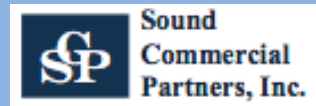


**WEEKLY UPDATE OF INDUSTRIAL LISTINGS**  
 (SOUTH SEATTLE TO OLYMPIA)  
 5/5/23



phil@soundcommercialpartners.com  
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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**Emerald Gateway Building 2**  
 3201 S Norfolk Street  
 Seattle

80,230 4,413

32' Clear height  
 16 Dock high doors  
 1 Grade level door  
 58 Parking stalls



**5011 184th St E**  
 Tacoma

50,000 20,975

New Construction  
 4 10-Ton overhead cranes  
 20 1-Ton JID crane  
 2.59 AC Yard  
 2 Dock high doors  
 4 Grade level doors  
 Heavy power



**37 S Hudson Bldg**  
 37 S Hudson Street  
 Seattle

38,412 9,688

Shell: \$1.36  
 Office: \$1.15  
 NNN: \$0.18  
 \$63,381.52 per month plus NNN's

Available June 1, 2023  
 1,512 SF mezzanine training/conference room  
 16' Clear height  
 1 Dock high door  
 3 Grade level doors  
 Heavy Power



**Northwest Corporate Park Building B**  
 19801-19821 85th Ave. South  
 Kent

36,000 3,809

Available 10/1/2023  
 24' Clear height  
 7 Dock high doors  
 1 Ramped door  
 M2 Zoning



**Charles Street Associates Building**  
 18802 72nd Ave S  
 Kent

32,641 5,426

Shell: \$0.85  
 Office: \$1.00  
 \$33,170.85 per month plus NNN's

Available April 1st, 2023  
 Ample parking  
 24' Clear height  
 6 Dock high doors  
 1 Grade level door



**Northwest Corporate Park Building B**  
 19801-19821 85th Ave. South  
 Kent

18,000 2,034

Available 10/1/2023  
 24' Clear height  
 Dock high doors  
 Ramped door  
 M2 Zoning



Northwest Corporate Park  
Building B  
19801-19821 85th Ave. South  
Kent

18,000 1,775

Available 10/1/2023  
24' Clear height  
Dock high doors  
Ramped door  
M2 Zoning



SeaTac Logistics Park 1  
Bldg C, Suite 900  
835 S 192nd Street  
SeaTac

15,581 2,601

Ample parking  
2,758 SF mezzanine  
24' Clear height  
5 Dock high doors  
2 Grade level doors



SeaTac Business Center  
20812 - 20816 International  
Boulevard  
SeaTac

9,000

3,500

Shell: \$1.50  
NNN: \$0.295  
\$13,500.00 per  
month plus  
NNN's

14' Clear height  
3 Grade level door  
Zoning CB-C



Wolfe Building  
Suite C  
309 49th St NE  
Auburn

4,000

390

7 Dedicated Parking Stalls  
Easy Freeway Access to 167  
24' Clear height  
2 Grade level doors  
Heavy Power  
C3 Zoning

**INDUSTRIAL BLDGS  
FOR SALE**

**TOTAL  
SQ.FT.**

**OFFICE  
SQ.FT.**

**PRICE**

**COMMENTS**



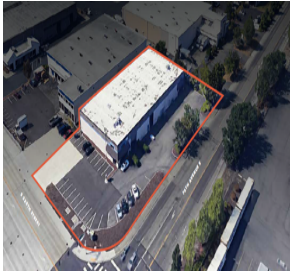
The Cascade Building  
4600 E Marginal Way S  
Seattle

30,155

7,513

\$ 7,250,000

34,350 SF Land  
22' Clear height  
5 Grade level doors  
Zoning IG1 U85  
Power 800 amp, 480 volt



Industrial Multi-Tenant  
Investment Opportunity Offering  
Memorandum  
22645 76th Avenue S  
Kent

19,920

3,792

\$ 5,400,000

Grade level doors  
1.01 Acres  
Price Per SF \$234.38  
Zoning I-1



Advanced Septic & Construction  
Building  
1602 West Valley Highway South  
Auburn

12,000

6,508

\$ 8,000,000

2.78 Acres Lot  
Yard Fenced  
3 Grade level doors  
Power Phase 3, 200 amp  
Zoning C3

**INDUSTRIAL LAND  
FOR LEASE/SALE**

**TOTAL  
ACRES**

**SQUARE  
FEET**

**PRICE/LEASE  
RATE**

**COMMENTS**



Lacey Vacant Land  
5100 Parkside Drive SE  
Lacey

5.8

253,955

\$ 2,195,000

For Sale  
Utilities: Sewer, water, electric in street  
Zoning OSI



7240 Martin Way East  
Olympia

4.6

200,376

\$ 4,400,000

For Sale  
Zoned High Density Commercial



84th Street Crossing  
8328 S Tacoma Way  
Lakewood

2.7

117,176

\$ 3,400,000

4,162sf building  
Land 2.69 Acres

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No Image

9733 Lathrop Industrial Dr SW  
Olympia

2.0

\$ 395,000

For Sale  
Zoning LI  
Listing Price Per SF \$4.60

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Fife Industrial Yard  
1303 34th Ave East  
Fife

0.9

40,620

For Sale  
Zoning Industrial

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