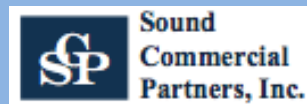


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
12/8/23



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Kent North Corporate Park
 Building B
 18209 80th Ave S
 Kent

165,463 10,023

Available 04/01/2024
 30' Clear height
 45 Dock high doors
 1 Drive-in door



3441 2nd Avenue South
 Seattle

26,273 3,111

1.44 Acres
 Main Office/Warehouse
 5,106 SF Warehouse
 5,106 SF Mezzanine
 Building 2
 5,700 SF Warehouse
 6,000 SF Shed
 32' Clear height

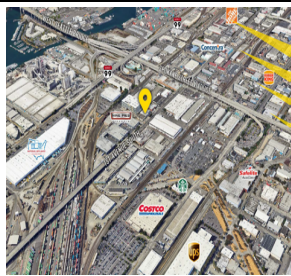


Former Cascade Gasket &
 Manufacturing Campus
 8825 - 8835 S 228th Street
 Kent

24,543 3,338

NNN: \$0.20

Also Available for Sale
 6 Buildings
 Land 57,560 SF (1.32 Acres)
 22' Clear height
 Grade level doors
 Zoning CM-1
 Heavy three-phase power
 Has yard area



3825 1st Ave S
 Seattle

15,022

For Sublease
 1 Dock high door
 2 Roll-up doors
 11 onsite parking stalls



Cabot Auburn
 Suite 4
 4620 B St NW
 Auburn

14,013

2,246

Shell: \$1.25
 Office: \$1.35
 \$20,548.35 per
 month plus
 NNN's

23' Clear height
 4 Dock high doors
 1 Grade level door
 5 Pony docks
 M-1 Industrial zoning
 600 amps 277/480v 3-phase power



131 Andover Park E
 Tukwila

9,374

2,700

\$14,000.00 per
 month plus
 NNN's

Also Available for Sale
 0.90 AC
 910 RSF mezzanine
 20' Clear height
 Grade level doors



Seattle Exchange @ Southcenter
Building 33
601-699 Strander Blvd
Tukwila

7,750 1,008

\$1.50 - \$2.50/SF/Mo
Grade level doors
Zoned TUC



Seattle Exchange @ Southcenter
Building 33
1025 Industry Drive
Tukwila

7,000 640

Shell: \$1.55
NNN: \$0.45
\$10,850.00 per
month plus
NNN's
Available January 1, 2024
20' Clear height
2 Dock high doors



Davis Sign
4025 7th Ave S
Seattle

7,000

Shell: \$0.95
\$6,650.00 per
month plus
NNN's
Available 03/01/2024
0.75 Acres
12' Clear height
2 Grade level doors
Zoning IG2U85



Seattle Exchange @ Southcenter
Building 12
601-699 Strander Blvd
Tukwila

3,017 694

\$1.50 - \$2.50/SF/Mo
Grade level doors
Zoned TUC



Seattle Exchange @ Southcenter
Building 24
601-699 Strander Blvd
Tukwila

2,614 1,098

\$1.50 - \$2.50/SF/Mo
Grade level doors
Zoned TUC



Seattle Exchange @ Southcenter
Building 14
601-699 Strander Blvd
Tukwila

2,476 718

\$1.50 - \$2.50/SF/Mo
Grade level doors
Zoned TUC



Seattle Exchange @ Southcenter
Building 34
601-699 Strander Blvd
Tukwila

2,325 791

\$1.50 - \$2.50/SF/Mo
Grade level doors
Zoned TUC



Seattle Exchange @ Southcenter
 Building 29
 601-699 Strander Blvd
 Tukwila

2,267 521

\$1.50 - \$2.50/SF/Mo
 Grade level doors
 Zoned TUC

**INDUSTRIAL BLDGS
 FOR SALE**

**TOTAL
 SQ.FT. OFFICE
 SQ.FT.**

PRICE

COMMENTS



Two Buildings on 1.44 Acres
 3441 2nd Avenue South
 Seattle

26,273 3,111

1.44 Acres
 Main Office/Warehouse
 5,106 SF Warehouse
 5,106 SF Mezzanine
 Building 2
 5,700 SF Warehouse
 6,000 SF Shed
 32' Clear height



Owner/User or Investment
 25329 74th Avenue S
 Kent

24,175

4,961

\$ 7,600,000

Available 8/1/2024
 1.34 AC
 24' Clear height
 4 Dock high doors
 3 Grade level doors
 Power 800 amps, 480/227 volt, 3-phase
 Zoning I1 - City of Kent



131 Andover Park E
 Tukwila

9,374

2,700

\$ 3,200,000

Also Available for Lease
 0.90 AC
 910 RSF mezzanine
 20' Clear height
 Grade level doors

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



15215 Canyon Road East
Puyallup

2.3

100,188

\$ 2,500,000

For Sale
\$27 / SQFT
Permit Ready
90,512 Net usable sqft
Zoned ECOR



Development Site
22015 State Route 410 E
Bonney Lake

3.7

159,681

\$ 3,997,000

3.67 Acre
Price Psf \$25.00
SEP approved for a 73,500sf concrete tilt building
Purchase price includes full design and completion of: Frontage requirements, off-site storm retention, connection to utilities



Sodo Secured Yard/Parking
2454 Occidental Ave S
Seattle

0.9

40,000

For Lease
Secured/fenced lot with automatic gate
Parking/Yard Area
Excellent site for box trucks, service and/or delivery vehicles