

**NEW INDUSTRIAL LISTINGS**  
**(SOUTH SEATTLE TO OLYMPIA)**  
**11/17/23**



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INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Seattle Metro Logistics  
 44 S Nevada St  
 Seattle

702,429

New Construction  
 Delivers Q2 2024  
 30' Clear height  
 108 Dock high doors  
 6 Drive-in doors  
 3,000 Amps Power



Seattle Metro Logistics  
 Level 1  
 44 S Nevada St  
 Seattle

351,826

New construction  
 Delivers Q2 2024  
 30' Clear height  
 58 Dock high doors  
 4 Drive-in doors  
 3,000 Amps Power



Seattle Metro Logistics  
 Level 2  
 44 S Nevada St  
 Seattle

350,603

New construction  
 Delivers Q2 2024  
 30' Clear height  
 50 Dock high doors  
 2 Drive-in doors  
 3,000 Amps Power



North Valley 64  
 19005 64th Ave S  
 Kent

95,260

2,025

Available December 1, 2023  
 24' Clear height  
 20 Dock high doors  
 1 Grade level door  
 6 Dock leveler packages



Rainier Corporate Park East  
 Building B, Suite B100  
 2400 70th Ave E  
 Fife

60,650

7,792

Available December 1, 2023  
 24' Clear height  
 19 Dock high doors  
 1 Grade level door  
 3 Phase power



Auburn Park 44  
 814 44th St NW  
 Auburn

34,500

2,369

Available April 2024  
 30' Clear height  
 7 Dock high doors  
 1 Grade level door  
 4 Edge of Dock Levelers  
 3 Mechanical PitLevelers



Fife Landing North  
Building B, Suite 200  
5655 8th St E  
Fife

25,769 2,121

Available 03/01/2024  
30' Clear height  
8 Dock high doors  
1 Grade level door



Commerce Place Industrial  
Building A, Suite C  
8535 Commerce PI Dr NE  
Lacey

23,047 3,300

32' Clear height  
4 Dock high doors  
1 Grade level door  
Zoning Industrial  
3-Phase Power - 1,600 AMPS



19615 Russell Road S  
Kent

16,000 1,900

For Sublease  
Flexible Term Options (2 to 3 Year  
Preferred)  
27' Clear height  
4 Dock high doors  
1 Drive-in door



Prologis Harvest Business Park -  
Kent 10  
6406 S 196th Street  
Kent

10,050 1,635

Available April 1, 2024  
22' Clear height  
4 Dock high doors  
2 Grade level doors



Fife Portal Industrial Park  
Building C  
7214 26th Street East  
Fife

8,453 700

Available 01/01/2024  
18' Clear height  
2 Dock high doors  
1 Grade level door



Pacific Business Park  
Building 8  
7056 South 220th St  
Kent

6,727 5,490

Shell: \$1.25  
Office: \$1.35  
\$15,820.25 per  
month plus  
NNN's

Available February 1, 2024  
20' Clear height  
2 Dock high doors  
1 Grade level door



34012 9th Avenue South  
Federal Way

5,915 1,084 NNN: \$0.42

Sublease through May 31st, 2025  
14' Clear height  
1 Dock high door  
2 Van High



Pacific Business Park  
Building 9  
7078 South 220th St  
Kent

5,125

850

Shell: \$1.25  
Office: \$1.35  
\$7,553.75 per  
month plus  
NNN's

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



2820 Hogum Bay Road  
Lacey

4,875

350

Available 05/01/2024  
2.94 Acres  
\$0.15 PSF/Land, plus NNN  
16' Clear height  
1 Dock high door  
3 Grade level doors  
Fenced and Secured



Hill Betti Business Park  
Suite F  
2625 - 2629 Reinhardt Lane  
Lacey

3,000

800

Blended: \$0.90  
NNN: \$0.23  
\$2,700.00 per  
month plus  
NNN's

14' Clear height  
Grade level doors



Hill Betti Business Park  
Suite O  
2625 - 2629 Reinhardt Lane  
Lacey

3,000

200

Blended: \$0.90  
NNN: \$0.23  
\$2,700.00 per  
month plus  
NNN's

Sublease Expiration 11/30/2026  
14' Clear height  
Grade level doors

**INDUSTRIAL BLDGS  
FOR SALE**

**TOTAL  
SQ.FT.**

**OFFICE  
SQ.FT.**

**PRICE**

**COMMENTS**



Fortress Algona Logistics  
316 Ellingson Road  
Algona

63,118

5,040

\$ 15,250,000

Available May 1, 2024  
6.53 Acres  
5,248 SF Mezz  
23' Clear height  
13 Grade level doors  
Fenced and secure yard  
Heavy Power  
Zoning M1



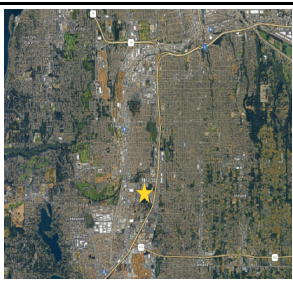



Bridge Point Lakewood 90  
7402 150th St SW  
Lakewood

46,835

3,067

New construction  
Available now  
4.22 Acres Land  
32' Clear height  
7 Dock high doors  
1 Drive-in door  
Power: 1,600 Amp, 480V, 3-phase, 4  
wire service

	INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	<p>1215 South 356th Street Federal Way</p>	<p>3.9</p>	<p>168,142</p>		<p>For Lease Storage warehouse 2,400 SF Partially improved office/house 2,464 SF Zoning Commercial Enterprise Fenced, graveled, gated yard</p>
	<p>Pacific WA Outdoor Storage Site 768 Butte Ave SE Pacific</p>	<p>1.1</p>	<p>47,916</p>	<p>\$0.35/psf based on 1.1 Acres plus NNN's \$16,770.60 per month plus NNN's NNN's: appx \$0.035/psf</p>	<p>For Lease Available April 1st, 2024 6,400 SF Building Zoning PAC</p>
	<p>9402 Front Street South Lakewood</p>	<p>0.8</p>	<p>34,412</p>		<p>For Sale Easy access to I-5 Zoning AC1 Great for contractors yard</p>
	<p>1446 Valentine Ave SE Pacific</p>	<p>0.4</p>	<p>16,000</p>	<p>\$5,500.00 per month plus NNN</p>	<p>For Lease Zoned for Outside Storage Uses Flat, Graveled and Fenced</p>