

WEEKLY UPDATE OF INDUSTRIAL LISTINGS

4/7/23



phil@soundcommercialpartners.com
phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Bridge Point Tacoma 120
10002 Steele Street South
Tacoma

119,150

New construction
Power 2,000 Amps, 480 Volts
LED lighting
32' Clear height
19 Dock high doors
2 Grade level doors



Lakewood Industrial Park Bldg 27
Suite E
100th St SW & 47th Ave SW
Lakewood

74,500

1,781

NNN: \$0.22

Available 08/01/2023
30' Clear height
20 Dock high doors
Grade level doors
8 Pit levelers



Park 222
8429 S 222nd St
Kent

38,965

2,300

3-Phase power
Available 11/01/2023
24' Clear height
12 Dock high doors
1 Grade level door
6 Van High Doors



Northwest Corporate Park
Building U
549-B South Dawson Street
Seattle

29,753

782

Available November 1, 2023
IG2-85 Zoning
LED lighting upgrades
22' Clear height
7 Dock high doors
1 Oversized ramp door



North Valley Business Park
17640 W Valley Hwy
Tukwila

13,484

836

Available August 1, 2023
24' Clear height
4 Dock high doors
3 Grade level doors



Hudson Street Warehouse
3723 S Hudson Street
Seattle

12,232

Shell: \$1.30
\$15,901.60 per
month plus
NNN's

New LED lighting
22' Clear height
2 Dock high doors



Pacific Business Park
Suite A
219 Frontage Rd N
Pacific

12,076

2,960

NNN: \$0.27

Power 400 amps of 480/277 volts
18' Clear height
2 Grade level doors



5858 S 194th St
Kent

10,726

Shell: \$1.50
\$16,089.00 per
month plus
NNN's

For Sublease
Dry storage opportunity
24' Clear height
3 Dock high doors
1 Grade level door



Suite 100
4060 150th Ave Crt E
Sumner

10,576

1,706

Sublease Thru March 31, 2027
24' Clear height
2 Dock high doors
3 Grade level doors



Center Plaza 2
Suite 125 & 129
2620 Williamson Place
DuPont

5,316

1,965

Available, March 2023
3-Phase Power
21' Clear height
1 Grade level door



South 96th Business Park
410 South 96th Street
Seattle

3,528

Sublease term though 01/31/2025
Zoning classification MH
22' Clear height
Dock high doors
2 Grade level doors



Auburn Business Center
Unit 1&2
4044 Auburn Way N
Auburn

3,304

Shell: \$1.25
\$4,130.00 per
month plus
NNN's

New Cap-Ex Upgrades Underway
Frontage on Auburn Way N with
Immediate access off SR-167
Grade level doors



Auburn Business Center
Unit 1
4050 Auburn Way N
Auburn

3,122

Shell: \$1.25
\$3,902.50 per
month plus
NNN's

New Cap-Ex Upgrades Underway
Frontage on Auburn Way N with
Immediate access off SR-167
Grade level doors



Center Plaza 2
Suite 129
2620 Williamson Place
DuPont

2,976 1,156

Available, March 2023
3-Phase Power
21' Clear height
1 Grade level door

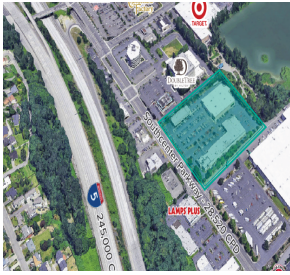


Auburn Business Center
Unit 3
4040 Auburn Way N
Auburn

2,894

Shell: \$1.25
\$3,617.50 per
month plus
NNN's

New Cap-Ex Upgrades Underway
Frontage on Auburn Way N with
Immediate access off SR-167
Grade level doors



Parkway Square Shopping Center
16600 - 16890 Southcenter
Parkway
Tukwila

2,736

\$4,085.00 per
month plus
NNN's

For Sublease
3 Auto grade-level doors



Kent Business Campus
Suite D101
841 Central Ave N
Kent

2,514

Shell: \$1.00
\$2,514.00 per
month plus
NNN's

Available 5/1/23
1 Grade level door



Center Plaza 2
Suite 125
2620 Williamson Place
DuPont

2,340 809

Available, March 2023
3-Phase Power
21' Clear height
1 Grade level door



South 200th St Industrial Building
2375 South 200th St
SeaTac

2,325 295

Excellent access to I-5 & SR-509
16' Clear height
1 Grade level door

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS



Caffé D'Arte Roasting
Headquarters
33926 9th Ave S
Federal Way

34,480

11,375

\$ 8,283,000

Investment Sale
Zoning CE
Price per SF \$240.20
6% Cap Rate
Site 2.49 Acres
3 Grade level doors



1235 South Tacoma Way
Tacoma

13,424

11,427

\$ 1,999,000

Price / SF \$148.91
Land Area 0.4 Acres
Zoned M1, STGPD, ST-M/IC Light
Industrial
Grade level doors



Lilly Road Industrial Property
505 Lilly Rd SE
Olympia

8,200

\$ 1,200,000

Zoning General Commercial
Land 0.81 Acres
Grade level doors

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

PRICE

COMMENTS



South Hill Industrial Development
Site
15608 110th Ave E
Puyallup

2.1

90,169

\$ 1,500,000

Zoning EC



Sodo Secured Yard
Option One
3410 2nd Ave S
Seattle

0.5

22,609

\$0.55/SF
\$12,434.95 per
month plus NNN

For Lease
IG1 U85 Zoning
Fully Fenced & Secured Yard



Sodo Secured Yard
Option Two
3410 2nd Ave S
Seattle

0.4

15,150

\$0.55/SF
\$8,332.50 per
month plus NNN

For Lease
IG1 U85 Zoning
Fully Fenced & Secured Yard