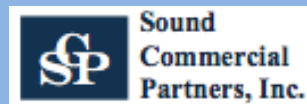


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
8/11/23



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Park 277
 5002 D Street Northwest
 Auburn

322,465 12,968

Available January 1, 2024
 30' Clear height
 56 Dock high doors
 8 Grade level doors
 161 Auto parking stalls



Park 277
 4503 D Street Northwest
 Auburn

62,912 954

Available January 1, 2024
 30' Clear height
 10 Dock high doors
 2 Grade level doors
 600 amps of 277/480-volt power



Valley Corporate Center
 Building B
 22217 68th Avenue South
 Kent

58,331 11,483

Available May 2024
 25' Clear height
 14 Dock high doors
 1 Drive-in door
 13,800 SF Paved and fenced yard



Emerald Corporate Park
 Building C, Suite 400
 4104 C Street NE
 Auburn

55,410 5,111

Available January 1, 2024
 30' Clear height
 10 Dock high doors
 2 Grade level doors
 600 amps of 277/480-volt power



Valley Centre Corporate Park
 Building 4
 2302 B Street NW
 Auburn

52,816 1,425

Available January 2024
 30' Clear height
 17 Dock high doors
 1 Grade level door
 3 pit levelers
 400 amps of 277/480 volt, 3-phase power



Valley Freeway Corporate Park
 Building C
 20462 84th Ave S
 Kent

36,844 2,240 NNN: \$0.34

24' Clear height
 10 Dock high doors
 2 Grade level doors
 Potential ±12,000 SF of Yard Area



Manufacturing Building with Yard
4407 S Orchard St
Tacoma

33,856

Shell: \$0.77
\$26,069.12 per
month plus
NNN's

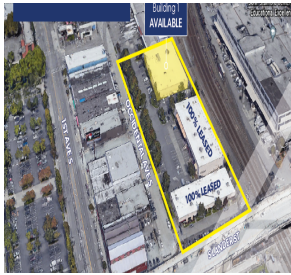
Sublease through August 31, 2028
24' Clear height
2 Dock high doors
2 Grade level doors
Small Yard
Heavy Power 2,000+ AMPS, 3-phase



Dead Storage Space
3123 142nd Avenue East
Sumner

25,000

Sublease through November 30, 2026
32' Clear height
1 Dock high door
1 Drive-in door



Occidental Business Park
Bldg 1
2454 Occidental Ave S
Seattle

20,400

Shell: \$1.00
\$20,400.00 per
month plus
NNN's

Over 1,600 amps of electrical power
Potential to demo and provide secured,
outdoor yard/parking area
Grade level doors



Lynch Industrial Park
824 3rd Avenue South
Kent

18,000

1,200

\$0.90/SF
\$16,200.00 per
month plus NNN

1,200 SF of Office Space
Dock high doors
200 AMP 480V Three Phrase Power



3026 - 3028 14th Ave
Gig Harbor

6,983

\$8,650 per
month plus
NNN's

Also Available for Sale
Sale Price \$1,375,000
Land Area 46,739 SF
2 Grade level doors
Contractor Yard
Zoning R-10
3-Phase Power



228th Street Shop & Yard
8611 S 228th St
Kent

5,764

2,500

\$16,000 per
month plus
NNN's

Available December 1, 2023
2,250 SF Covered Shed
16' Clear height
4 Grade level doors
0.5 Acre yard
Fenced, paved and lit



Andover East Business Center
Building A
1079 Andover Park East
Tukwila

5,200

650

100' bay depth
128' truck court
39/5600 wet sprinkler system
16' Clear height
1 Dock high door
1 Ramped door

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS



3026 - 3028 14th Ave
Gig Harbor

6,983

\$ 1,375,000

Also Available for Lease
Lease Rate \$8,650
Land Area 46,739 SF
2 Grade level doors
Contractor Yard
Zoning R-10
3-Phase Power

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS