



### 2643 R W Johnson Blvd SW

2643 R W Johnson Blvd SW  
Tumwater, WA 98512

<b>Owner</b>	
<b>Buyer</b>	HUNTER CAPITAL HOT DINGS 2 LLC
<b>Class</b>	
<b>Building Size</b>	6,000 SF
<b>Year Built</b>	1987

### Industrial Sold

1

<b>Sale Price</b>	\$747,472.00
<b>\$/SF</b>	\$124.58 Per SF
<b>Office SF</b>	
<b>Industrial SF</b>	6,000 SF
<b>Retail SF</b>	
<b>Land Size</b>	0.73 Acres
<b>Parking Ratio</b>	
<b>Sale Date</b>	03/31/2023



### 1532 18th St NW

1532 18th St NW  
Puyallup, WA 98371

<b>Owner</b>	Mitchell & Linda Chamberlin
<b>Buyer</b>	Kevin Bean & Angela Lee
<b>Class</b>	
<b>Building Size</b>	3,768 SF
<b>Year Built</b>	2015

### Industrial Sold

2

<b>Sale Price</b>	\$350,000.00
<b>\$/SF</b>	\$92.89 Per SF
<b>Office SF</b>	
<b>Industrial SF</b>	
<b>Retail SF</b>	
<b>Land Size</b>	0.14 Acres
<b>Parking Ratio</b>	
<b>Sale Date</b>	01/30/2023



### 5940 Martin Luther King Jr Way S & 3613 Juneau St S

5940 MLK Jr Way S  
Seattle, WA 98118

<b>Owner</b>	Aaron Rees, Jessica Rees
<b>Buyer</b>	5940 Martin Luther King Way South, LLC
<b>Class</b>	
<b>Building Size</b>	27,686 SF
<b>Year Built</b>	1952

### Industrial Sold

3

<b>Sale Price</b>	\$6,250,000.00
<b>\$/SF</b>	\$225.75 Per SF
<b>Office SF</b>	14,000 SF
<b>Industrial SF</b>	13,686 SF
<b>Retail SF</b>	
<b>Land Size</b>	1.35 Acres
<b>Parking Ratio</b>	
<b>Sale Date</b>	01/03/2023

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, equal distance between the Columbia City and Othello Street Stations and a block from the planned Graham Street Station in South Se



### Bayside Self Storage Site

1914 Point Fosdick Dr NW  
Gig Harbor, WA 98335

<b>Owner</b>	
<b>Buyer</b>	Island Equity Partners III LLC
<b>Class</b>	
<b>Building Size</b>	26,900 SF
<b>Year Built</b>	1992

### Industrial Sold

4

<b>Sale Price</b>	\$1,650,000.00
<b>\$/SF</b>	\$61.34 Per SF
<b>Office SF</b>	
<b>Industrial SF</b>	26,900 SF
<b>Retail SF</b>	
<b>Land Size</b>	1.26 Acres
<b>Parking Ratio</b>	
<b>Sale Date</b>	01/27/2023



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### Pacific Contractor Building & Yard

202 Frontage Rd N  
Pacific, WA 98047

**Owner** Chad Walior  
**Buyer** Stoke, LLC  
**Class**  
**Building Size** 1,800 SF  
**Year Built** 1960

### Industrial Sold

5

**Sale Price** \$1,295,000.00  
**\$/SF** \$719.44 Per SF  
**Office SF** 1,273 SF  
**Industrial SF** 527 SF  
**Retail SF**  
**Land Size** 0.40 Acres  
**Parking Ratio**  
**Sale Date** 02/13/2023

• 17,400 SF Land with 1,800 SF Total Building • 1,273 SF contractor office • 527 SF small shop with roll-up door • Fully fenced property • Compacted gravel • Excellent freeway access • Available to occupy within 60 days



### Mottman Condos

3075 37th Ave SW  
Olympia, WA 98512

**Owner**  
**Buyer** CHARNESKI ERIC  
**Class**  
**Building Size** 14,400 SF  
**Year Built** 1999

### Industrial Sold

6

**Sale Price** \$299,000.00  
**\$/SF** \$20.76 Per SF  
**Office SF**  
**Industrial SF** 14,400 SF  
**Retail SF**  
**Land Size** 0 Acres  
**Parking Ratio**  
**Sale Date** 01/13/2023



### Waterhouse Motors Rebuilders

2502 Commerce St  
Tacoma, WA 98402

**Owner**  
**Buyer** Top Gulch LLC  
**Class**  
**Building Size** 17,584 SF  
**Year Built** 1964

### Industrial Sold

7

**Sale Price** \$1,700,000.00  
**\$/SF** \$96.68 Per SF  
**Office SF** 1,500 SF  
**Industrial SF** 16,084 SF  
**Retail SF**  
**Land Size** 0.45 Acres  
**Parking Ratio**  
**Sale Date** 01/10/2023

Tax iD #: 2025050011- Investment, Redevelopment or Owner-User Opportunity - Building Size of 17,584 SF- Phase 1 Clean- Land Size of 19,800 SF - All tenants on short term leases- Tacoma CBD Opportunity Zone - Warehouse Residential Zoning allows for industrial, multi-family with building height up to



### Lambskin/Trosper

5333 Lambskin St SW  
Tumwater, WA 98512

**Owner**  
**Buyer** 5333 LAMBSKIN HOLDINGS LLC  
**Class**  
**Building Size** 3,024 SF  
**Year Built** 1995

### Industrial Sold

8

**Sale Price** \$572,472.00  
**\$/SF** \$189.31 Per SF  
**Office SF** 1,800 SF  
**Industrial SF** 800 SF  
**Retail SF**  
**Land Size** 0.96 Acres  
**Parking Ratio**  
**Sale Date** 03/30/2023



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### Crown Building

104 49th St NW  
Auburn, WA 98002

<b>Owner</b>	Jeff Estep
<b>Buyer</b>	104 49th St LLC
<b>Class</b>	
<b>Building Size</b>	21,000 SF
<b>Year Built</b>	2006

### Industrial Sold

9

<b>Sale Price</b>	\$4,525,000.00
<b>\$/SF</b>	\$215.48 Per SF
<b>Office SF</b>	
<b>Industrial SF</b>	21,000 SF
<b>Retail SF</b>	
<b>Land Size</b>	1.09 Acres
<b>Parking Ratio</b>	
<b>Sale Date</b>	01/06/2023

21,000 SF Concrete Tilt-Up Building Built In 2006.1.09 Acres.M1 Zoning.100% Leased with Personal Guarantees.200 Amp, 408V 3 PH Heavy Power to each unit.24 ft clear height.Sprinklered.10'x12' Grade Level Roll Up Doors.4.5% Cap Rate on 2022 Actuals.\$4,600,000.



### Renton Highland Warehouse

16238 SE Renton-Issaquah Rd.  
Issaquah, WA 98059

<b>Owner</b>	Anthony Charles Devino
<b>Buyer</b>	Gursewak Brar & Gurdip Kaur
<b>Class</b>	
<b>Building Size</b>	4,320 SF
<b>Year Built</b>	2010

### Industrial Sold

10

<b>Sale Price</b>	\$1,315,000.00
<b>\$/SF</b>	\$304.40 Per SF
<b>Office SF</b>	2,160 SF
<b>Industrial SF</b>	2,160 SF
<b>Retail SF</b>	
<b>Land Size</b>	0.72 Acres
<b>Parking Ratio</b>	
<b>Sale Date</b>	01/31/2023



### West Campus Business Park - Buildings A, B, C, D

801 S 336th St  
Federal Way, WA 98003

<b>Owner</b>	
<b>Buyer</b>	Los Angeles Iron & Steel Company
<b>Class</b>	B
<b>Building Size</b>	68,436 SF
<b>Year Built</b>	1976

### Industrial Condo Sold

11

<b>Sale Price</b>	\$14,405,000.00
<b>\$/SF</b>	\$210.49 Per SF
<b>Office SF</b>	
<b>Industrial SF</b>	68,436 SF
<b>Retail SF</b>	
<b>Land Size</b>	6.51 Acres
<b>Parking Ratio</b>	
<b>Sale Date</b>	03/30/2023



### 640 Spokane Building

640 S Spokane St  
Seattle, WA 98134

<b>Owner</b>	Jeffrey Schoenfeld
<b>Buyer</b>	Seattle School District #1 of King County, WA
<b>Class</b>	
<b>Building Size</b>	27,933 SF
<b>Year Built</b>	1960

### Industrial Sold

12

<b>Sale Price</b>	\$10,600,000.00
<b>\$/SF</b>	\$379.48 Per SF
<b>Office SF</b>	3,001 SF
<b>Industrial SF</b>	24,932 SF
<b>Retail SF</b>	
<b>Land Size</b>	0.97 Acres
<b>Parking Ratio</b>	
<b>Sale Date</b>	03/30/2023

Sodo



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### Modern Pattern Building

255 S Austin Street  
Seattle, WA 98134-0

**Owner** Annette M Kelson Trust  
**Buyer** 255 S Austin LLC  
**Class**  
**Building Size** 9,792 SF  
**Year Built** 1976

### Industrial Sold

13

**Sale Price** \$2,368,750.00  
**\$/SF** \$241.91 Per SF  
**Office SF**  
**Industrial SF** 9,792 SF  
**Retail SF**  
**Land Size** 0.34 Acres  
**Parking Ratio**  
**Sale Date** 01/11/2023

Rare owner-user industrial opportunity in South Seattle. 18' clear concrete building with 3 grade-level doors - Zoning IG2 U/65 . 3 separate meters and demised already for a portion to be leased for additional income. Seller is retiring and closing business. Offered vacant.



### The ATR Building

4320 B St NW  
Auburn, WA 98001-0

**Owner** Richard Hayes, Charlotte Means et al  
**Buyer** 4320 B St NW LLC  
**Class**  
**Building Size** 17,000 SF  
**Year Built** 1986

### Industrial Sold

14

**Sale Price** \$3,850,000.00  
**\$/SF** \$226.47 Per SF  
**Office SF** 2,000 SF  
**Industrial SF** 15,000 SF  
**Retail SF**  
**Land Size** 1.19 Acres  
**Parking Ratio**  
**Sale Date** 02/10/2023

Existing Business Also for Sale – Contact Brokers for Details. Single-Tenant Industrial Building. Owner-User Opportunity. 17,000 SF Building. 51,834 SF Land. Zoning: M1.



### Auburn Business Park - Buildings 1-5

4040-4058 Auburn Way N  
Auburn, WA 98002

**Owner** John Baumann & Cindy Baumann  
**Buyer** MCA IGF Auburn, LLC  
**Class**  
**Building Size** 67,200 SF  
**Year Built** 1985

### Industrial Sold

15

**Sale Price** \$9,000,000.00  
**\$/SF** \$133.93 Per SF  
**Office SF**  
**Industrial SF** 67,200 SF  
**Retail SF**  
**Land Size** 3.28 Acres  
**Parking Ratio**  
**Sale Date** 03/01/2023



### 3420 E Marginal Way

3420 E Marginal Way  
Seattle, WA 98134

**Owner** Lawrence Benezra, Mark Benezra et al  
**Buyer** Marginal Holdings, LLC  
**Class**  
**Building Size** 48,864 SF  
**Year Built** 1949

### Industrial Sold

16

**Sale Price** \$7,133,871.00  
**\$/SF** \$145.99 Per SF  
**Office SF**  
**Industrial SF** 48,682 SF  
**Retail SF**  
**Land Size** 1.48 Acres  
**Parking Ratio**  
**Sale Date** 01/24/2023



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### South Seattle Infill Site

1709 Airport Way S  
Seattle, WA 98134-0

<b>Owner</b>	Lift Partners
<b>Buyer</b>	SC Seattle RE II LLC
<b>Class</b>	
<b>Building Size</b>	35,500 SF
<b>Year Built</b>	1952

### Industrial Sold

17

<b>Sale Price</b>	\$21,000,000.00
<b>\$/SF</b>	\$591.55 Per SF
<b>Office SF</b>	
<b>Industrial SF</b>	35,500 SF
<b>Retail SF</b>	
<b>Land Size</b>	2.31 Acres
<b>Parking Ratio</b>	
<b>Sale Date</b>	01/03/2023



### Carleton Building

6401 Carleton Ave S  
Seattle, WA 98108-0

<b>Owner</b>	James Jensen
<b>Buyer</b>	Ederer Industrial Partners LLC
<b>Class</b>	
<b>Building Size</b>	12,500 SF
<b>Year Built</b>	1921

### Industrial Sold

18

<b>Sale Price</b>	\$2,525,000.00
<b>\$/SF</b>	\$202.00 Per SF
<b>Office SF</b>	
<b>Industrial SF</b>	12,500 SF
<b>Retail SF</b>	
<b>Land Size</b>	0.32 Acres
<b>Parking Ratio</b>	
<b>Sale Date</b>	01/17/2023

Fully leased 6.8% cap investment property with • Just Leased to Two New Tenants: National Marine Services Company - 8,500 SF Regional Artisan Food Producer with multiple locations - 4,000 SF • CPI increases ensure rents rise with inflation • Triple Net Leases • Good Environmental - New Phase I & II report



### Hi Strength Bolt Co.

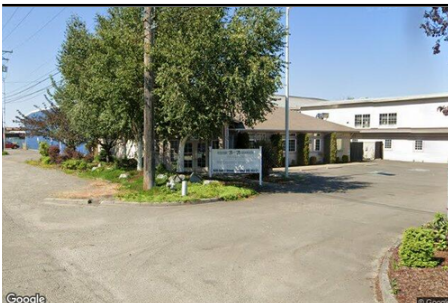
21257 84th Ave S  
Kent, WA 98032-0

<b>Owner</b>	Deborah Roberts & Darrell Roberts
<b>Buyer</b>	Investment HSB, LLC
<b>Class</b>	
<b>Building Size</b>	12,380 SF
<b>Year Built</b>	1989

### Industrial Sold

19

<b>Sale Price</b>	\$1,600,000.00
<b>\$/SF</b>	\$129.24 Per SF
<b>Office SF</b>	840 SF
<b>Industrial SF</b>	11,540 SF
<b>Retail SF</b>	
<b>Land Size</b>	0.42 Acres
<b>Parking Ratio</b>	0
<b>Sale Date</b>	01/18/2023



### Service Steel Warehouse

939 East F Street  
Tacoma, WA 98421

<b>Owner</b>	Jerome & Margaret Mylet et al
<b>Buyer</b>	2120 Investments, LLC
<b>Class</b>	
<b>Building Size</b>	40,000 SF
<b>Year Built</b>	1970

### Industrial Sold

20

<b>Sale Price</b>	\$6,500,000.00
<b>\$/SF</b>	\$162.50 Per SF
<b>Office SF</b>	9,500 SF
<b>Industrial SF</b>	30,000 SF
<b>Retail SF</b>	
<b>Land Size</b>	2.30 Acres
<b>Parking Ratio</b>	
<b>Sale Date</b>	03/30/2023



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Address	Status	Floor/Suite	Land	Building SF	Available SF	Price
2643 R W Johnson Blvd SW	Industrial Sold		0.73 Acres	6,000 SF		\$747,472.00
1532 18th St NW	Industrial Sold		0.14 Acres	3,768 SF		\$350,000.00
5940 MLK Jr Way S	Industrial Sold		1.35 Acres	27,686 SF		\$6,250,000.00
1914 Point Fosdick Dr NW	Industrial Sold		1.26 Acres	26,900 SF		\$1,650,000.00
202 Frontage Rd N	Industrial Sold		0.40 Acres	1,800 SF		\$1,295,000.00
3075 37th Ave SW	Industrial Sold	Suite A104	0 Acres	14,400 SF		\$299,000.00
2502 Commerce St	Industrial Sold		0.45 Acres	17,584 SF		\$1,700,000.00
5333 Lambskin St SW	Industrial Sold		0.96 Acres	3,024 SF		\$572,472.00
104 49th St NW	Industrial Sold		1.09 Acres	21,000 SF		\$4,525,000.00
16238 SE Renton-Issaquah Rd.	Industrial Sold		0.72 Acres	4,320 SF		\$1,315,000.00
801 S 336th St	Industrial Condo Sold		6.51 Acres	68,436 SF		\$14,405,000.00
640 S Spokane St	Industrial Sold		0.97 Acres	27,933 SF	27,933 SF	\$10,600,000.00
255 S Austin Street	Industrial Sold		0.34 Acres	9,792 SF	9,792 SF	\$2,368,750.00
4320 B St NW	Industrial Sold		1.19 Acres	17,000 SF	17,000 SF	\$3,850,000.00
4040-4058 Auburn Way N	Industrial Sold	Buildings 1-5	3.28 Acres	67,200 SF		\$9,000,000.00
3420 E Marginal Way	Industrial Sold		1.48 Acres	48,864 SF		\$7,133,871.00
1709 Airport Way S	Industrial Sold		2.31 Acres	35,500 SF		\$21,000,000.00
6401 Carleton Ave S	Industrial Sold		0.32 Acres	12,500 SF	12,500 SF	\$2,525,000.00
21257 84th Ave S	Industrial Sold		0.42 Acres	12,380 SF		\$1,600,000.00
939 East F Street	Industrial Sold		2.30 Acres	40,000 SF		\$6,500,000.00



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