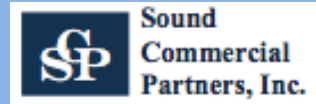


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
2/16/24



phil@soundcommercialpartners.com
phone: 206.595.3355

**INDUSTRIAL SPACE
FOR LEASE**

**TOTAL
SQ. FT.**

**OFFICE
SQ. FT.**

**LEASE
RATE**

COMMENTS



Southcenter West
Building C
1145 Andover Park West
Tukwila

18,882

1,525

Lease rate not
published

Ample Parking
Lighting Energy efficient LED
24' Clear height
Dock high doors
Power 277/480V



Park 184
Building 1
18423 - 18435 E Valley Hwy
Kent

10,307

1,600

\$11,956.12 per
month plus
NNN's

Available March 1, 2024
\$13.97 Annual/SF NNN
16' Clear height
10 Grade level doors
Yard Available
Zoning I1



Seattle Arts & Industry Building
Suite 3C
35 S Hanford St
Seattle

9,869

Lease rate not
published

Available 04/01/2024
Dock high doors
Grade level doors



Springbrook I Business Park
7869 South 180th Street
Kent

9,623

740

Lease rate not
published

Available May 1, 2024
19' Clear height
2 Dock high doors
1 Dock high door

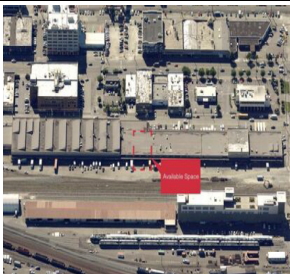


Norfolk Building
Suite 103
3701 South Norfolk Street
Seattle

7,922

Lease rate not
published

Sublease or direct
24' Clear height
1 Ramped door
Fenced Yard

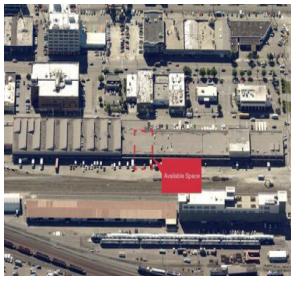


Suite 1914 D
1900 - 1948 Occidental Ave S
Seattle

7,690

Shell: \$1.00
\$7,690.00 per
month plus
NNN's

Available 01/01/2024
2 Dock high doors
Zoning IG1



Suite 1914 A 1900 - 1948 Occidental Ave S Seattle	7,511	2,233	Shell: \$1.10 \$8,262.10 per month plus NNN's	Available 01/01/2024 2 Dock high doors Zoning IG1
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Flex 194 Suite 5872 5868-5872 194th Street Kent	7,100	6,300	Blended: \$1.10 \$14,740.00 per month plus NNN's	Available 04/01/2024 Abundant Parking Great Freeway Access 1 Grade level door
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Anderson Center Building D, Unit 8714-A 8602-8712 S 222nd St Kent	6,606	980	Lease rate not published NNN: \$0.35	Available 05/01/2024 2,000 SF of Secured Loading Direct access to Hwy 167 16' Clear height 3 Grade level doors Has yard area
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1001 East 26th Street Tacoma	3,500		\$9,000.00 per month plus NNN's	Land 0.96 AC Rare Shop and Yard 12' Clear height 1 Dock high door 1 Grade level door
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Seattle Arts & Industry Building Suite 9 35 S Hanford St Seattle	2,998		Lease rate not published	Dock high doors Grade level doors
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Seattle Arts & Industry Building Suite 3A 35 S Hanford St Seattle	2,261		Lease rate not published	Dock high doors Grade level doors
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INDUSTRIAL BLDGS FOR SALE		TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	Eriks Building 7748 S 200th St Kent	41,500	3,400	\$ 7,775,000	20' Clear height 3 Dock high doors 2 Grade level doors Outside yard 2,000 Amps, 277/480v, 3-phase power

INDUSTRIAL LAND FOR LEASE/SALE		TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	Site 1 & 2 8249 5th Ave S Seattle	16.8	732,244	Not published	For Lease Site 1 available September 1, 2024 Site 2 available TBD Fully asphalted, lit, fenced, and striped, multiple access points
	Site 1 8249 5th Ave S Seattle	12.2	529,254	Not published	For Lease Site 1 available September 1, 2024 Fully asphalted, lit, fenced, and striped, multiple access points
	Site 2 8249 5th Ave S Seattle	4.7	202,990	Not published	For Lease Fully asphalted, lit, fenced, and striped, multiple access points
	Portland Avenue Development Site 7426 Portland Ave E Tacoma	2.4	105,851	\$ 375,000	For Sale Available 02/28/2022 Zoning ROC
	7715/7721 Pacific Highway Milton	2.3	99,752	\$25,000.00 per month plus NNN	For Lease Available 05/01/2024 Shop 3,824±SF Office 1,980±SF Paved & fenced yard Zoned B