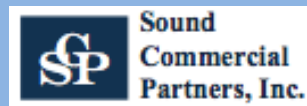


NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 12/15/23



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Prologis Park Seattle Portside
 4140 East Marginal Way S
 Seattle

161,788 3,550

For Sublease
 Sublease term through 3/31/2027
 30' Clear height
 48 Dock high doors
 Ample car parking



Norfolk Building
 3701 S Norfolk St
 Seattle

122,650 17,816

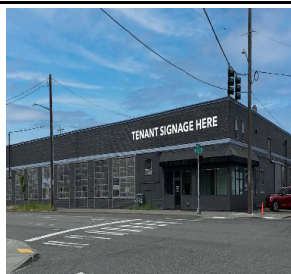
4.07 Acres
 24' Clear height
 11 Dock high doors
 6 Drive-in doors



Kent North Corporate Park
 Building C
 7915 S 184th St
 Kent

41,027 5,925

Available 7/1/2024
 24' Clear height
 12 Dock high doors
 2 Drive-in doors



Washington Machine Building
 5201 1st Avenue South
 Seattle

20,411

32,000 SF total land
 Grade level doors
 IG2 U/85 Zoning



Kent North Corporate Park
 Building G
 8011 S 187th St
 Kent

13,378 2,330

Available 8/1/2024
 14' Clear height
 4 Dock high doors
 1 Drive-in door



Kent West Corporate Park
 Bldg B
 21909 68th Ave S
 Kent

11,000 1,403

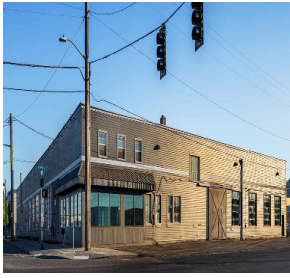
Available March 1st, 2024
 14' Clear height
 2 Dock high doors
 1 Grade level door



Suite A
1601 South 92nd Pl
Seattle

9,281 1,116

For Sublease
Lease expires 10/31/2025
18' Clear height
2 Dock high doors
1 Grade level door



Washington Machine Building
Suite A
5201 1st Avenue South
Seattle

8,425

Grade level doors
32,000 SF total land
IG2 U/85 Zoning



11017 Portl and Ave E
Tacoma

7,300 1,984

Freezer/Cooler Size 3,500 SF
1 Dock high door
3 Grade level doors
Paved, lit, and fenced yard
1,200 amps 3-phase



Washington Machine Building
Suite B
5201 1st Avenue South
Seattle

6,886

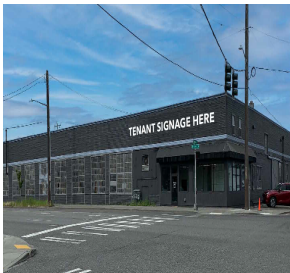
Grade level doors
32,000 SF total land
IG2 U/85 Zoning



Valley Avenue Business Park
Bldg 1, Suite 105
922 Valley Avenue NW
Puyallup

6,290 741 NNN: \$0.26

Available June 1, 2024
Excellent I-5 / SR167 access
24' Clear height
2 Dock high doors
1 Grade level door
200 amps of 277/480v 3 phase power



Washington Machine Building
Suite C
5201 1st Avenue South
Seattle

5,100

Grade level doors
32,000 SF total land
IG2 U/85 Zoning



M3 Business Park
Building A
1031 Andover Park E
Tukwila

4,800 \$4,800.00 per month plus NNN's

20' Clear height
Dock high doors



Myers Way Bldg
10740 Myers Way S
Seattle

4,400 2,000

0.57 AC Site
18' Clear height
Grade level doors
Stand Alone Building With Yard



SODO - 6th & Lander
Units 55 & 57
2450 6th Ave S
Seattle

3,762

Shell: \$1.25
NNN: \$0.48
\$4,702.50 per
month plus
NNN's

Grade level doors
Easy access to I-5, Hwy 99, and I-90
Unit 55 1,521 SF
Unit 57 1,543 SF

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS

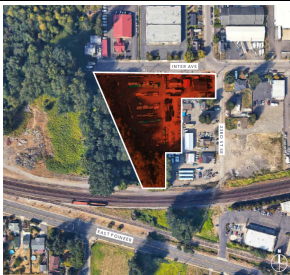
**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



210 23rd St SE
Puyallup

2.3

101,059

\$30,000.00 per
month plus NNN

For Lease
Available May 1, 2024
2,313 SF two-story office
1,109 SF former residence (office)
672 SF storage shed
Rare permitted outside storage yard
Fully fenced and secured
Zoned ML – Industrial



Riggs
34640 West Valley
Algona

0.8

34,804

\$ 575,000

For Sale
Zoning C3