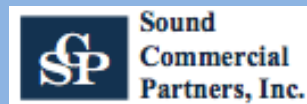


NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 7/21/23



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 Seattle 130
 6901 Fox Avenue S
 Seattle

129,040 1,509

New construction
 Delivery Date Q2 2024
 24' Clear height
 16 Dock high doors
 10 Rail doors



Northwest Corporate Park
 Building F, Option 3
 19820-20024 87th Ave South
 Kent

91,200 3,700

Available 04/01/2024
 24' Clear height
 24 Dock high doors
 2 Grade level doors
 M2 Zoning
 Power: 425 amps 277/480 volts



Prologis Park Seattle - Portside
 4050-4140 East Marginal Way
 South
 Seattle

83,683 7,286

30' Clear height
 15 Dock high doors
 4 Drive-in doors
 2.5 Acres of yard



Northwest Corporate Park
 Building F, Option 2
 19820-20024 87th Ave South
 Kent

55,200 2,500

Available 04/01/2024
 24' Clear height
 16 Dock high doors
 1 Grade level door
 M2 Zoning
 Power: 425 amps 277/480 volts



Northwest Corporate Park
 Building F, Option 1
 19820-20024 87th Ave South
 Kent

36,000 1,200

Available 04/01/2024
 24' Clear height
 8 Dock high doors
 1 Grade level door
 M2 Zoning
 Power: 425 amps 277/480 volts



West Valley 29
 Suite C-D
 1221 29th Street Northwest
 Auburn

27,085 8,104

Ample parking
 24' Clear height
 5 Dock high doors
 3 Drive-in doors
 Heavy power



25-27 S Hanford Street
Seattle

26,196 5,825

Available January 1, 2024
15' Clear height
4 Dock high doors



West Valley 29
Suite D
1221 29th Street Northwest
Auburn

18,285 6,694

Ample parking
24' Clear height
5 Dock high doors
2 Drive-in doors
Heavy power



West Valley 29
Suite C
1221 29th Street Northwest
Auburn

8,800 1,410

Ample parking
24' Clear height
4 Dock high doors
1 Drive-in door
Heavy power



Century Commerce Center
Unit 2-4
South 196th St & 70th Ave S
Kent

4,516 396

20' Clear height
1 Grade level door
208-V, 3-P power



West Valley Business Park
Bldg G
19110 66th Avenue S
Kent

4,180 1,820

Shell: \$1.85
\$7,733.00 per
month plus
NNN's

12' Clear height
3 Grade level doors



Century Commerce Center
Unit 5-4
South 196th St & 70th Ave S
Kent

2,500 415

Available 8/15/2023
20' Clear height
1 Grade level door
208-V, 3-P power



30th & B St Business Park
Bldg 3040, Unit 15
1 30th St NW
Auburn

2,100 244 NNN: \$0.349

Available 09/01/2023
New LED lighting
Fully fenced site with gate card
22' Clear height
2 Grade level doors
Ample power



30th & B St Business Park
 Bldg 3040, Unit 16
 1 30th St NW
 Auburn

2,100 1,086 NNN: \$0.349

Available 09/01/2023
 New LED lighting
 Fully fenced site with gate card
 22' Clear height
 1 Grade level door
 Ample power

**INDUSTRIAL BLDGS
 FOR SALE**

**TOTAL
 SQ.FT.**

**OFFICE
 SQ.FT.**

PRICE

COMMENTS



2705 Pacific Ave
 Tacoma

31,100

\$ 2,600,000

0.3 Acres
 1 Dock high door
 1 Grade level door
 Zoning WR



Stand-Alone Renton Industrial
 Building
 301 Airport Way
 Renton

26,954

\$ 2,700,000

22'6" Clear height
 6 Grade level doors
 Zoning - CA



MacPherson Leather Building
 519 12th Avenue S
 Seattle

19,376

\$ 5,850,000

0.22 Acre
 Over 10' high ceilings and large
 perimeter windows
 1 Pony dock
 Zoning C165
 Freight elevator (1,800 lb capacity) &
 extra power

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



24432-24600 Pacific Highway S
Kent

1.8

77,000

\$ 4,175,000

For Sale
±704 SF Office Building
±2,400 SF Shop with Two Car Lifts
±1,416 SF Covered Awning Area
±1,140 SF Covered Open Shop Area
±720 SF Modular Office
Zoning CM



Kent Industrial Land
21610 84th Avenue S
Kent

0.8

35,197

\$ 1,500,000

For Sale
Price Psf (Land) \$42/SF
I2 Zoning



South Seattle Fenced Lot
5601 2nd Ave S
Seattle

0.2

8,000

\$0.50/SF
\$4,000.00 per
month plus NNN

For Lease
Fully fenced
Water and power available
IG2 U/85 Zoning