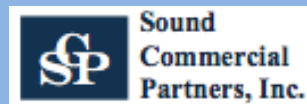


**NEW INDUSTRIAL LISTINGS**  
**(SOUTH SEATTLE TO OLYMPIA)**  
**10/28/23**



phil@soundcommercialpartners.com  
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Clover Creek Logistics Center  
 6933 176th St E  
 Puyallup

192,163 3,820

New construction  
 Q3 2024 Delivery  
 102,424 SF Excess Trailer Yard  
 36' Clear height  
 25 Dock high doors  
 2 Drive-in doors  
 3,000 Amps of Power  
 EC Zoning



Portside Industrial Center  
 Building C, Suite 100  
 6534 20th St E  
 Fife

30,160 2,046

Sublease through May 31, 2027  
 Available December 1, 2023  
 30' Clear height  
 8 Dock high doors  
 2 Drive-in doors  
 480V 3-phase power



1057 South Director Street  
 Seattle

15,440 4,989

\$17,500.00 per  
 month plus  
 NNN's

Available January 1, 2024  
 24' Clear height  
 5 Grade level doors  
 Warehouse & Secured Yard  
 Heavy power  
 IB U/45 Zoning



Northward Business Park  
 Building C  
 6915 S 194th St  
 Kent

14,715 2,700

Available 02/01/2024  
 20' Clear height  
 4 Dock high doors  
 2 Grade level doors



SeaTac Logistics Park 2  
 Bldg D, Suite 100  
 18800 8th Ave S  
 SeaTac

14,522 1,736

Sublease term through December 27,  
 2027  
 Available January 1, 2024  
 Ample parking  
 24' Clear height  
 6 Dock high doors  
 1 Grade level door



Clear-Span Industrial Building  
 812 South Adams Street  
 Seattle

11,826 565

24' Clear height  
 2 Grade level doors



Kent Business Campus  
Suite D-103  
823 - 841 N Central Ave  
Kent

6,455

776

Shell: \$1.38  
\$8,907.90 per  
month plus  
NNN's

Food processing  
Refrigerated space  
18' Clear height  
Dock high doors  
Grade level doors  
Yard Available  
Zoning GC

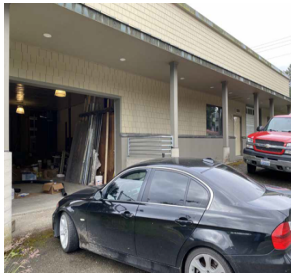


Suite 102  
901 W Main Street  
Auburn

2,816

\$3,500.00 per  
month plus  
NNN's

Ample parking  
Grade level doors



Marvich Building  
16409 Renton Issaquah Road SE  
Renton

2,300

4,800 SF Fenced  
Grade level doors

**INDUSTRIAL BLDGS  
FOR SALE**

**TOTAL  
SQ.FT.**

**OFFICE  
SQ.FT.**

**PRICE**

**COMMENTS**



3 Building, 2 Parcel Industrial  
10027-10039 14th Ave SW  
Seattle

10,630

3 Buildings  
3,100sf, 2 GL doors  
4,800sf, 3 GL doors  
2,730sf, 1 GL door  
22,000 SF Land

**INDUSTRIAL LAND  
FOR LEASE/SALE**

**TOTAL  
ACRES**

**SQUARE  
FEET**

**PRICE/LEASE  
RATE**

**COMMENTS**



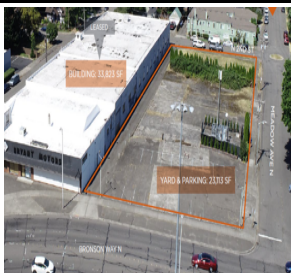
Kenyon Street Assemblage  
823 - 843 S Kenyon St  
Seattle

0.6

25,000

\$ 3,000,000

For Sale  
Small building with adjacent yard  
1,927sf Office building  
Zoning IG2-U65



Yard Space for Lease  
1300 Bronson Way N  
Renton

0.5

23,113

\$0.30/SF  
\$6,933.90 per  
month plus NNN

For Lease  
Short-Term Leases Only  
(Approximately 1-Year)