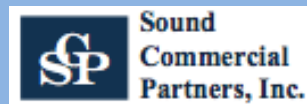


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
10/20/23



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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1905 E Marc Avenue
Tacoma

50,000 600

For Sublease
 LEX: 9/31/2027
 36' Clear height
 13 Dock high doors
 1 Grade level door
 20-25 trailer parking stalls



BTC III Kent Industrial Center
 8032 S 194th Street
 Kent

31,451 1,941

Available February 1, 2024
 24' Clear height
 5 Dock high doors
 1 Drive-in door



Van Doren's TSW Building
 6623 S 228th St
 Kent

26,825 7,260

Available February 1st, 2024
 24' Clear height
 4 Dock high doors
 1 Grade level door
 Heavy power



3701 7th Ave S
 Seattle

24,305 4,023

2 Dock high doors
 1 Ramp Door



Building 4412
 4412 4th Ave S
 Seattle

20,794 1,900

Shell: \$1.45
 \$32,906.30 per
 month plus
 NNN's
 16' Clear height
 3 Dock high doors



White River Corporate Park
 Building B, Suite 600
 2302 West Valley Hwy N
 Auburn

15,868 1,800

Available January 1, 2024
 24' Clear height
 6 Dock high doors
 2 Grade level doors
 Ample Power



53 South Dawson Street
Seattle

12,293 1,190

Available April 1, 2024
20' Clear height
15 Grade level doors
Has yard area
Power: 800 amps 240 volt 3-Phase



Andover Distribution Center
Bldg B
555 Strander Blvd
Tukwila

10,000 400

Sublease
27' Clear height
1 Dock high door
1 Grade level door
Zoning TUC



Gaco Western Building
18700 Southcenter Pkwy
Tukwila

8,000 100

Dead storage space
20' Clear height
2 Dock high doors
Zoning Heavy Industrial



Kent West Corporate Park
Bldg B
21909 68th Ave S
Kent

5,475 1,403

Available March 1st, 2024
14' Clear height
1 Dock high door
1 Grade level door

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS



Former UPS Property
5001 20th Street East
Fife

43,950

3.66 AC
8 Potential dock high doors
17 Drive-in doors
Possible yard area
Ample power

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



13415 Canyon Rd E
Puyallup

3.4

148,104

\$ 1,700,000

For Sale
2.65 Acres usable
\$15/sf on usable
Zoned ECOR