

NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
2/9/24



phil@soundcommercialpartners.com
phone: 206.595.3355

**INDUSTRIAL SPACE
FOR LEASE**

**TOTAL
SQ. FT.**

**OFFICE
SQ. FT.**

**LEASE
RATE**

COMMENTS



1565 Fryar Avenue
Sumner

206,463

Sublease rate
not published

For Sublease
Available Through January 31, 2027
Available May 1, 2024
32' Clear height
39 Dock high doors
Grade level doors
Heavy 2000 amp building power



Titan Building
Suite 300
14512 32nd Street East
Sumner

66,346

2,024

Sublease rate
not published

For Sublease
Term through May 15, 2025
ESFR sprinklers
30' Clear height
9 Dock high doors
1 Grade level door



Lacey Logistics
Suite B
3130 Hogum Bay Rd NE
Lacey

37,659

900

Lease rate not
published
NNN: \$0.24

8 Acres
30' Clear height
9 Dock high doors
1 Grade level door
2,000 Amps
Zoning Light Industrial



Prologis Park Kent 44
7828 S 200th Street
Kent

28,500

5,205

Lease rate not
published

Available 6/1/2024
22' Clear height
2 Dock high doors
1 Grade level door
Small fenced yard
600 amps of 120V



501 S Elmgrove Building
501 S Elmgrove Street
Seattle

12,048

1,280

\$10,845.00 per
month plus
NNN's

20' Clear height
6 Drive-in doors



Oakdale Business Campus
Suite B
4051 Oakdale Avenue SW
Renton

12,000

500

\$17,000.00 per
month, gross

Sublease term flexible for up to 5 years
ESFR Sprinkler System
30' Clear height
2 Dock high doors
1 Grade level door



Valley Avenue Business Park
Bldg 1, Suite 102
922 Valley Avenue NW
Puyallup

10,815

687

Lease rate not
published

Available April 1, 2024
Excellent I-5 / SR167 access
24' Clear height
3 Dock high doors
2 Grade level doors



4226 6th Ave S
Seattle

5,000

1,700

Lease Rate:
\$1.70
NNN: \$0.29
\$11,390.00 per
month plus
NNN's

Fully Fenced Perimeter
New Paint Booth
Dry & Cure Systems
Fire Suppression
14' Clear height
1 Grade level door
2 Van High Doors



Fostoria Business Park
Building B, Suite 4497
4475 - 4485 S 134th Pl
Tukwila

4,906

950

Lease rate not
published

Available 04/01/2024
18' Clear height
2 Grade level doors
Zoning C/Li



South 200th St Industrial Building
2369 South 200th St
SeaTac

4,650

1,079

Shell: \$1.20
Office: \$1.25
NNN: \$0.38
\$6,928.75 per
month plus
NNN's

Excellent access to I-5 & SR-509
16' Clear height
2 Grade level doors



Hohn Property
Suite C&D
13716 Canyon Rd E
Puyallup

4,640

Lease rate not
published

Available 07/01/2024
\$1.20 Annual/SF
2 Grade level doors
Power 240V/3Ø
Yard Available
Zoning CE



Century Commerce Center
Unit 2-1
South 196th St & 70th Ave S
Kent

4,435

395

Lease rate not
published

Available 07/01/2024
Monthly NNN \$1,737
20' Clear height
1 Grade level door
208-V, 3-P power



Suite B2-B4
3001 S Huson St
Tacoma

4,300

4,300

\$5,000.00 per
month plus
NNN's
\$1,795.36/mon
th

24' Clear height
2 Grade level doors
M1-Light Industrial or C2-Commercial
zoning



White River Corporate Park
Building A, Suite 200
2002 West Valley Hwy N
Auburn

4,000

650

Lease rate not published

Excellent freeway access and visibility
16' Clear height
1 Grade level door



Premier Property
2309 S Tacoma Way
Tacoma

7,807

\$ 1,950,000

Also Available for Lease
14' Clear height
4 Grade level doors
15K SF fenced & gated yard
Heavy power (400 amps; 3-phase)



Ecor 5-Acre Industrial
11314 17th Ave E
Tacoma

5.0

217,800

\$ 4,791,600

For Sale
102,000 SF owner/user or multi-tenant business park



Buckley Multi-Income Trucking Yard
11316 234th Ave E
Buckley

2.7

117,176

Not published

Main Home Size 3,800 SF
754 SF office with a garage
3-Phase Power
Trucking Yard



3035 S 160th St
SeaTac

2.2

95,832

Not published

For Lease
2.2 Acres Paved Yard



8310 S 222nd St
Kent

0.8

34,213

\$0.32/SF
\$10,948.16 per month plus NNN

For Lease
Great access to SR-167
Graveled Yard