

Sound Commercial Partners, Inc.

PO Box 72, Kent, WA 98035 | 206-595-3355



2221 Ross Way

2221 Ross Way
Tacoma, WA 98421

Owner

Buyer Port of Tacoma

Class

Building Size 8,832 SF

Year Built 1919

Industrial Sold

1

Sale Price	\$1,924,995.00
\$/SF	\$217.96 Per SF
Office SF	1,632 SF
Industrial SF	7,200 SF
Retail SF	
Land Size	0.50 Acres
Parking Ratio	
Sale Date	12/26/2023



11017 Portland Avenue E

11017 Portland Ave E
Tacoma, WA 98445

Owner

Buyer Pongo LLC

Class

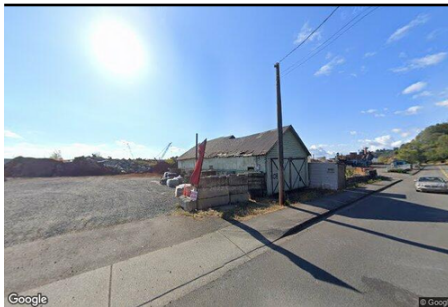
Building Size 7,300 SF

Year Built 1992

Industrial Sold

2

Sale Price	\$2,200,000.00
\$/SF	\$301.37 Per SF
Office SF	1,984 SF
Industrial SF	
Retail SF	
Land Size	1.68 Acres
Parking Ratio	
Sale Date	12/21/2023



2408 Marine View Dr

2408 Marine View Dr
Tacoma, WA 98422

Owner

Buyer Walrath MVD LLC

Class

Building Size 1,770 SF

Year Built 1935

Industrial Sold

3

Sale Price	\$950,000.00
\$/SF	\$536.72 Per SF
Office SF	
Industrial SF	1,770 SF
Retail SF	
Land Size	0.81 Acres
Parking Ratio	
Sale Date	11/17/2023



3524 112th Street E

3524 112th St E
Tacoma, WA 98446

Owner

Buyer DMG Properties LLC

Class

Building Size

Year Built

Land Sold

4

Sale Price	\$2,300,000.00
\$/SF	\$22.00 Per SF
Office SF	
Industrial SF	
Retail SF	
Land Size	2.40 Acres
Parking Ratio	
Sale Date	11/01/2023

For Lease or SaleYARD : 2.4 Acres (105,661 SF)SALE PRICE : \$2,400,000RENT : \$20,000/Month (\$0.19 PSF) NNNSITE : Flat, Graveled, FencedZONING : Employment Corridor (Ecor)ALLOWABLE USES : Contractor Yard, Industrial Services and Repair, Manufacturing, Warehousing and DistributionAVAILABLE NOWEASY ACCE



Phil Newell, CCIM
phil@soundcommercialpartners.co
m
206-595-3355



1/18/2024

Sound Commercial Partners, Inc.

PO Box 72, Kent, WA 98035 | 206-595-3355



Puyallup River Self Storage

7702 River Rd E
Puyallup, WA 98371

Owner

Buyer 7702 River Road Parcel A Owner LLC; 7702 River Road Parcel B Owner; 7702 River Road Parcel C Owner LLC

Class

Building Size 14,400 SF

Year Built 1988

Industrial Sold

5

Sale Price	\$6,300,000.00
\$/SF	\$437.50 Per SF
Office SF	
Industrial SF	
Retail SF	
Land Size	7.33 Acres
Parking Ratio	
Sale Date	10/18/2023



1216 2nd Avenue SW

1216 2nd Ave SW
Tumwater, WA 98512

Owner

Buyer

Class B

Building Size 2,239 SF

Year Built 1934

Office Sold

6

Sale Price	\$418,000.00
\$/SF	\$186.69 Per SF
Office SF	1,039 SF
Industrial SF	1,200 SF
Retail SF	1,039 SF
Land Size	0.11 Acres
Parking Ratio	
Sale Date	11/09/2023

Hard to find Tumwater gem! Great location for this mixed-use property. Easy access to I-5, this former cabinet shop and showroom features an 1100 SF home office and 1200 SF shop. Shop features solar panel array and radiant heat! Awesome opportunity for an owner/user or good entry investment property



Truck Lubricating Building & Land

4015 16th Ave SW
Seattle, WA 98106

Owner

Buyer West Edge Holdings LLC

Class

Building Size 954 SF

Year Built 1978

Industrial Sold

7

Sale Price	\$825,000.00
\$/SF	\$864.78 Per SF
Office SF	
Industrial SF	954 SF
Retail SF	
Land Size	0.18 Acres
Parking Ratio	
Sale Date	12/07/2023

Small contractor or Fab space, has a fenced yard



Hawk Family East Valley Properties

2940-2990 East Valley Rd
Renton, WA 98057

Owner

Buyer Stacey Holdings LLC

Class

Building Size

Year Built

Land Sold

8

Sale Price	\$6,900,000.00
\$/SF	\$26.80 Per SF
Office SF	
Industrial SF	
Retail SF	
Land Size	5.91 Acres
Parking Ratio	
Sale Date	10/25/2023

Commercial Development Opportunity! At nearly 6 acres in Renton with Highway 167 exposure and just minutes from I-405 this is a premium property. Prime for redevelopment nearby businesses include Auto Dealerships, Hotels, Office Parks and other retail users. Phase 1 and Phase 2 Environmental complete



Phil Newell, CCIM
phil@soundcommercialpartners.co
m
206-595-3355



1/18/2024

Sound Commercial Partners, Inc.

PO Box 72, Kent, WA 98035 | 206-595-3355



Superior Transmission

6714 E Marginal Way S
Seattle, WA 98108

Owner

Buyer Roberto Tucci

Class

Building Size 2,847 SF

Year Built 1980

Retail Sold

9

Sale Price	\$1,000,000.00
\$/SF	\$351.25 Per SF
Office SF	
Industrial SF	
Retail SF	2,847 SF
Land Size	0.16 Acres
Parking Ratio	
Sale Date	11/15/2023



21610 84th Ave South

21610 84th Ave S
Kent, WA 98032

Owner

Buyer TSL Properties LLC

Class

Building Size

Year Built

Land Sold

10

Sale Price	\$1,300,000.00
\$/SF	\$36.84 Per SF
Office SF	
Industrial SF	
Retail SF	
Land Size	0.81 Acres
Parking Ratio	
Sale Date	12/18/2023

35,197 SF Lot (0.81 Acres) 12 - Mixed Industrial District Zoning Prime "50 Yard Line" Kent Location Signalized Corner Easy access to Hwy 67, I-5, and I-405 Development Reports Complete (Phase 1, Geotech, etc.) Sale Price: \$1,500,000 (\$42/SF)



2219 112th Street E

2219 112th St E
Tacoma, WA 98445

Owner

Buyer 2219 112th St E LLC

Class

Building Size 14,418 SF

Year Built 1951

Industrial Sold

11

Sale Price	\$4,100,000.00
\$/SF	\$284.37 Per SF
Office SF	1,218 SF
Industrial SF	13,200 SF
Retail SF	
Land Size	3.68 Acres
Parking Ratio	
Sale Date	10/18/2023



2745 29th Avenue SW

2745 29th Avenue Southwest
Tumwater, WA 98512

Owner

Buyer Edward & Clara Greer

Class

Building Size 8,600 SF

Year Built 1977

Industrial Sold

12

Sale Price	\$1,500,000.00
\$/SF	\$174.42 Per SF
Office SF	
Industrial SF	8,600 SF
Retail SF	
Land Size	1.28 Acres
Parking Ratio	
Sale Date	11/06/2023

Great Opportunity to own a piece of Mottman Industrial. Two buildings and two gated yards gives the option of having multiple tenants or running your own business out of the entire property. The larger 7,100 sf building currently has two suites. The other building is 1,500 sf and has 3 phase power w



Phil Newell, CCIM
phil@soundcommercialpartners.com
206-595-3355



1/18/2024

Sound Commercial Partners, Inc.

PO Box 72, Kent, WA 98035 | 206-595-3355



301-305 Airport Way

301-305 Airport Way
Renton, WA 98057

Owner

Buyer Last Flash, LLC

Class

Building Size 26,000 SF

Year Built 1947

Industrial Sold

13

Sale Price	\$2,700,000.00
\$/SF	\$100.17 Per SF
Office SF	
Industrial SF	26,000 SF
Retail SF	
Land Size	0.59 Acres
Parking Ratio	
Sale Date	11/07/2023

• Sale Price: \$2,700,000 • +/- 26,954 RSF Available • Located directly across from the Renton Municipal Airport • Approx. 13'10" to lowest beam & 22'6" to top of ceiling • 6 Oversized Grade Level Doors • Zoning: Commercial Arterial (CA) • Great visibility on Airport Way S • Currently occupied by four (4) t



DMC

15616 Carbonado South Prairie Rd E
Buckley, WA 98321

Owner

Buyer Black Banning LLC

Class

Building Size 14,840 SF

Year Built 1992

Industrial Sold

14

Sale Price	\$2,005,000.00
\$/SF	\$135.11 Per SF
Office SF	
Industrial SF	14,840 SF
Retail SF	
Land Size	2.91 Acres
Parking Ratio	
Sale Date	11/22/2023

Immediate opportunity rare industrial building with separate storage building on acreage waiting for your business venture, Open span steel construction with 6 large roll up doors at grade level .A divided section could be extra income from added tenant ,current use is owner /user for manufacturing



Fife Industrial Yard

1303 34th Ave E
Fife, WA 98424

Owner

Buyer

Class A

Building Size

Year Built

Land Sold

15

Sale Price	
\$/SF	
Office SF	
Industrial SF	
Retail SF	
Land Size	0.94 Acres
Parking Ratio	
Sale Date	10/17/2023

Industrial Yard for Sale. Vacant, cleared, and flat landZoning: Industrial City of FifePermitted Uses: Manufacturing, Warehousing & Distribution, Mini-Storage, Construction Contracting, Equipment Sales and RentalsImmediate access to SR-509, I-5, and the Port of TacomaLocated immediately off I-5, Exit



7720 Pacific Highway E

7720 Pacific Hwy E
Milton, WA 98354

Owner

Buyer

Class

Building Size 3,600 SF

Year Built 1947

Industrial Sold

16

Sale Price	
\$/SF	
Office SF	
Industrial SF	3,600 SF
Retail SF	
Land Size	2.29 Acres
Parking Ratio	
Sale Date	11/28/2023

Prime location contractor yard for sale in Milton. Former fencing company who relocated to a larger facility on Portland Ave in Tacoma. Office building is 2,800 SF with an approximately 800 SF detached garage and covered work area and yard space is +/- 0.50 acres. Building was recently renovated



Phil Newell, CCIM
phil@soundcommercialpartners.co
m
206-595-3355



Sound Commercial Partners, Inc.

PO Box 72, Kent, WA 98035 | 206-595-3355



Puget Sound Recycling

222 107th St S
Tacoma, WA 98444

Owner

Buyer DNB Holdings LLC

Class C

Building Size 3,922 SF

Year Built 1990

Industrial Sold

17

Sale Price	\$745,000.00
\$/SF	\$189.95 Per SF
Office SF	1,948 SF
Industrial SF	1,974 SF
Retail SF	
Land Size	0.21 Acres
Parking Ratio	
Sale Date	10/13/2023



206 Railroad Ave N.

206 Railroad Ave N
Kent, WA 98032

Owner

Buyer Voices of Tomorrow

Class C

Building Size 13,635 SF

Year Built 1930

Office Sold

18

Sale Price	\$3,450,000.00
\$/SF	\$253.03 Per SF
Office SF	13,635 SF
Industrial SF	
Retail SF	
Land Size	0.54 Acres
Parking Ratio	
Sale Date	11/22/2023

Investor or Owner-User Opportunity Zoning Permits Office and Industrial Uses Single Tenant Lease with Liberty Mutual Vacating Sept. 2024 - Available for User or New Tenant Cap Rate: 7.77% No Landlord Maintenance Obligations (including roof & structure) 13,635 SF Renovated Office Building Unique Building in



12th Ave Iron Warehouse

1421 S Dearborn
Seattle, WA 98144

Owner

Buyer Minh Van Bui & Tu Trinh Huynh

Class

Building Size 10,350 SF

Year Built 1925

Industrial Sold

19

Sale Price	\$3,200,000.00
\$/SF	\$309.18 Per SF
Office SF	
Industrial SF	10,350 SF
Retail SF	
Land Size	0.23 Acres
Parking Ratio	
Sale Date	10/23/2023



505 S 4th St

505 S 4th Street
Renton, WA 98057

Owner

Buyer West African Community Center

Class

Building Size 14,998 SF

Year Built 1943

Retail Sold

20

Sale Price	\$2,650,000.00
\$/SF	\$176.69 Per SF
Office SF	
Industrial SF	5,962 SF
Retail SF	9,036 SF
Land Size	0.39 Acres
Parking Ratio	
Sale Date	11/01/2023

SELLER FINANCING AVAILABLE . 14,998 SF Single-Tenant Flex Commercial Building. Owner-User Opportunity - Will be Delivered Vacant. CD Zoning (Retail/Office - Accessory Warehouse). Centrally Located Downtown Renton Location.



Phil Newell, CCIM
phil@soundcommercialpartners.com
206-595-3355



1/18/2024

Sound Commercial Partners, Inc.

PO Box 72, Kent, WA 98035 | 206-595-3355



In-Store Technology Building

220 S Findlay St
Seattle, WA 98108

Owner

Buyer GEM Investment LLC

Class C

Building Size 3,000 SF

Year Built 1982

Office Sold

21

Sale Price	\$1,300,000.00
\$/SF	\$433.33 Per SF
Office SF	3,000 SF
Industrial SF	
Retail SF	
Land Size	0.23 Acres
Parking Ratio	
Sale Date	11/17/2023

Single-Tenant Office/Flex BuildingCentral Georgetown LocationOwner-User OpportunitySeller Financing AvailableTotal Building Size: 3,000 SF
Lot Size: 10,000 SFZoning: IG2 U/85Ample Parking



Pacific Fleet Sales

24432-24600 Pacific Hwy S
Kent, WA 98032

Owner

Buyer CPI/Crest Pacific Hwy IOS Owner, LLC

Class

Building Size 3,060 SF

Year Built 1955

Industrial Sold

22

Sale Price	\$4,000,000.00
\$/SF	\$1,307.19 Per SF
Office SF	660 SF
Industrial SF	2,400 SF
Retail SF	
Land Size	1.76 Acres
Parking Ratio	0
Sale Date	11/01/2023

Pacific Fleet Sales is a fully paved 77,000 SF site with an office building, maintenance shop, extensive covered work areas and a modular office. This fully fenced, camera secured and lit site offers quick access to area highways and a vast customer base for a equipment rental, car, RV or boat sales



5862 S 194th Street

5862 S 194th St
Kent, WA 98032

Owner

Buyer Double A Enterprises, LLC

Class

Building Size 15,510 SF

Year Built 1987

Industrial Sold

23

Sale Price	\$4,850,000.00
\$/SF	\$312.70 Per SF
Office SF	4,422 SF
Industrial SF	11,088 SF
Retail SF	
Land Size	1.95 Acres
Parking Ratio	0
Sale Date	10/17/2023

Land Area - 1.94 Acres (84,644 SF)Building Rentable Area - 15,510 SF (4,422 SF Office)Clear Height - 20'Loading - 2 Dock High Doors & 1 Grade Level/Pony Height Combo DoorExcellent visibility with access to I-5Approximately 50 parking stallsGreat Kent Valley locationZoning - M1



2101 R Street NW

2101 R St NW
Auburn, WA 98001

Owner

Buyer Brown Investment Real Estate LLC

Class

Building Size 18,400 SF

Year Built 1988

Industrial Sold

24

Sale Price	\$4,500,000.00
\$/SF	\$244.57 Per SF
Office SF	2,500 SF
Industrial SF	15,900 SF
Retail SF	
Land Size	1.68 Acres
Parking Ratio	0
Sale Date	11/30/2023



Phil Newell, CCIM
phil@soundcommercialpartners.co
m
206-595-3355



1/18/2024

Sound Commercial Partners, Inc.

PO Box 72, Kent, WA 98035 | 206-595-3355



19713 58th Place S

19713 58th Pl S
Kent, WA 98032

Owner

Buyer Hu Investment LLC

Class

Building Size 27,237 SF

Year Built 1990

Industrial Sold

25

Sale Price	\$7,600,000.00
\$/SF	\$279.03 Per SF
Office SF	3,955 SF
Industrial SF	23,282 SF
Retail SF	
Land Size	1.70 Acres
Parking Ratio	
Sale Date	12/13/2023



JM Eagle

2330 Port of Tacoma Rd
Tacoma, WA 98421

Owner

Buyer J-M Manufacturing Company Inc

Class

Building Size 90,270 SF

Year Built 1966

Industrial Sold

26

Sale Price	\$16,000,000.00
\$/SF	\$177.25 Per SF
Office SF	
Industrial SF	90,270 SF
Retail SF	
Land Size	6.11 Acres
Parking Ratio	
Sale Date	11/13/2023



Phil Newell, CCIM
phil@soundcommercialpartners.co
m
206-595-3355



Sound Commercial Partners, Inc.

PO Box 72, Kent, WA 98035 | 206-595-3355

Address	Status	Floor/Suite	Land	Building SF	Available SF	Price
2221 Ross Way	Industrial Sold		0.50 Acres	8,832 SF		\$1,924,995.00
11017 Portland Ave E	Industrial Sold		1.68 Acres	7,300 SF		\$2,200,000.00
2408 Marine View Dr	Industrial Sold		0.81 Acres	1,770 SF		\$950,000.00
3524 112th St E	Land Sold		2.40 Acres		104,544 SF	\$2,300,000.00
7702 River Rd E	Industrial Sold		7.33 Acres	14,400 SF		\$6,300,000.00
1216 2nd Ave SW	Office Sold		0.11 Acres	2,239 SF		\$418,000.00
4015 16th Ave SW	Industrial Sold		0.18 Acres	954 SF		\$825,000.00
2940-2990 East Valley Rd	Land Sold		5.91 Acres		257,440 SF	\$6,900,000.00
6714 E Marginal Way S	Retail Sold		0.16 Acres	2,847 SF		\$1,000,000.00
21610 84th Ave S	Land Sold		0.81 Acres		35,284 SF	\$1,300,000.00
2219 112th St E	Industrial Sold		3.68 Acres	14,418 SF		\$4,100,000.00
2745 29th Avenue Southwest	Industrial Sold		1.28 Acres	8,600 SF	8,600 SF	\$1,500,000.00
301-305 Airport Way	Industrial Sold		0.59 Acres	26,000 SF	26,954 SF	\$2,700,000.00
15616 Carbonado South Prairie Rd E	Industrial Sold		2.91 Acres	14,840 SF		\$2,005,000.00
1303 34th Ave E	Land Sold		0.94 Acres		40,260 SF	
7720 Pacific Hwy E	Industrial Sold		2.29 Acres	3,600 SF		
222 107th St S	Industrial Sold		0.21 Acres	3,922 SF		\$745,000.00
206 Railroad Ave N	Office Sold		0.54 Acres	13,635 SF		\$3,450,000.00
1421 S Dearborn	Industrial Sold		0.23 Acres	10,350 SF	10,350 SF	\$3,200,000.00
505 S 4th Street	Retail Sold		0.39 Acres	14,998 SF	14,998 SF	\$2,650,000.00
220 S Findlay St	Office Sold		0.23 Acres	3,000 SF	3,000 SF	\$1,300,000.00
24432-24600 Pacific Hwy S	Industrial Sold		1.76 Acres	3,060 SF		\$4,000,000.00
5862 S 194th St	Industrial Sold		1.95 Acres	15,510 SF	15,510 SF	\$4,850,000.00
2101 R St NW	Industrial Sold		1.68 Acres	18,400 SF		\$4,500,000.00
19713 58th Pl S	Industrial Sold		1.70 Acres	27,237 SF		\$7,600,000.00
2330 Port of Tacoma Rd	Industrial Sold		6.11 Acres	90,270 SF		\$16,000,000.00



Phil Newell, CCIM
phil@soundcommercialpartners.com
206-595-3355

