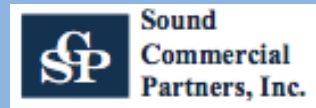


WEEKLY UPDATE OF INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 5/19/23



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
-------------------------------	------------------	-------------------	---------------	----------



**Emerald Corp Park
 Building B**
 501 42nd Street NE
 Auburn

124,215 3,496

Ample parking
 24' Clear height
 29 Dock high doors
 4 Grade level doors
 11 Mechanical pit levelers



North Country 287
 6610 S 287th St
 Auburn

105,208

New construction
 Available 12/01/2023
 32' Clear height
 21 Dock high doors
 2 Grade level doors
 2,000 amps, 277/480v, 3-phase



227th Distribution Center
 22640 West Valley Hwy
 Kent

50,450 6,265

24' Clear height
 16 Dock high doors
 1 Grade level door
 Rail Served



**SeaTac Logistics Park 2
 Bldg E, Suite 100**
 18900 8th Ave S
 SeaTac

16,063 4,247

Available Oct 1, 2023
 Ample parking
 24' Clear height
 9 Dock high doors
 1 Grade level door



Prologis Park Kent 46
 18621 72nd Avenue South
 Kent

14,000 331

Available December 1, 2023
 24' Clear height
 3 Dock high doors
 1 Rail door



226 South Orcas Street
 Seattle

6,376 3,376

Available September 1, 2023
 Close proximity to I-5 & SR-99
 10' Clear height
 2 Dock high doors



Suite C
3633 E Marginal Way S
Seattle

5,324

200

Shell: \$1.50
\$7,986.00 per
month plus
NNN's

Available October 1st
3 Grade level doors



Seattle Exchange @ Southcenter
Building 18
601-699 Strander Blvd
Tukwila

3,290

691

Grade level doors
Zoning TUC



Seattle Exchange @ Southcenter
Building 20
601-699 Strander Blvd
Tukwila

3,000

1,860

Grade level doors
Zoning TUC



Seattle Exchange @ Southcenter
Building 22
601-699 Strander Blvd
Tukwila

2,721

327

Grade level doors
Zoning TUC



Windmill Warehouse Park
Suite A4
2624 112th St S
Lakewood

2,400

Available June 1, 2023
20' Clear height
Grade level doors



Seattle Exchange @ Southcenter
Building 22
601-699 Strander Blvd
Tukwila

2,256

564

Grade level doors
Zoning TUC



Seattle Exchange @ Southcenter
Building 26
601-699 Strander Blvd
Tukwila

2,033

610

Grade level doors
Zoning TUC

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



Portland Avenue Development
Site
7426 Portland Ave E
Tacoma

2.4

105,851

\$ 425,000

For Sale
Zoning ROC



Port of Tacoma Contractors Yard
1129 St Paul Ave
Tacoma

2.0

87,120

For Sublease
Gravel and level, gated
Industrial Zoned



8801 South 228th St
Kent

0.5

21,593

\$0.35/SF
\$7,557.55 per
month plus NNN

For Lease
Available August 1st, 2023
Direct access to Hwy-167
Fenced and graveled yard