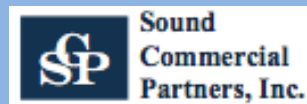


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
12/22/23



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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10450 E Marginal Way
 Seattle

28,585

4,161

Not published

For Sublease
 Lease expiration 11/30/2027
 32' Clear height
 9 Dock high doors



Peak Innovation Center
 9805 219th Ave E
 Bonney Lake

12,000

Shell: \$2.00
 \$24,000.00 per
 month plus
 NNN's

Also Available for Sale
 Available Q4 2024
 24' Clear height
 6 Grade level doors
 Additional yard/parking potentially
 available
 400 amps of 3-phase 208 power



Totem Industrial Park
 Suite 1511 C
 1501 - 1531 Central Ave S
 Kent

3,612

600

Rate not
 published
 NNN's: \$0.235

16' Clear height
 1 Grade level door
 3-Phase Power
 7,000 SF Fenced Yard



Mountain Industrial Center
 3411 90th St S
 Tacoma

3,059

Shell: \$1.50
 Office built to
 suit
 NNN: \$0.30
 \$33,048.00 per
 month plus
 NNN's

New construction
 Available July 1, 2024
 26' Clear height
 Grade level doors
 Zoning Industrial (AC-2) APZ-11 Overlay



Mountain Industrial Center
 3411 90th St S
 Tacoma

2,976

Shell: \$1.50
 Office built to
 suit
 NNN: \$0.30
 \$33,048.00 per
 month plus
 NNN's

New construction
 Available July 1, 2024
 26' Clear height
 Grade level doors
 Zoning Industrial (AC-2) APZ-11 Overlay



Mountain Industrial Center
 3411 90th St S
 Tacoma

1,488

Shell: \$1.50
 Office built to
 suit
 NNN: \$0.30
 \$33,048.00 per
 month plus
 NNN's

New construction
 Available July 1, 2024
 26' Clear height
 Grade level doors
 Zoning Industrial (AC-2) APZ-11 Overlay

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS



Peak Innovation Center
9805 219th Ave E
Bonney Lake

12,000

Not published

Also Available for Lease
Available Q4 2024
24' Clear height
6 Grade level doors
Additional yard/parking potentially available
400 amps of 3-phase 208 power

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



Grayhawk Construction Site
18017 Des Moines Memorial Dr S
Burien

4.0

175,982

Not published

For Sale
Zoned Intersection Commercial
Natural Gas Puget Sound Energy



Portland Ave Contractor Yard
10015 19th Ave E
Tacoma

1.8

77,101

\$0.27/SF
\$20,817.32 per
month plus NNN

For Lease
Paved and fenced yard
Covered structure for vehicle maintenance



3411 90th St S
Lakewood

0.5

22,032

\$1.50/SF
\$33,048.00 per
month plus NNN

For Lease
Building 3,230 SF
Zoning Light Industrial