

WEEKLY UPDATE OF INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
6/9/23



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INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Portside Distribution Center
 1401 St. Paul Avenue
 Tacoma

203,505 2,940

30' Clear height
 44 Dock high doors
 1 Drive-in door
 Secured truck yard



Seattle South Business Park
 Bldg 3
 18200-18260 Segale Park Dr B
 Seattle

108,672 18,359

25' Clear height
 17 Dock high doors
 1 Grade level door
 2,000 amps 277/480V



11013 Pacific Hwy SW
 Lakewood

100,178 3,400

Planned construction
 11.07 acres
 24' Clear height
 25 Van Loading
 12 Truck Loading
 12 Exterior Docks
 Zoning to accomodate multiple uses
 such as fulfillment, distribution, and
 logistics



506 44th St NW
 Auburn

82,420 13,574

Stand alone building
 22' Clear height
 4 Dock high doors
 2 Oversize ramp doors
 0.5 AC excess yard
 Heavy power



Seattle South Business Park
 Bldg 3, Suite 18200
 18200-18260 Segale Park Dr B
 Seattle

69,564 15,603

25' Clear height
 9 Dock high doors
 1 Grade level door
 2,000 amps 277/480V



Seattle South Business Park
 Bldg 3, Suite 18260
 18200-18260 Segale Park Dr B
 Seattle

39,108 2,756

25' Clear height
 8 Dock high doors
 2,000 amps 277/480V



Valley Corporate Center
Building A
22263 68th Avenue South
Kent

33,385 15,426

25' Clear height
8 Dock high doors
2 Drive-in doors
14,225 SF Paved and fenced yard



Valley Distribution Center
Suite 103
15022 Puyallup Street
Sumner

27,562 1,754

25' Clear height
13 Dock high doors
1 Grade level door
3-Phase Power



Kent West Corporate Park
21929 67th Ave S
Kent

26,730 1,500

For Sublease
Master Lease Expires October 31, 2026
24' Clear height
11 Dock high doors



18900 8th Ave S
SeaTac

16,916 2,709

\$23,500.00 per
month plus
NNN's

Sublease term through September 30,
2025
Ample parking
24' Clear height
8 Dock high doors
2 Dock levelers
3 Grade level doors



West Valley @ 224th
Building B
6852 South 224th Street
Kent

9,556 2,036

NNN: \$0.366

Available November 1, 2023
20' Clear height
2 Dock high doors
1 Grade level door
4 Pony doors



Sodo Industrial Warehouse Flex
Suite 203
2724 6th Ave South
Seattle

8,478 2,000

Base Rate: \$1.25
NNN: \$0.31
\$10,597.50 per
month plus
NNN's

22' Clear height
Dock high doors
Heavy Power



Retail/commercial
Suite 2626 A
2626 - 2628 S Tacoma Way
Tacoma

7,100

2,000 SF showroom
3,800 SF warehouse
1,300 SF mezzanine
Grade level doors
Private, fenced yard



Former Morley Machinebuilding
800 Fife Way
Milton

7,010 1,145

Available October 1, 2023
1 Grade level door
Power: 400-amps



Pacific West Business Center
Building A
18854 72nd Avenue South
Kent

6,150 1,000

Shell: \$1.40
\$8,610 per
month plus
NNN's

Available July 1, 2023
Ample Parking
18' Clear height
1 Grade level door
M2, City of Kent Zoning



Suite 150
3605 Airport Way South
Seattle

5,708

Shell: \$1.83
NNN: \$0.46
\$10,445.64 per
month plus
NNN's

Sublease
Zoning IG2 U/85
18' Clear height
1 Roll-Up Door
1 Pony Dock Pit



Sodo Food Processing
Suite B
426 West Massachusetts St
Seattle

5,674

Mezz 1,182 SF
DH with dock leveler and Pony Dock
Ample Power – 600 Amps/Suite
Avail soon with office



Springbrook II Business Park
Suite 7687
7687 South 180th Street
Kent

4,665 2,957

Available September 1, 2023
14' Clear height
1 Grade level door

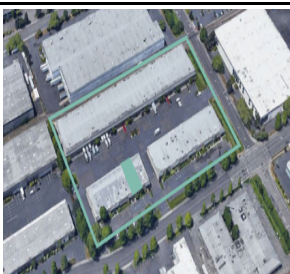


Sodo Food Processing
Suite C
432 West Massachusetts St
Seattle

4,543

\$7,500.00 per
month plus
NNN's

Mezz 552 SF
DH with dock leveler and Pony Dock
Ample Power – 600 Amps/Suite



M3 Business Park
Building C
1051-1061 Andover Park East
Tukwila

4,000 1,412

18' Clear height
2 Grade level doors

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS



Spectrum Business Park
1610 - 1720 S 341st Pl
Federal Way

68,911

\$ 15,500,000

Investment listing
Six buildings
Grade level doors
Land 4.76 Acres
Zoning Commercial Enterprise
99.4% occupied
Year one cap rate: 6%



206 Railroad Avenue S
Kent

2,786

\$ 815,000

Grade level doors
0.16 Acres
Zoning DCE



4015 16th Ave SW
Seattle

954

\$ 950,000

For Sale
Zoning IB U/85
1 Grade-level door
7,890sf Contractor yard

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



Auburn Touchdown Yard
121 49th Street NW
Auburn

2.3

100,624

\$0.40/SF
\$40,249.44 per
month plus NNN

Lease or sale
Available Q1 2023
1,500 SF Office building
Building Rate \$1.75 PSF
Zoned M-1



Georgetown Industrial Land
6271 Airport Way S
Seattle

0.2

10,000

\$4,650.00 per
month plus NNN

For Lease
Two Gates & Man Door
Fully Paved and Fenced Yard
Access to Water & 200Amp Service Panel
Excellent Access to I-5



South Park
827-833 South Kenyon
Seattle

0.2

10,000

\$3-5,000 per
month plus NNN

Ground Lease
\$3-5,000 per month
(\$.30-.50 per sf)