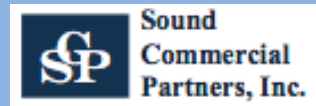


WEEKLY UPDATE OF INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 7/7/23



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Canyon East Logistics Columbia Building 17523 & 17433 63rd Avenue East Puyallup	262,983	3,487		36' Clear height 50 Dock high doors 2 Grade level doors 2,999 SF Mezzanine 2.40 Acre Yard
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Lakewood One Industrial 4901 123rd St Sw Lakewood	135,496			New construction Delivery Q1 2024 8.74 Acres 32' Clear height Dock high doors Grade level doors 42 trailer parking stalls
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Fortress Algona Logistics 316 Ellingson Road Algona	63,118	5,040		6.53 Acres 5,248 SF Mezz 23' Clear height 13 Grade level doors Fenced and secure yard Heavy Power Zoning M1
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Rainier Corporate Park East Building B, Suite B119 2400 70th Ave E Fife	33,660	491		Available February 1, 2024 24' Clear height 14 Dock high doors 2 Grade level doors 3 Phase power
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Canyon East Logistics Chelan Building 17523 & 17433 63rd Avenue East Puyallup	33,490	3,487		32' Clear height 5 Dock high doors 1 Grade level door 2,978 SF Mezzanine
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Renton Park 405 Building B 801 SW 16th Street Renton	31,971			24' Clear height 6 Dock high doors Restroom only
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3100 Airport Way S Bldg 8
Seattle

22,000

3 Dock high doors



Port of Tacoma Warehouse
1157 Thorne Road
Tacoma

18,000

Sublease expires December 31, 2026
20' Clear height
Grade level doors



7819 South 196th Street
Kent

14,500 2,208

Sublease through July 31, 2027
20' Clear height
6 Dock high doors
1 Drive-in door



Olsen Building
Suite B
22 42nd St NW
Auburn

11,820 1,500

Available September 1st, 2023
24' Clear height
2 Dock high doors
2 Grade level doors
600+ amps of 277/480v, 3 phase
Zoned M



Kent 228
Building D, Suites F & G
22641 83rd Avenue South
Kent

6,750 1,876

Shell: \$1.10
Office: \$1.20
\$9,676.20 per
month plus
NNN's

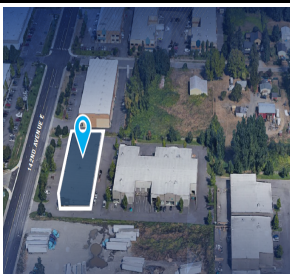
Available October 1, 2023
24' Clear height
2 Grade level doors
M-3 zoning



Sumner Plains
Suite 101
3025 142nd Avenue East
Sumner

3,598 750

Available August 1, 2023
1 Grade level door



Sumner Plains
Suite 106
3025 142nd Avenue East
Sumner

3,598 750

1 Grade level door



3002 B Street Northwest
Auburn

3,300

Blended:
\$1.00/psf
\$3,309.90 per
month plus
NNN's

Sublease Through February 28, 2025
Lease Rate: \$1.00 Psf
Grade level doors
Zoning M-2

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS



Cold-Storage NNN Investment
Opportunity
9844 40th Avenue S
Seattle

20,263

\$ 7,950,000

Land 28,750 SF
4 Dock high doors
1 Grade level door
600 Amps 277/480V
Zoning IG2 U/65
Fenced Yard



1825 Howard Rd
Auburn

18,000

\$ 4,995,950

1.57 Acres
Zoned C1
Grade level doors
Possible yard area

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS