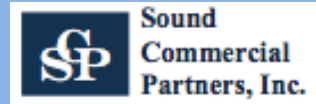


**NEW INDUSTRIAL LISTINGS**  
(SOUTH SEATTLE TO OLYMPIA)  
2/2/24



phil@soundcommercialpartners.com  
phone: 206.595.3355

**INDUSTRIAL SPACE  
FOR LEASE**

**TOTAL  
SQ. FT.**

**OFFICE  
SQ. FT.**

**LEASE  
RATE**

**COMMENTS**



Auburn ITC  
Bldg A  
2108 B St NW  
Auburn

68,040

5,748

Lease rate not  
published

Sublease term through September 30,  
2025  
1,700 SF of Bonus Mezzanine Office Not  
Included in SF  
24' Clear height  
12 Dock high doors  
2 Grade level doors  
M-1 zoning



Kent 192  
8039 S 192nd Street  
Kent

55,275

2,083

Blended: \$0.78  
\$44,739.24 per  
month plus  
NNN's

Sublease thru 1/31/2029  
24' Clear height  
10 Dock high doors  
2,000 Amps of power



Auburn Park 277  
Suite B  
4810 D St NW  
Auburn

40,000

3,556

Lease rate not  
published

Available July 1, 2024  
30' Clear height  
11 Dock high doors  
1 Grade level door



West Valley @ 216  
Building E  
6529 South 216th Street  
Kent

29,823

4,730

Lease rate not  
published  
NNN: \$0.322

Available July 1, 2024  
Ample parking  
22' Clear height  
8 Dock high doors  
2 Grade level doors



Prologis Park Kingsport  
19613 81st Avenue South  
Kent

27,500

9,728

Lease rate not  
published

Available 6/1/2024  
20' Clear height  
4 Dock high doors  
2 Drive-in doors



West Valley @ 212th  
Building B, Suite 101  
6608 S 211th Street  
Kent

26,484

7,759

Lease rate not  
published

Available June 1, 2024  
3,192 SF Mezzanine  
24' Clear height  
3 Dock high doors  
2 Grade level doors  
Heavy power



Aldarra Corporate Park  
Suite 6528  
21318 64th Avenue S  
Kent

25,203

5,618

Lease rate not  
published

Available 5/1/2024  
30' Clear height  
4 Dock high doors  
1 Drive-in door



25329 74th Avenue S  
Kent

24,175

4,961

Lease rate not  
published

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



3701 Pacific Hwy E  
Fife

13,280

Lease rate not  
published

Land SF 142,441  
2 Acres of excess yard  
10 Grade level doors  
Zoning Regional Commercial



Kent Manufacturing Campus  
22630 88th Ave S  
Kent

9,240

707

Lease rate not  
published

Available 6/1/2024  
Grade level doors  
Fully fenced and secured site  
Ample 3-phase power



County Line 50 Business Park  
Building 120, Suite 101  
120 -140 County Line Road SW  
Pacific

7,405

1,000

Lease rate not  
published

Available April 1, 2024  
2 Dock high doors  
1 Grade level door  
Three phase power



Springbrook II Business Park  
Suite 7651  
South 180th Street  
Kent

6,092

1,778

Lease rate not  
published

14' Clear height  
1 Dock high door  
1 Grade level door



117 Puyallup Avenue  
Tacoma

5,000

Shell: \$1.15  
\$5,750.00 per  
month, gross

Easy access to I-5, 705 and the Port of  
Tacoma  
Secure and fenced parking  
16' Clear height  
Dock high doors  
Grade level doors  
Heavy power



116th Steele Street Center Suite 105 11317 Steele St S Lakewood	4,000	2,000	\$4,600.00 per month plus NNN's	Easy access to SR-512 & I-5 24' Clear height 1 Dock high door 1 Grade level door
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Kent Manufacturing Campus Suite 109 22630 88th Ave S Kent	3,114	401	Lease rate not published	Available 6/1/2024 Grade level doors Fully fenced and secured site Ample 3-phase power
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Kent Manufacturing Campus Suite 108 22630 88th Ave S Kent	3,069	150	Lease rate not published	Available 6/1/2024 Grade level doors Fully fenced and secured site Ample 3-phase power
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Kent Manufacturing Campus Suite 110 22630 88th Ave S Kent	3,057	156	Lease rate not published	Available 6/1/2024 Grade level doors Fully fenced and secured site Ample 3-phase power
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INDUSTRIAL BLDGS  
FOR SALE

TOTAL  
SQ.FT.

OFFICE  
SQ.FT.

PRICE

COMMENTS

INDUSTRIAL LAND  
FOR LEASE/SALE

TOTAL  
ACRES

SQUARE  
FEET

PRICE/LEASE  
RATE

COMMENTS



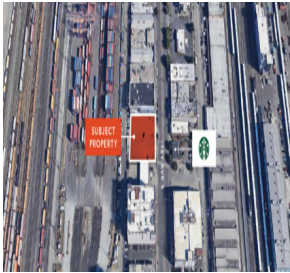
Sumner Industrial Yard  
4611 Tacoma Ave  
Sumner

2.3

101,495

\$42,000.00 per  
month plus NNN

For Lease  
Available March 1, 2024  
Warehouse/Shop 3,570 SF (500 SF  
Office)  
3 Grade Level Doors  
Site Flat, Graveled, Fenced  
Heavy Power - 1,600 amps



1955 1st Ave S  
Seattle

0.5

21,380

\$ 3,300,000

For Sale  
Zoned Urban Industrial UI-U85  
Opportunity zone