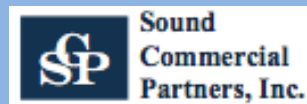


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
10/13/23



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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LBA Logistics Renton
 200 SW 34th Street
 Renton

53,216

Available April 1, 2024
 22' Clear height
 9 Dock high doors
 5 Rail doors
 26,000 SF of Yard
 Power 600 amp circuit



Former PSPS Building
 3223 3rd Avenue S
 Seattle

48,405

8,515

22' Clear height
 8 Dock high doors
 2 Grade level doors
 Secured/private yard



Gateway North
 Building 3, Ste 109
 3215 S 116th St
 Tukwila

10,000

2,920

Shell: \$1.10
 Office: \$1.25
 \$14,650.00 per
 month plus
 NNN's

18' Clear height
 4 Dock high doors
 1 Grade level door



2920 142nd Ave E, Unit 106
 Sumner

8,200

2,790

Sublease Available through 4/30/2028
 3 Dock high doors
 1 Grade level door
 Excellent access to SR-167



West Park Corporate Campus
 Ste D106
 3320 W Valley Hwy N
 Auburn

5,991

1,138

30' Clear height
 1 Dock high door
 1 Grade level door
 Zoning M1
 3 Phase power



Cumberland Industrial Center
 Suite 22021-23
 22021 - 22023 70th Ave S
 Kent

4,939

1,984

16' Clear height
 1 Grade level door
 3-Phase power



Tacoma Warehouse With Secure Yard
 1709 76th Street Ct E
 Tacoma

2,275

291

Bldg: \$1.25/psf
 Yard: \$0.15/psf
 NNN: \$1,000/m
 \$10,044/month
 plus NNN's

Available November 1, 2023
 Grade level doors
 48,000 SF Secured Yard
 Zoning MUD



85 South Atlantic Street
 Seattle

2,100

\$2,700 per
 month plus
 NNN's

14' Clear height
 Dock high doors

**INDUSTRIAL BLDGS
 FOR SALE**

**TOTAL
 SQ.FT.**

**OFFICE
 SQ.FT.**

PRICE

COMMENTS



North Pacific Industries Building
 8740 S 228th ST
 Kent

22,230

3,324

\$5,500,000

Two tenant building
 Fully fenced and secured
 22' Clear height
 3 Dock high doors
 2 Grade level doors

**INDUSTRIAL LAND
 FOR LEASE/SALE**

**TOTAL
 ACRES**

**SQUARE
 FEET**

**PRICE/LEASE
 RATE**

COMMENTS



13922 Canyon Road E
 Puyallup

1.7

75,794

For Lease
 500 SF Modular Office
 Fully fenced
 Fully lighted
 Fully graveled



Nalley Valley Storage Yard
 3303 South 35th Street
 Tacoma

1.4

60,325

\$0.25/SF
 \$15,081.25 per
 month plus NNN

For Lease
 Fully fenced and secured yard
 Excellent Access to I-5 & SR 16
 24/7 Gated access