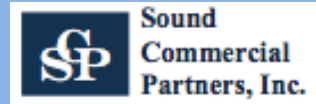


**NEW INDUSTRIAL LISTINGS**  
(SOUTH SEATTLE TO OLYMPIA)  
3/1/24



phil@soundcommercialpartners.com  
phone: 206.595.3355

**INDUSTRIAL SPACE  
FOR LEASE**

**TOTAL  
SQ. FT.**

**OFFICE  
SQ. FT.**

**LEASE  
RATE**

**COMMENTS**



Kent Valley 2 Distribution Center  
23001 54th Ave S  
Kent

102,002

6,951

Lease rate not  
published

Available August 2024  
30' Clear height  
21 Dock high doors  
3 Drive-in doors



Kent Valley 1 Distribution Center  
22615 64th Avenue S  
Kent

75,264

2,315

Lease rate not  
published

Available September 2024  
30' Clear height  
19 Dock high doors  
2 Drive-in doors  
6 Pit levelers



3985 70th Ave E  
Fife

51,600

4,000

Rate: \$0.85  
\$47,260.00 per  
month plus  
NNN's

Sublease through December 30, 2026  
Access to I-5 and SR 167  
30' Clear height  
10 Dock high doors  
1 Grade level door  
Heavy power



Prologis Park Kent 45  
18405 72nd Avenue S  
Kent

30,000

3,005

Lease rate not  
published

Available 10/1/2024  
24' Clear height  
5 Dock high doors  
1 Grade level door



Durango St Shop/Yard  
8311 Durango St SW  
Lakewood

12,584

\$16,000.00 per  
month plus  
NNN's

Available June 1, 2024  
1.84 Total AC  
Yard Available  
16' Clear height  
2 Dock high doors  
4 Grade level doors  
Zoning Industrial One (C1)



Clay St Business Park II  
201-245 Clay St NW  
Auburn

9,454

350

Lease rate not  
published

Available April 1st, 2024  
16' Clear height  
1 Grade level door



Practical Truck 6307 Pacific Hwy E Tacoma	5,000		\$18,500.00 per month plus NNN's	1.25 Acres Yard area Zoning RC
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1044 Industry Drive Tukwila	2,105	1,716	Sublease rate not published	Sublease Expires 7/31/2026 1 Grade level door
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INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
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3456 Martin Way E Olympia	7,572		\$ 1,350,000	0.46 Acres Grade level doors Yard area Zoning HDC-4
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INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
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9845 Martin Luther King Jr Way S Seattle	3.4	147,595	Not published	For Lease Available October 1, 2024 Immediate access to I-5 Fenced, paved and lit yard area
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