

NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
9/15/23



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INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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River Road Industrial Center
 Option 3
 7702 River Road E
 Puyallup

138,886 3,000

7.33 Acres
 Fully fenced & secured yard
 158 Car parks
 30' Clear height
 14 Dock high doors
 2 Grade level doors



Pacific Logistics North
 109 Roy Road SE
 Pacific

42,579 1,500

30' Clear height
 8 Dock high doors
 1 Grade level door



Suite 100
 2501 E Valley Rd
 Renton

26,000

Shell: \$1.00
 \$26,000.00 per
 month plus
 NNN's
 For Sublease
 Master Lease Expires 8/31/2028
 30' Clear height
 8 Dock high doors



Suite A
 637 S Lucile Street
 Seattle

22,562 1,786

Available February 1, 2023
 Excellent access to SR-99 & I-5
 24' Clear height
 6 Dock high doors
 1 Grade level door
 2400 amps, 277v/480v



Suite B
 637 S Lucile Street
 Seattle

22,504 1,372

Available February 1, 2023
 Excellent access to SR-99 & I-5
 24' Clear height
 8 Dock high doors
 2400 amps, 277v/480v



5801 S 212th St
 Kent

22,500 800

For Sublease
 Available November 1, 2023
 1.74 Acres yard, paved and fenced
 40' Clear height
 3 Dock high doors
 1 Grade level door



1502 20th Street NW
Auburn

17,351 4,200

Shell: \$0.95
NNN: \$0.261
\$16,483.45 per
month plus
NNN's

For Sublease
Lease expires October 31, 2025
24' Clear height
1 Grade level door
Abundant power



Bower Building
22221 70th Ave S
Kent

17,095 2,505

Shell: \$1.39
\$27,244.00 per
month plus
NNN's

Available 11/01/2023
22' Clear height
7 Dock high doors
3 Grade level doors
Zoning I2



Port of Tacoma Warehouse
1129 St Paul Ave
Tacoma

15,000

20' Clear height
2 Grade level doors
3-Phase power
3.5 Acres of yard



500 Southwest 16th Street
Renton

13,123 5,115

Available May 1, 2024
3.2 Acres Land
Rare yard space
16' Clear height



River Road Industrial Center
Option 2
7702 River Road E
Puyallup

10,780

Shell: \$0.32
\$3,449.60 per
month plus
NNN's

7.33 Acres
Shop Building with Yard
Fenced/secured yard
158 Car parks
8 Grade level doors
Sufficient power



Pieratt Property
Suites 21-24
1302 W Main Street
Auburn

9,000 1,800

Blended: \$1.10
NNN: \$0.20
\$9,900.00 per
month plus
NNN's

For Sublease
Lease expires 4/30/2024
22' clear height
4 Grade level doors
400 amps/208v power



Upland Drive Business Park
374 Upland Drive
Tukwila

7,100 2,030

Shell: \$0.82
NNN: \$0.25
\$5,800.00 per
month plus
NNN's

19' clear height
1 Grade level door



30th & B St Business Park
 Bldg 3040, Unit 7-9
 1 30th St NW
 Auburn

5,811

1,139

NNN: \$0.349

New LED lighting
 Fully fenced site with gate card
 22' Clear height
 3 Grade level doors
 Ample power



Pieratt Property
 Suites 21-22
 1302 W Main Street
 Auburn

4,500

900

Blended: \$1.10
 NNN: \$0.20
 \$4,950.00 per
 month plus
 NNN's

For Sublease
 Lease expires 4/30/2024
 22' clear height
 Grade level doors
 400 amps/208v power



Pieratt Property
 Suites 23-24
 1302 W Main Street
 Auburn

4,500

900

Blended: \$1.10
 NNN: \$0.20
 \$4,950.00 per
 month plus
 NNN's

For Sublease
 Lease expires 4/30/2024
 22' clear height
 Grade level doors
 400 amps/208v power



30th & B St Business Park
 Bldg 61, Unit AS & BS
 1 30th St NW
 Auburn

3,200

846

NNN: \$0.349

Available 10/01/2023
 New LED lighting
 Fully fenced site with gate card
 22' Clear height
 1 Grade level door
 Ample power



Fife Industrial Building
 Suite B
 1419 34th Ave E
 Fife

3,142

450

7 Striped Parking Stalls
 Fully fenced and secure
 20' Clear height
 1 Grade level door

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



Port of Tacoma Warehouse
1129 St Paul Ave
Tacoma

3.5

152,460

For Lease
15,000sf bldg
20' Clear height
2 Grade level doors
3-Phase power
3.5 Acres of yard



500 Southwest 16th Street
Renton

3.2

139,392

For lease
Available May 1, 2024
3.2 Acres Land
Rare yard space
13,123sf with 5,115sf office
16' Clear height



34211 Pacific Hwy S
Federal Way

2.2

94,628

\$0.022/SF

For Lease
Available January 1, 2024
CE zoning
Office 3,952 SF



B St Light Industrial
50th St NW
Auburn

0.3

13,800

\$ 210,000

For Sale
M1 Zoning