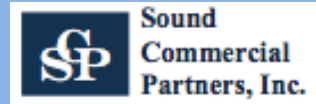


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
1/26/24



phil@soundcommercialpartners.com
phone: 206.595.3355

**INDUSTRIAL SPACE
FOR LEASE**

**TOTAL
SQ. FT.**

**OFFICE
SQ. FT.**

**LEASE
RATE**

COMMENTS



440 E 19th St
Tacoma

50,000

Sublease rate
not published

Sublease through December 2026
Great access to I-5
24' Clear height
9 Dock high doors
1 Grade level door



Prologis Fife 15
Suite 103
7217 45th Ct St E
Fife

25,251

2,981

Lease rate not
published

Led lighting
Fiber optic internet to building
5 Dock high doors
1 Drive-in door



Sodo Urban Works
Suite 4121
3901 1st Avenue S
Seattle

24,592

Lease rate not
published

2 Dock high doors
1 Ramped door
Rest rooms only
22,000 SF Secured and paved yard
IG1 U/85 Zoning



Suite A
3902 B Street Northwest
Auburn

20,000

5,575

Shell: \$1.00
\$25,575.00 per
month plus
NNN's

For Sublease
Available Through April 30, 2026
Available August 1, 2024
3 Drive-in doors



401 Baker Blvd
Tukwila

17,400

4,300

Lease rate not
published

1.14 Acres
16' Clear height
2 Dock high doors
1 Ramp door



8203 Durango St Sw
Lakewood

16,352

3,008

\$16,352.00 per
month plus
NNN's

1.19 Acre site
14' Clear height
10 Grade level doors
Paved and fenced
Zoned I1



1075 & 1077 Andover Park E
Tukwila

10,400

1,650

Sublease rate
not published

For Sublease
Master lease expires June 2028
16' Clear height
4 Dock high doors
128' truck court



Baker NW Building
405 Baker Blvd
Tukwila

6,172

6,172

\$8,024.00 per
month plus
NNN's

Great access to I-5 and 405
Grade level doors



Pioneer Industrial Park
14111 Pioneer Way East
Puyallup

6,157

350

Lease rate not
published

Available June 1, 2024
New Led Lighting
2 Grade level doors
Heavy Power
Zoning Employment Center



Pacific Business Park
Building 4
6852 South 220th St
Kent

6,000

1,435

Shell: \$1.25
Office: \$1.35
\$9,437.25 per
month plus
NNN's

Available June 1, 2024
Comcast Cable Available
20' Clear height
4 Dock high doors



Fagan Building
205 South Brandon St
Seattle

5,250

3,060

Lease rate not
published

Ample power
1 Grade level door



Unit 2nd Floor
712 Broadway
Tacoma

5,137

\$2,054.00 per
month plus
NNN's

Grade level doors



MRH Building
Woodland Suite
1103 - 1109 N 36th St
Seattle

4,896

Lease rate not
published

1 Grade level door
Zoning IC45



Fife Business Park
Building 5005, Unit 12–14
5003 Pacific Hwy East
Fife

4,525 4,500

NNN: \$0.436
Lease rate not published

Available 04/01/2024
20' Clear height
1 Grade level door
Electric HVAC



MRH Building
C
1103 - 1109 N 36th St
Seattle

3,924

Lease rate not published

1 Grade level door
Zoning IC45



MRH Building
B High
1103 - 1109 N 36th St
Seattle

3,431

Lease rate not published

1 Grade level door
Zoning IC45



MRH Building
B Low
1103 - 1109 N 36th St
Seattle

3,185

Lease rate not published

1 Grade level door
Zoning IC45



Fife Business Park
Building 5007, Unit 6
5003 Pacific Hwy East
Fife

3,117 754

NNN: \$0.436
Lease rate not published

20' Clear height
1 Grade level door
Electric HVAC



Fife Business Park
Building 5013, Unit 1/1W & 3
5003 Pacific Hwy East
Fife

3,057 747

NNN: \$0.436
Lease rate not published

Back storage room
20' Clear height
Electric HVAC



21220 68th Ave S
Kent

3,000

Sublease rate not published

For Sublease
Lease Expires 07/31/2026
Available 03/01/2024
24' Clear height
1 Dock high door
1 Grade level door

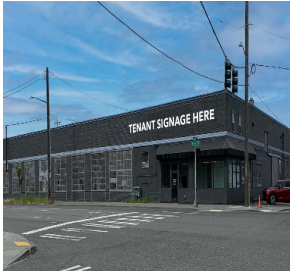


Century Commerce Center Unit 4-2 South 196th St & 70th Ave S Kent	2,260	389	Lease rate not published	Available 07/01/2024 20' Clear height 1 Grade level door 208-V, 3-P power
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Fife Business Park Building 5009, Unit 4 5003 Pacific Hwy East Fife	2,082	367	NNN: \$0.436 Lease rate not published	20' Clear height 1 Grade level door Electric HVAC
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INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
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Washington Machine Building 5201 1st Avenue South Seattle	20,411		Sales price not published	Also Available for Lease 32,000 SF total land Grade level doors IG2 U/85 Zoning
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INDUSTRIAL LAND
FOR LEASE/SALE

TOTAL
ACRES

SQUARE
FEET

PRICE/LEASE
RATE

COMMENTS



20045 84th Ave S
Kent

2.8

121,097

\$0.45/SF
\$54,493.56 per
month plus
\$0.06 NNN

For Lease
Available August 1, 2024
2.78 Acre Yard Site
Flat Site, that is paved, fenced and lit
1,440 SF Modular Office
Zoning I2



Airport Way S Property
2535 Airport Way S
Seattle

1.4

59,220

\$0.50/SF
\$29,610.00 per
month plus NNN

For Lease
Zoning IG2 U/85
Fully fenced and paved yard



Utility Trailer Sales
904 W Main St
Auburn

0.9

37,500

\$0.45/SF
\$16,875.00 per
month plus NNN

For Lease
Available 01/11/2024
Zoning M1