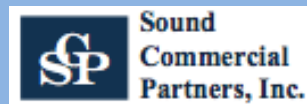


NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 12/1/23



phil@soundcommercialpartners.com
 phone: 206.595.3355

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



Valley Avenue Industrial Center
 7215 Valley Ave East
 Fife

114,988 3,184

New construction
 Available Summer 2024
 Land 6.53 AC
 2,000 Amps, 480 Volts
 36' Clear height
 18 Dock high doors
 2 Grade level doors



Auburn Park 44
 814 44th St NW
 Auburn

85,000 4,633

Available April 2024
 30' Clear height
 14 Dock high doors
 2 Grade level doors



Auburn Park 44
 814 44th St NW
 Auburn

50,500 2,264

Available April 2024
 30' Clear height
 7 Dock high doors
 1 Grade level door



Prologis Park Renton 10
 Suite A & D
 1030 SW 34th St
 Renton

43,238 8,877

Available
 Suite A - June 1, 2024
 Suite D - October 1, 2024
 24' Clear height
 14 Dock high doors
 3 Drive-in doors

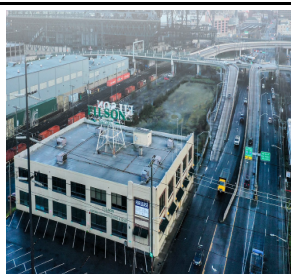


Sun Lee Building
 3651 200th St E
 Frederickson

41,030

Shell: \$0.75
 \$30,772.50 per
 month plus
 NNN's

36' Clear height
 5 Dock high doors
 1 Grade level door
 Power - 277/480, +/- 800 Amps



1555 4th Ave S Building
 Seattle

36,407 36,407

16' Clear height
 Dock high doors



Prologis Park Renton 10
Suite A
1030 SW 34th St
Renton

23,384 5,989

Available June 1, 2024
24' Clear height
7 Dock high doors
2 Drive-in doors



Commissary Kitchen Building
210 S. Lucile St
Seattle

14,775 8,577

Available July 2024
Also Available for Sale
2 Grade level doors
Zoning IG-2 U/85
Power 600-amps
Walk in freezers and coolers



24th Street Business Park
Bldg E3, Unit 7/8
24th St E & 138th Ave S
Sumner

5,536 968

20' Clear height
3 Grade level doors
M-1 Zoning
3-Phase power



M3 Commerce Center
Building C, Suite 1059
1001-1061 Andover Park East
Tukwila

4,000 1,095

18' Clear height
2 Grade level doors



M3 Commerce Center
Building C, Suite 1057
1001-1061 Andover Park East
Tukwila

4,000 1,300

18' Clear height
2 Grade level doors



M3 Commerce Center
Building C, Suite 1055
1001-1061 Andover Park East
Tukwila

4,000 2,104

18' Clear height
2 Grade level doors



M3 Commerce Center
Building C, Suite 1053
1001-1061 Andover Park East
Tukwila

4,000 1,341

18' Clear height
2 Grade level doors



M3 Commerce Center
 Building C, Suite 1051
 1001-1061 Andover Park East
 Tukwila

4,000 2,013

18' Clear height
 1 Grade level door

**INDUSTRIAL BLDGS
 FOR SALE**

**TOTAL
 SQ.FT.**

**OFFICE
 SQ.FT.**

PRICE

COMMENTS



Commissary Kitchen Building
 210 S. Lucile St
 Seattle

14,775

8,577

\$ 6,200,000

Available July 2024
 Also Available for Lease
 2 Grade level doors
 Zoning IG-2 U/85
 Power 600-amps
 Walk in freezers and coolers

**INDUSTRIAL LAND
 FOR LEASE/SALE**

**TOTAL
 ACRES**

**SQUARE
 FEET**

**PRICE/LEASE
 RATE**

COMMENTS



Former Conan Fuel Property
 10320-10322 Burnham Drive NW
 Gig Harbor

3.1

136,778

\$ 1,200,000

For Sale
 Price Reduced!
 Building 3,600 SF
 Zoning MSF



Pacific Yard
 1205 136th Ave E
 Pacific

0.9

38,488

For Lease
 Light Industrial Zoning
 Fenced / Secured with automatic gate
 access
 Onsite Security
 Site Lighting
 Power Available