

NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
10/6/23



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INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Tall Firs Industrial Park
 14621 & 14719 170th Avenue
 East
 Bonney Lake

216,243

New construction
 Q4 2024 Delivery
 11.51 Acres
 30' Clear height
 Dock high doors
 Drive-in loading



Northwest Corporate Park - Kent
 19
 8610 S 212th St
 Kent

148,500 6,823

Available May, 1 2024
 22' Clear height
 12 Dock high doors
 3 Grade level doors
 Rail served



Tall Firs Industrial Park
 Building A
 14621 & 14719 170th Avenue
 East
 Bonney Lake

130,151

New construction
 Q4 2024 Delivery
 11.51 Acres
 30' Clear height
 Dock high doors
 Drive-in loading



Pacific Coast Corporate Park
 Suite B
 3985 70th Ave E
 Fife

121,360 5,130

Available October 1, 2024
 30' Clear height
 32 Dock high doors
 2 Grade level doors
 Heavy power



Stadium Works
 1964 4th Ave S
 Seattle

99,047 27,603

1.86 Acres
 15' Clear height
 4 Dock high doors
 4 Grade level doors
 Heavy power
 Secure Yard Area



Tall Firs Industrial Park
 Building B
 14621 & 14719 170th Avenue
 East
 Bonney Lake

86,092

New construction
 Q4 2024 Delivery
 11.51 Acres
 30' Clear height
 Dock high doors
 Drive-in loading



7651 S 190th St
Kent

57,090

6,476

Shell: \$1.05
\$59,944.50 per
month plus
NNN's

Available 04/01/2024
24' Clear height
3 Dock high doors
3 Grade level doors
Power 600A/480V/3Ø
Yard Available



5202 S Proctor Street
Tacoma

53,128

6,101

For Sublease
Master lease expires February 28, 2024
Grade level doors
1.5 Acres paved storage yard
Ample power, 3-phase
Zoned Manufacturing/Industrial Center



Pacific Coast Corporate Park
Suite C
3985 70th Ave E
Fife

52,616

250

Available April 1, 2024
30' Clear height
13 Dock high doors
1 Grade level door
Heavy power



Northharbor Business Campus
BUILDING 7A, Phase III
9617 44th Ave NW
Gig Harbor

26,600

Close access to State Route 16
Now Under Planning



Northharbor Business Campus
BUILDING 12, Phase I
9803 44th Ave NW
Gig Harbor

15,577

1,800

Close access to State Route 16
13,777 SF Warehouse
Grade level doors



3851 1st Avenue South
Seattle

15,000

For Sublease
Master lease expires November 30, 2026
Available November 1, 2023
24' Clear height
4 Dock high doors
1 Grade level door
1 Pony Dock



2500 Airport Way South
Seattle

11,800

3,300

Blended: \$1.85
NNN: \$0.34
\$21,830.00 per
month plus
NNN's

Available March 1, 2024
Oil water separator
26' Clear height
1 Dock high door
2 Grade level doors
Above standard power



Des Moines Logistics Center
19240 Des Moines Memorial Drive
SeaTac

11,198

1,868

Shell: \$0.97
Office: \$1.25
\$13,197.06 per month plus
NNN's

Sublease through 02/15/2028
24' Clear height
11 Dock high doors



Dillanos Distribution Center
1620 45th St E
Sumner

11,145

Blended: \$1.35
\$15,045.75 per month plus
NNN's

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



Northharbor Business Campus
BUILDING 8, Phase II
9617 44th Ave NW
Gig Harbor

10,800

Close access to State Route 16
Full Building Available for Lease
Grade level doors



Cumberland Industrial Center
Suite 6843-6847
6843-6847 S 220th St
Kent

10,643

2,114

Available January 1, 2024
16' Clear height
1 Grade level door
200 Amps 277/480 Volt 3-Phase Power



Northwest Corporate Park
Building D
19801-19821 85th Ave. South
Kent

9,000

480

Available 3/1/2024
24' Clear height
3 Dock high doors
M2 Zoning



2916 South Tacoma Way
Tacoma

8,154

2,141

Available January 1, 2024
2.18 Acres
20' Clear height
2 Oversized roll-up doors
Plentiful yard



Clay Street Business Park I
Suite B2
116 Clay St NW
Auburn

8,144

1,100

Available December 1st, 2023
24' Clear height
2 Dock high doors
1 Grade level door



Suite 103
3701 S Norfolk St
Seattle

7,779

Shell: \$1.10
\$8,556.90 per
month plus
NNN's

For Sublease
Master lease expires 8/31/25
22' Clear height
1 Grade level door



Clay Street Business Park I
Suite A2
116 Clay St NW
Auburn

7,253 1,200

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



Northharbor Business Campus
BUILDING 7B, Phase III
9617 44th Ave NW
Gig Harbor

7,200

Close access to State Route 16
Now Under Planning



Northharbor Business Campus
BUILDING 10, Phase III
9617 44th Ave NW
Gig Harbor

7,200

Close access to State Route 16
Now Under Planning



Cumberland Industrial Center
Suite 6843-6845
6843-6847 S 220th St
Kent

7,185 1,550

Available January 1, 2024
16' Clear height
1 Grade level door
200 Amps 277/480 Volt 3-Phase Power



Cumberland Industrial Center
Suite 6845-6847
6843-6847 S 220th St
Kent

7,067 1,324

Available January 1, 2024
16' Clear height
1 Grade level door
200 Amps 277/480 Volt 3-Phase Power

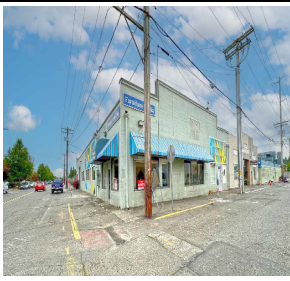


Fife Business Center
Suite B8-10
4624-4630 16th St E
Fife

6,978

Shell: \$1.15
\$8,024.70 per
month plus
NNN's

Excellent I-5 and Port of Tacoma access
3 Grade level doors



402 Washington St NE
Olympia

6,900

Shell: \$0.75
\$5,175.00 per
month plus
NNN's

Also Available for Sale
0.17 Acres
\$828,000 Sale Price
16' Roll up door
3 Phase power



West Valley DC III
Suite D
19030-19042 72nd Ave S
Kent

6,050 1,096

Available 3/1/2024
14' Clear height
2 Grade level doors
100 Amps Power
Zoning I2



Travelchair Building 1
5711 34th Ave NW
Gig Harbor

4,204 650

Dock high doors
120/208 3 Phase Power
C-1 Zoning



Cumberland Industrial Center
Suite 6845
6843-6847 S 220th St
Kent

3,609 760

Available January 1, 2024
16' Clear height
Grade level doors
100 Amps 277/480 Volt 3-Phase Power



Cumberland Industrial Center
Suite 6843
6843-6847 S 220th St
Kent

3,576 790

Available January 1, 2024
16' Clear height
Grade level doors
200 Amps 277/480 Volt 3-Phase Power



Cumberland Industrial Center
Suite 6847
6843-6847 S 220th St
Kent

3,458 564

Available January 1, 2024
16' Clear height
Grade level doors
200 Amps 277/480 Volt 3-Phase Power



Seattle Exchange at Southcenter
Building 20, Ste 844
844 Industry Dr
Tukwila

3,016

\$5,802.78 per
month plus
NNN's

Sublease Through 7/31/25
Grade level doors
Option 1: 2,423 SF Office, 593 SF
Warehouse
Option 2: 2,005 SF Office, 1,011 SF
Warehouse



Seattle Exchange at Southcenter
Building 20, Ste 844, Option 1
844 Industry Dr
Tukwila

3,016

2,423

\$5,802.78 per
month plus
NNN's

Sublease Through 7/31/25
Grade level doors



Seattle Exchange at Southcenter
Building 20, Ste 844, Option 2
844 Industry Dr
Tukwila

3,016

2,005

\$5,802.78 per
month plus
NNN's

Sublease Through 7/31/25
Grade level doors

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS



Stadium Works
1964 4th Ave S
Seattle

99,047

27,603

1.86 Acres
15' Clear height
4 Dock high doors
4 Grade level doors
Secure Yard Area
Heavy power

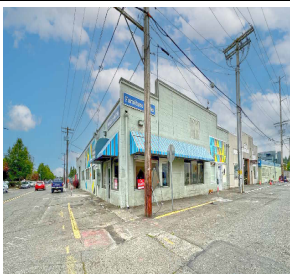


Buckley Commercial Building &
Yard
28515 Hwy 410 E
Buckley

10,512

\$ 2,300,000

Grade level doors
2.28 Acres



402 Washington St NE
Olympia

6,900

\$ 828,000

Also Available for Lease
0.17 Acres
\$0.75 PSF, NNN Lease Rate
16' Roll up door
3 Phase power

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



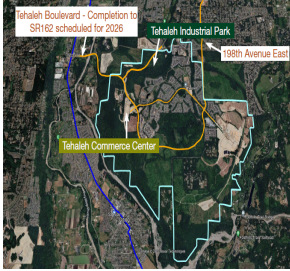
Lots A & B
2108 102nd St S
Lakewood

5.4

235,224

\$ 945,000

For Sale
Lot A: 4.4 Acres
Lot B: 1.0 Acre
Zoning ECORR



Tehaleh Commerce Center
Lot 1
Tehaleh Industrial Park
Bonney Lake

3.6

156,816

Available for sale
Entitlements complete including zoning
Extension of Tehaleh Boulevard to the
Orting Highway (SR-162) by 2026



Pioneer Way Yard
4521 Pioneer Way E
Tacoma

2.0

87,120

\$16,000.00 per
month plus NNN

For Lease
Zoning Rural Separator
Flat, graveled and gated



4113 South Boeing Access Rd
Seattle

1.4

62,495

\$18,752.00 per
month plus NNN

For Sale or Lease
53,452 SF of Yard area
\$0.35/SF of Usable area



18200 Andover Park West
Tukwila

1.2

61,909

\$0.32/SF

For Lease
TSO Zoning



2905 Pacific Highway East
Fife

1.2

53,579

For Lease
Zoned Regional Commercial In The City
Of Fife