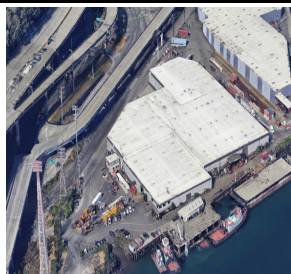


**NEW INDUSTRIAL LISTINGS**  
**(SOUTH SEATTLE TO OLYMPIA)**  
**9/8/23**



phil@soundcommercialpartners.com  
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Centerpoint Terminal 17A-C  
 3518-3546 W Marginal Way SW  
 Seattle

159,552      1,600

Available January 1, 2024  
 26' Clear height  
 10 Dock high doors  
 7 Drive-in doors  
 5 Rail doors  
 1,000 amps 277/480, 3-phase, 4-wire  
 IG1 U/85 Zoning



Building 4, Suite 101  
 2302 B Street NW  
 Auburn

139,008      4,331

For Sublease  
 Master Lease Expires 5/31/2027  
 30' Clear height  
 33 Dock high doors  
 3 Grade level door  
 24 Dock Levelers



Kent Exchange  
 18420 68th Ave S  
 Kent

120,000

New construction  
 Available Q4 2023  
 36' Clear height  
 22 Dock high doors  
 2 Grade level door



Van Gogh Warehouse  
 1750 Occidental Ave S  
 Seattle

73,656      3,152

Shell: \$1.20  
 \$88,387.20 per  
 month plus  
 NNN's      3.06 Acres  
 20' Clear height  
 18 Dock high doors  
 Zoning UI



Federal Way Former Great Floors  
 30820 Pacific Highway S  
 Federal Way

12,011      635

Shell: \$1.92  
 \$23,061.12 per  
 month plus  
 NNN's      Retail/industrial  
 Fenced Yard  
 Grade level doors



Fife Business Park  
 Building 5113, Unit 3  
 5003 Pacific Hwy East  
 Fife

5,278      2,450

\$2,111 per  
 month plus  
 NNN's      20' Clear height  
 1 Grade level door  
 Electric HVAC in office



Fife Business Park  
 Building 5007, Unit 7  
 5003 Pacific Hwy East  
 Fife

3,117

1,485

\$1,246 per  
 month plus  
 NNN's

20' Clear height  
 1 Grade level door  
 Electric HVAC in office

**INDUSTRIAL BLDGS  
 FOR SALE**

**TOTAL  
 SQ.FT.**

**OFFICE  
 SQ.FT.**

**PRICE**

**COMMENTS**



Nite Hawk Sweepers Building  
 19713 58th Place S  
 Kent

27,525

8,000

\$7,600,000

1.7 Acres  
 24' Clear height  
 3 Dock high doors  
 2 Grade level doors  
 Secured Yard  
 Heavy Power - 800a/277 - 480v 3-phase  
 I2, Mixed Industrial Zoning

**INDUSTRIAL LAND  
 FOR LEASE/SALE**

**TOTAL  
 ACRES**

**SQUARE  
 FEET**

**PRICE/LEASE  
 RATE**

**COMMENTS**