Butte Avenue

1098 Butte Ave, Pacific, WA 98445

Sale Price: $21,250,000.00

$/Rentable SF:	$963.28
Date Sold:	10/27/2022
Research Confirmed:	12/15/2022

Property Description

Property Characteristics

Total Building SF:	26,360 SF	Property Type:	Industrial
Total Building NRA:	22,060 SF	Property Subuse:	Warehouse/Distribution
Year Built/Year Renovated:	1992	Market Area:	CBA Algona/Pacific
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	22,060 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	504,151 SF	Min Clearance:	16 Feet
Total Acres:	11.57 Acres	Max Clearance:	20 Feet
# of Buildings:	5	Occupancy Type:	Single-Tenant
Zoning:		Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	202210270477	Gross Income:	
Sale Price:	$21,250,000.00	Vacancy %:	
$/SF:	$963.28	Operating Expenses:	
$/Land Sf:	$42.15	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	$713,305.00
		Lender:	
		Financing Notes:	

Buyer & Seller Information

Buyer	1096 Butte Ave V1 SE LLC 45 Main St Brooklyn, NY 11201	Seller	Butte Avenue Properties LLC

Notes: Multi-parcel transaction. 4495400340 is 1.946 acres and has a 6,000sf storage warehouse. 4495400350 is 1.543 acres and has a 6,460sf storage warehouse and a 2,700sf warehouse. 4495400360 is 0.506 acre. 4495400370 is 2.064 acres. 4495400380 is 0.134 acre. 4495400391 is 1.8 acres. 4495400392 is 1.246 acres. 4495400393 is 1.935 acres and has a 5,200sf warehouse and a 6,000sf warehouse. 4495400401 is 0.355 acre.

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14106 131st Street E

14106 131st St E, Puyallup, WA 98374

Sale Price: $1,150,000.00

$/Rentable SF:	$272.19
Date Sold:	12/01/2022
Research Confirmed:	12/30/2022

Property Description

Property Characteristics

Total Building SF:	4,225 SF	Property Type:	Industrial
Total Building NRA:	4,225 SF	Property Subuse:	Warehouse/Distribution
Year Built/Year Renovated:	2012	Market Area:	CBA Puyallup/Sumner
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	4,225 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	0
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	57,158 SF	Min Clearance:	
Total Acres:	1.31 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Single-Tenant
Zoning:	Ric	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	202212010462	Gross Income:	
Sale Price:	$1,150,000.00	Vacancy %:	
$/SF:	$272.19	Operating Expenses:	
$/Land Sf:	$20.12	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	$19,575.00
		Lender:	TIMBERLAND BANK
		Financing Notes:	

Buyer & Seller Information

Buyer	AKW Land Holdings LLC 14007 131st St E Orting, WA 98360	Seller	Sumner Services LLC

Notes:

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phil@soundcommercialpartners.com
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Lacey Logistics

3130 Hogum Bay Rd NE, Lacey, WA 98516

Sale Price: $23,800,000.00

$/Rentable SF:	$167.74
Date Sold:	10/07/2022
Research Confirmed:	01/05/2023

Property Description

Property Characteristics

Total Building SF:	137,838 SF	Property Type:	Industrial
Total Building NRA:	141,884 SF	Property Subuse:	Warehouse/Distribution
Year Built/Year Renovated:	2020	Market Area:	CBA Olympia
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	141,884 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	0
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	684,912 SF	Min Clearance:	
Total Acres:	15.72 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Single-Tenant
Zoning:	LI	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	4954204	Gross Income:	
Sale Price:	$23,800,000.00	Vacancy %:	
$/SF:	$167.74	Operating Expenses:	
$/Land Sf:	$34.75	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	$802,550.00
		Lender:	
		Financing Notes:	

Buyer & Seller Information

Buyer	LIPT Hogum Bay Road LLC 33 W Wacker Dr Chicago, IL 60606	Seller	Lacey Logistics Industrial LLC

Notes: Property was fully leased to three tenants at the time of the sale.

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phil@soundcommercialpartners.com
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1441 - 1449 Thornton Avenue SW

1441-1449 Thornton Ave SW, Pacific, WA 98047

Sale Price: $1,420,000.00

$/Rentable SF:	$603.74 Per SF
Date Sold:	11/15/2022
Research Confirmed:	12/12/2022

Property Description

Property Characteristics

Total Building SF:	2,352 SF	Property Type:	Industrial
Total Building NRA:	2,352 SF	Property Subuse:	Light Industrial
Year Built/Year Renovated:	1977	Market Area:	CBA Algona/Pacific
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:		Down Payment:	
Total Residential SF:		Dock High Doors:	0
Total Office SF:	1,152 SF	Rail Doors:	
Total Retail SF:		Grade Level Doors:	0
Total Lot SF:	29,976 SF	Min Clearance:	
Total Acres:	0.69 Acres	Max Clearance:	
# of Buildings:	2	Occupancy Type:	Single-Tenant
Zoning:		Office Class:	C
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	202211150343	Gross Income:	
Sale Price:	$1,420,000.00	Vacancy %:	
$/SF:	$603.74 Per SF	Operating Expenses:	
$/Land Sf:	$47.37	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	$24,381.00
		Lender:	BANNER BANK
		Financing Notes:	

Buyer & Seller Information

Buyer	ALL SEASON TRANSPORT LLC 29916 118TH PI SE AUBURN, WA 98092	Seller	DDW LLC

Notes:

Phil Newell, CCIM
phil@soundcommercialpartners.com
206-595-3355

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Pierce County Industrial Opportunity

2520 112th St S, Lakewood, WA 98499

Sale Price: $3,380,000.00

$/Rentable SF:	$176.04
Date Sold:	12/02/2022
Research Confirmed:	12/10/2022

Listing Agent

Marcus & Millichap, Inc.
Stren Lea
Matthew Herman

Buyer Broker

Kidder Mathews
Cory Naber

Property Description

Property Characteristics

Total Building SF:	19,200 SF	Property Type:	Industrial
Total Building NRA:	19,200 SF	Property Subuse:	Warehouse/Office
Year Built/Year Renovated:	2000 / 2005	Market Area:	CBA Parkland/Midland
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	16,000 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:	3,200 SF	Rail Doors:	
Total Retail SF:		Grade Level Doors:	12
Total Lot SF:	104,544 SF	Min Clearance:	
Total Acres:	2.40 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Multi-Tenant
Zoning:	IBP	Office Class:	
Total Parking:	30	Park Name::	

Sale & Financial Information

Document Number:	202212020366	Gross Income:	
Sale Price:	$3,380,000.00	Vacancy %:	
$/SF:	$176.04	Operating Expenses:	
$/Land Sf:	$32.33	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:	224	Balance:	N/A
Conditions of Sale:	OFFERS DUE 6/23/2022	Excise Tax:	$87,855.00
		Lender:	First Citizens Bank & Trust
		Financing Notes:	

Buyer & Seller Information

Buyer	SPS VIII Investments, LLC Paul Deskins 2520 112th St S Lakewood, WA 98499	Seller	Banker Investments, LLC H. Gary Banker

Notes:

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phil@soundcommercialpartners.com
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Oval's Motorsport

7708 Pacific Highway E, Tacoma, WA 98354

Sale Price: $2,100,000.00

$/Rentable SF:	$234.53
Date Sold:	10/05/2022
Research Confirmed:	12/15/2022

Listing Agent

Puget Sound Comm'l R.E Services
Courtland Pixton
Doris Staley

Property Description

Property Characteristics

Total Building SF:	8,954 SF	Property Type:	Industrial
Total Building NRA:	8,954 SF	Property Subuse:	Warehouse/Office
Year Built/Year Renovated:	2009	Market Area:	CBA Milton
# of Floors	2	Anchors/Tenants:	Oval Motor Sports
Total Industrial SF:	8,200 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:	754 SF	Rail Doors:	
Total Retail SF:		Grade Level Doors:	2
Total Lot SF:	64,033 SF	Min Clearance:	18 Feet
Total Acres:	1.47 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Single-Tenant
Zoning:	Commercial	Office Class:	B
Total Parking:	20	Park Name::	

Sale & Financial Information

Document Number:	202210050175	Gross Income:	$156,000.00
Sale Price:	$2,100,000.00	Vacancy %:	0
$/SF:	$234.53	Operating Expenses:	$9,649.00
$/Land Sf:	$32.80	Net Operating Income:	$146,351.00
Exchange:	No	Cap Rate:	6.50
Days on Market:	134	Balance:	N/A
		Excise Tax:	$45,305.00
		Lender:	
Conditions of Sale:	High visibility two story brick building, on Pacific Highway with signage in Milton. 10 minutes to the Port of Tacoma. Minutes to either the 348th street access to I-5	Financing Notes:	High visibility two story brick building, on Pacific Highway with signage in Milton. 10 minutes to the Port of Tacoma. Minutes to either the 348th street

Buyer & Seller Information

Buyer	Boat Launch Enterprises II LLC 13336 211th Pl NE Woodinville, WA 98077	Seller	F. Noble LLC

Notes:

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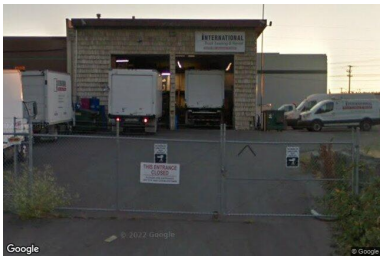

Frozen Food Transport

3801 7th Ave S, Seattle, WA 98108

Sale Price: $4,400,000.00

$/Rentable SF:	$486.08
Date Sold:	10/03/2022
Research Confirmed:	10/11/2022

Property Description

Property Characteristics

Total Building SF:	9,052 SF	Property Type:	Industrial
Total Building NRA:	9,052 SF	Property Subuse:	Cold Storage
Year Built/Year Renovated:	1973	Market Area:	CBA S. Seattle
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	5,212 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	0
Total Office SF:	3,840 SF	Rail Doors:	
Total Retail SF:		Grade Level Doors:	4
Total Lot SF:	30,928 SF	Min Clearance:	
Total Acres:	0.71 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Single-Tenant
Zoning:	IG2 U/85	Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	20221003000598	Gross Income:	
Sale Price:	$4,400,000.00	Vacancy %:	
$/SF:	$486.08	Operating Expenses:	
$/Land Sf:	$142.27	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	$123,555.00
		Lender:	
		Financing Notes:	

Buyer & Seller Information

Buyer	D Thompson Properties, LLC David A Thompson 750 Northeast Columbia Boulevard Portland, OR 97211	Seller	Team B LLC Linda Brownell, Mike Karson

Notes: This parcel is zoned General Industrial 2 U/85, City of Seattle.

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Freightliner

2401 Airport Way S, Seattle, WA 98134

Sale Price: $4,000,000.00

$/Rentable SF:	$403.63
Date Sold:	11/01/2022
Research Confirmed:	11/14/2022

Property Description

Property Characteristics

Total Building SF:	9,910 SF	Property Type:	Industrial
Total Building NRA:	9,910 SF	Property Subuse:	Light Industrial
Year Built/Year Renovated:	1960 / 1965	Market Area:	CBA S. Seattle
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	9,910 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	0
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	6
Total Lot SF:	16,117 SF	Min Clearance:	
Total Acres:	0.37 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Multi-Tenant
Zoning:	IG2 U/85	Office Class:	
Total Parking:		Park Name::	Airport Way

Sale & Financial Information

Document Number:	20221101000192	Gross Income:	
Sale Price:	$4,000,000.00	Vacancy %:	
$/SF:	$403.63	Operating Expenses:	
$/Land Sf:	$248.19	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	$109,555.00
		Lender:	
		Financing Notes:	

Buyer & Seller Information

Buyer	SC Seattle RE III, LLC Swickard Auto Group 1611 Spring Gate Ln Las Vegas, NV 89134	Seller	DLD Northwest LLC Lisa Combs

Notes: This parcel is zoned General Industrial 2 U/85, City of Seattle.

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Renton Logistics Center

2501 E Valley Rd, Renton, WA 98055

Sale Price: $120,000,000.00

$/Rentable SF:	$261.24
Date Sold:	12/16/2022
Research Confirmed:	01/06/2023

Listing Agent

CBRE
Brett Hartzell
Paige Morgan

Property Description

Property Characteristics

Total Building SF:	479,100 SF	Property Type:	Industrial
Total Building NRA:	459,349 SF	Property Subuse:	Warehouse/Distribution
Year Built/Year Renovated:	1996 / 2001	Market Area:	CBA Tukwila
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	459,349 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	72
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	8
Total Lot SF:	1,495,415 SF	Min Clearance:	30 Feet
Total Acres:	34.33 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Multi-Tenant
Zoning:	IL	Office Class:	
Total Parking:	414	Park Name::	

Sale & Financial Information

Document Number:	20221216000463	Gross Income:	
Sale Price:	$120,000,000.00	Vacancy %:	
$/SF:	$261.24	Operating Expenses:	
$/Land Sf:	$80.25	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	$4,169,555.00
		Lender:	
		Financing Notes:	

Buyer & Seller Information

Buyer	LPF Renton Logistics, LLC c/o LaSalle Investment Management 333 West Wacker Drive Chicago, IL 60606	Seller	2501 East Valley Road, LLC c/o Clarion Partners

Notes: Tenants include Coca-Cola and Graybar Northwest Service Center. Warehouse building on 1 parcel, 2 vacant adjacent parcels also included in sale.

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SoDo 3317 & 207

3317 3rd Ave S, Seattle, WA 98134-0

Sale Price: $12,550,000.00

$/Rentable SF:	$198.37
Date Sold:	11/15/2022
Research Confirmed:	12/30/2022

Listing Agent

Kidder Mathews
Nick Ramirez
James Kidder

Property Description

Property Characteristics

Total Building SF:	65,253 SF	Property Type:	Industrial
Total Building NRA:	63,265 SF	Property Subuse:	Warehouse/Distribution
Year Built/Year Renovated:	1969 / 2001	Market Area:	CBA S. Seattle
# of Floors	3	Anchors/Tenants:	
Total Industrial SF:	45,700 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	1
Total Office SF:	14,873 SF	Rail Doors:	
Total Retail SF:	2,692 SF	Grade Level Doors:	
Total Lot SF:	85,813 SF	Min Clearance:	24 Feet
Total Acres:	1.97 Acres	Max Clearance:	
# of Buildings:	3	Occupancy Type:	Multi-Tenant
Zoning:	IG1 U/85	Office Class:	
Total Parking:	25	Park Name::	

Sale & Financial Information

Document Number:	20221115000705	Gross Income:	
Sale Price:	$12,550,000.00	Vacancy %:	
$/SF:	$198.37	Operating Expenses:	
$/Land Sf:	$146.25	Net Operating Income:	
Exchange:	No	Cap Rate:	
Days on Market:	713	Balance:	N/A
		Excise Tax:	$408,805.00
		Lender:	
Conditions of Sale:	Multi-Tenant Office/Warehouse Property in SODO with views of downtown Seattle. Owner/User or Investor opportunity. Ideal for contractors or construction. Zoned	Financing Notes:	Multi-Tenant Office/Warehouse Property in SODO with views of downtown Seattle. Owner/User or Investor opportunity. Ideal for contractors or

Buyer & Seller Information

Buyer	SIC Project Owner LLC 232 7th Avenue North Seattle, WA 98109	Seller	Sodosolo, LLC & Dunk LLC Ray Klein and Nate Klein & Ray Klein

Notes: This transaction was a multi-parcel sale with sellers having varied interest in the properties. Parcel #1327300004, 3317 3rd Ave S, is a .63 acre lot with a 34,654 sf warehouse with office and retail space. Parcel #7666205565, 3410 2nd Ave S, is a .52 acre yard/parking lot. Parcel #1327300045, 207 S Horton St, is a .82 acre lot with 2 warehouses totaling 30,599 sf. This sale included parcel #1327300045, not on the original listing. These parcels are zoned General Industrial 1 U/85, City of Seattle.

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Green Pine 8

846 Lind Avenue Southwest, Renton, WA 98057

Sale Price: $6,400,000.00

$/Rentable SF:	$263.50
Date Sold:	12/13/2022
Research Confirmed:	01/06/2023

Property Description

Property Characteristics

Total Building SF:	24,288 SF	Property Type:	Industrial
Total Building NRA:	24,288 SF	Property Subuse:	Warehouse/Distribution
Year Built/Year Renovated:	1969 / 1990	Market Area:	
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	23,088 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	2
Total Office SF:	1,200 SF	Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	58,806 SF	Min Clearance:	22 Feet
Total Acres:	1.35 Acres	Max Clearance:	24 Feet
# of Buildings:	1	Occupancy Type:	Multi-Tenant
Zoning:	IM	Office Class:	
Total Parking:	0	Park Name::	

Sale & Financial Information

Document Number:	20221213000889	Gross Income:	
Sale Price:	$6,400,000.00	Vacancy %:	
$/SF:	$263.50	Operating Expenses:	
$/Land Sf:	$108.83	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	$193,555.00
		Lender:	Coastal Community Bank
		Financing Notes:	

Buyer & Seller Information

Buyer	S. Properties, LLC Richard & Jeanne Snyder 101 Southwest Grady Way Renton, WA 98057	Seller	Green Pine 8, LLC Glen Dea

Notes: This parcel is zoned Medium Industrial, City of Renton.

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Riverbend Commerce Park - Building D

26609 79th Ave S, Kent, WA 98032

Sale Price: $8,650,000.00

$/Rentable SF:	$268.97
Date Sold:	10/14/2022
Research Confirmed:	10/18/2022

Property Description

Property Characteristics

Total Building SF:	34,370 SF	Property Type:	Industrial
Total Building NRA:	32,160 SF	Property Subuse:	Warehouse/Distribution
Year Built/Year Renovated:	1999 / 2000	Market Area:	CBA Kent
# of Floors	2	Anchors/Tenants:	
Total Industrial SF:	22,513 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	10
Total Office SF:	9,647 SF	Rail Doors:	
Total Retail SF:		Grade Level Doors:	2
Total Lot SF:	166,835 SF	Min Clearance:	24 Feet
Total Acres:	3.83 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Multi-Tenant
Zoning:	I2	Office Class:	
Total Parking:	14	Park Name::	Riverbend Commerce Park

Sale & Financial Information

Document Number:	20221014000760	Gross Income:	
Sale Price:	$8,650,000.00	Vacancy %:	
$/SF:	$268.97	Operating Expenses:	
$/Land Sf:	$51.85	Net Operating Income:	
Exchange:		Cap Rate:	0
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	$272,305.00
		Lender:	
		Financing Notes:	

Buyer & Seller Information

Buyer	BLUSV I WA 79th Avenue South LLC Bridge Logistics Properties 1277 Lenox Park Boulevard Northeast Atlanta, GA 30319	Seller	Terreno 79th Ave South LLC Terreno Realty

Notes: This parcel is zoned Mixed Industrial District, City of Kent.

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Marianne Business Park - A

1419 20th St NW, Auburn, WA 98001

Sale Price: $567,000.00

$/Rentable SF:	$160.44
Date Sold:	11/23/2022
Research Confirmed:	12/14/2022

Property Description

Property Characteristics

Total Building SF:	3,534 SF	Property Type:	Industrial
Total Building NRA:	3,534 SF	Property Subuse:	Warehouse/Distribution
Year Built/Year Renovated:	1992 / 2000	Market Area:	
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	3,534 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	0
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	0
Total Lot SF:	10,454 SF	Min Clearance:	14 Feet
Total Acres:	0.24 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Single-Tenant
Zoning:	M1	Office Class:	
Total Parking:	0	Park Name::	Marianne Business Park

Sale & Financial Information

Document Number:	20221123000142	Gross Income:	
Sale Price:	$567,000.00	Vacancy %:	
$/SF:	$160.44	Operating Expenses:	
$/Land Sf:	$54.24	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:		Balance:	N/A
Conditions of Sale:		Excise Tax:	$9,198.00
		Lender:	
		Financing Notes:	

Buyer & Seller Information

Buyer	Chad & Kari Christensen Chad & Kari Christensen 1419 20th Street Northwest Auburn, WA 98001	Seller	Marianne Business Park LLC Marc Wilson & Greg Wilson

Notes: This parcel is zoned Light Industrial, City of Auburn.

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Analytical Resource Building

4611 S 134th Pl, Tukwila, WA 98168

Sale Price: $3,650,000.00

$/Rentable SF:	$124.47
Date Sold:	11/18/2022
Research Confirmed:	12/01/2022

Listing Agent

Cushman & Wakefield
Patrick Mullin
Scott Alan

Property Description

Property Characteristics

Total Building SF:	29,325 SF	Property Type:	Industrial
Total Building NRA:	29,325 SF	Property Subuse:	Manufacturing
Year Built/Year Renovated:	1973 / 1980	Market Area:	CBA Burien/Normandy Park
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	19,466 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	1
Total Office SF:	9,859 SF	Rail Doors:	
Total Retail SF:		Grade Level Doors:	4
Total Lot SF:	81,893 SF	Min Clearance:	22 Feet
Total Acres:	1.88 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Single-Tenant
Zoning:	C/LI	Office Class:	
Total Parking:	30	Park Name::	

Sale & Financial Information

Document Number:	20221118000015	Gross Income:	
Sale Price:	$3,650,000.00	Vacancy %:	
$/SF:	$124.47	Operating Expenses:	
$/Land Sf:	$44.57	Net Operating Income:	$333,972.00
Exchange:		Cap Rate:	
Days on Market:	311	Balance:	N/A
Conditions of Sale:		Excise Tax:	$97,305.00
		Lender:	Washington Federal Bank
		Financing Notes:	

Buyer & Seller Information

Buyer	RMRE 4611 Tukwila LLC Ryan R Madson et al 479 North 21st Street San Jose, CA 95112	Seller	Arion Partners, LLC Susan Dunnihoo

Notes: This transaction was a multi-parcel sale. Parcel #2613200042 is a 1.35 acre lot with a 29,885 sf building. Parcel #2613200047 is a .28 acre parking lot. Parcel #2613200048 is a .25 acre parking lot. These parcels are zoned Commercial Light Industrial, City of Tukwila.

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Tukwila Home & Garden Building

1226 Andover Park E, Tukwila, WA 98188

Sale Price: $6,500,000.00

$/Rentable SF:	$243.68
Date Sold:	11/28/2022
Research Confirmed:	01/09/2023

Listing Agent

NAI Puget Sound Properties
Jeff Forsberg, CCIM
Arie Salomon, CCIM
Bret Matysik

Buyer Broker

The Andover Company, Inc.
Shane Mahvi

Property Description

Property Characteristics

Total Building SF:	26,674 SF	Property Type:	Industrial
Total Building NRA:	24,500 SF	Property Subuse:	Warehouse/Distribution
Year Built/Year Renovated:	1967 / 1979	Market Area:	CBA Tukwila
# of Floors	1	Anchors/Tenants:	
Total Industrial SF:	24,500 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	5
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	44,257 SF	Min Clearance:	24 Feet
Total Acres:	1.02 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Multi-Tenant
Zoning:	TUC-WP	Office Class:	
Total Parking:	0	Park Name::	

Sale & Financial Information

Document Number:	20221128001161	Gross Income:	
Sale Price:	$6,500,000.00	Vacancy %:	
$/SF:	$243.68	Operating Expenses:	
$/Land Sf:	$146.87	Net Operating Income:	
Exchange:	Yes	Cap Rate:	
Days on Market:	296	Balance:	N/A
Conditions of Sale:		Excise Tax:	$197,055.00
		Lender:	Poppy Bank
		Financing Notes:	

Buyer & Seller Information

Buyer	7081 Consolidated Way LLC Ignatius Kasturiraj 12906 Saticoy Street Los Angeles, CA 91605	Seller	Phoenix Rising Enterprises, LLC Angela Walls

Notes: This parcel is zoned Tukwila Urban Center-Workplace, City of Tukwila.

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Prosser Piano Building

13400 Interurban Ave S, Tukwila, WA 98168-0

Sale Price: $4,300,000.00

$/Rentable SF:	$166.66
Date Sold:	11/04/2022
Research Confirmed:	11/22/2022

Listing Agent

The Andover Company, Inc.
Brian Bruininks, CCIM
George Rockwell

Property Description

Property Characteristics

Total Building SF:	25,801 SF	Property Type:	Industrial
Total Building NRA:	25,801 SF	Property Subuse:	Mixed Use
Year Built/Year Renovated:	1973	Market Area:	CBA Tukwila
# of Floors	2	Anchors/Tenants:	
Total Industrial SF:	19,801 SF	Down Payment:	
Total Residential SF:		Dock High Doors:	0
Total Office SF:	6,000 SF	Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	58,370 SF	Min Clearance:	
Total Acres:	1.34 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	Multi-Tenant
Zoning:		Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document Number:	20221104000419	Gross Income:	
Sale Price:	$4,300,000.00	Vacancy %:	
$/SF:	$166.66	Operating Expenses:	
$/Land Sf:	$73.67	Net Operating Income:	
Exchange:		Cap Rate:	
Days on Market:	133	Balance:	N/A
		Excise Tax:	$120,055.00
		Lender:	
		Financing Notes:	

Conditions of Sale: For sale or for lease. 25,801 SF total industrial building, with 8,692 SF of improved office showroom, total property site: 58,370 SF. 4 DH doors. 24' CH ceilings. Fully

Buyer & Seller Information

Buyer	CBP Manager, LLC, Zodog LLC, Interurban Investors LLC Joseph Razore, Christopher Scalzo et al 1421 34th Ave Seattle, WA 98122	Seller	HIC I, LLC Mark Scalzo

Notes: This parcel is zoned Commercial/ Light Industrial, City of Tukwila.

Phil Newell, CCIM
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206-595-3355

CBA COMMERCIAL BROKERS ASSOCIATION

1/12/2023

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