

NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
11/3/23



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
-------------------------------	------------------	-------------------	---------------	----------



Fred310 Gateway to the West
 Building G, Phase 1
 192nd Street
 Frederickson

611,340

New construction
 Delivery June 2024
 40' Clear height
 106 Dock high doors
 Zoning: Employment Center
 Electrical Power 3,000 Amps



Fred310 Gateway to the West
 Building B, Phase 2
 E 176th Street
 Frederickson

398,188

New construction
 Delivering May 2024
 36' Clear height
 74 Dock high doors
 Zoning: Employment Center
 Electrical Power 2,000 Amps



Fred310 Gateway to the West
 Building D, Phase 1
 192nd Street
 Frederickson

317,388

New construction
 Delivery June 2024
 40' Clear height
 63 Dock high doors
 Zoning: Employment Center
 Electrical Power 3,000 Amps



Fred310 Gateway to the West
 Building A, Phase 2
 E 176th Street
 Frederickson

141,120

New construction
 Delivering May 2024
 32' Clear height
 12 Dock high doors
 Zoning: Employment Center
 Electrical Power 2,000 Amps



Port of Tacoma Industrial
 1635 E Portland Ave
 Tacoma

36,000

1,000

Available for Sale
 4 Oversized Roll-up doors
 Heavy power
 Several cranes
 Zoned 502



2341 S 208th St
 Des Moines

32,252

1,968

For Sublease
 30' Clear height
 10 Dock high doors
 1 Oversized Ramped Door



Northwest Corporate Park Kent
19
8810 South 212th Street
Kent

31,950

For Sublease
30' Clear height
6 Dock high doors



Prologis Park Seattle - Portside
4235 East Marginal Way South
Seattle

23,112 1,068

Available February 1, 2024
Ample car parking
30' Clear height
5 Dock high doors
200 amps of 277/480



First Glacier Logistics
14302 24th Street East
Sumner

21,427 1,952

Sublease Through 12/31/2024
Land 3.81 AC
30' Clear height
4 Dock high doors
1 Drive-in door



Port of Tacoma Industrial
1635 E Portland Ave
Tacoma

21,000

Available for Sale
2 Oversized Roll-up doors
Heavy power
Several cranes
Zoned 502



Oakesdale Commerce Center
Suite D
1030 SW 34th St
Renton

19,854 2,950

Shell: \$0.935
Office: \$1.20
\$22,103.49 per
month plus
NNN's

Sublease Term Thru 09/30/2024
24' Clear height
7 Dock high doors
1 Drive-in door



Southcenter South Industrial Park
Building A, Suite 120
18404 Cascade Ave S
Tukwila

17,682 1,819

1,833 SF mezzanine
24' Clear height
3 Dock high doors
1 Grade level door



Port of Tacoma Industrial
1635 E Portland Ave
Tacoma

15,000 1,000

Available for Sale
2 Oversized Roll-up doors
Heavy power
Several cranes
Zoned 502



720 Thomas Ave SW
Renton

14,400 1,468

For Sublease
Lease Expires 12/31/2025
22' Clear height
4 Dock high doors
2 Grade level doors



North Kent Valley Market
Building A
19801-19821 85th Ave S
Kent

9,000 1,500

Available 05/1/2024
24' Clear height
1 Dock high door
1 Grade level door



7720 Old Hwy 99 SE
Olympia

9,000

Shell: \$1.03
\$9,270 per
month plus
NNN's

16' Clear height
1 Grade level door
Yard Available



768 Butte Ave SE
Pacific

6,400

Available April 1st, 2024
Grade level doors
1.1 Acres
Fenced and secured yard



4701 Colorado Avenue South
Seattle

5,167

Available 11/01/2023
18' Clear height
Dock high doors
Yard Available



Auburn 167
Bldg 4, Suite 108
1508 O Street SW
Auburn

4,957

Available 03/01/2024
22' Clear height
2 Grade level doors



South 93rd Business Park
Suite ES
1705 South 93rd Street
Seattle

4,635 303

Available 1/1/2024
20' Clear height
2 Grade level doors



South 93rd Business Park
Suite EB
1705 South 93rd Street
Seattle

3,750

647

Available 11/1/2023
20' Clear height
2 Grade level doors



Pacific Business Park
Bldg A
8603 S 212th St
Kent

3,000

480

Blended: \$1.40
\$4,200 per
month plus
NNN's

Available December 1, 2023
1 Grade level door



Spanaway Loop Road
12160 Spanaway Loop Road
South
Tacoma

2,952

\$6,500 per
month plus
NNN's

2.36 Acres
House 1,704 SF
Industrial and contractor yards
Zoning CE







Suite A
8450 30th Ave NE
Lacey


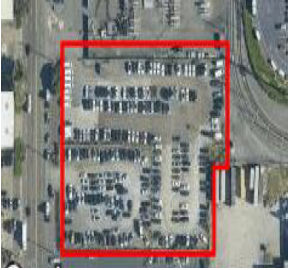
2,800

333

Shell: \$1.30
NNN: \$0.28
\$3,640 per
month plus
NNN's

1 Grade level door

INDUSTRIAL BLDGS FOR SALE		TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	Port of Tacoma Industrial 1635 E Portland Ave Tacoma	36,000	1,000		Available for Lease 4 Oversized Roll-up doors Heavy power Multiple cranes Zoned 502
	Port of Tacoma Industrial 1635 E Portland Ave Tacoma	21,000			Available for Lease 2 Oversized Roll-up doors Multiple cranes Heavy power Zoned 502
	Port of Tacoma Industrial 1635 E Portland Ave Tacoma	15,000	1,000		Available for Lease 2 Oversized Roll-up doors Multiple cranes Heavy power Zoned 502
	8512 Canyon Rd E Puyallup	13,270	1,760	\$ 3,200,000	2.1 Acres of Land Price Per SF Land \$37 Price Per SF Bldg \$241 Ample Yard Space 20' Clear height Grade level doors Zoning RNC

INDUSTRIAL LAND FOR LEASE/SALE		TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	Sodo Storage Yard 3625 1st Ave S Seattle	4.6	200,376		For Lease Paved, fenced, and lit yard 1,950 SF Operations/shop on-site
	3400 6th Ave S Seattle	2.0	85,000	\$0.40/SF \$34,000.00 per month plus NNN	For Lease Zoning IG2 U/85