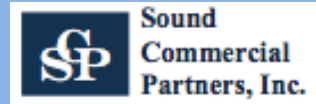


**NEW INDUSTRIAL LISTINGS**  
(SOUTH SEATTLE TO OLYMPIA)  
3/22/24



phil@soundcommercialpartners.com  
phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Tacoma Supply Chain Center  
17612 50th Avenue E  
Frederickson

303,866

6,000

Shell: \$0.78/psf  
Office: \$1.45/psf  
\$245,715.48  
per month plus  
NNN's

Sublease through 2/28/2030  
36' Clear height  
46 Dock high doors  
2 Grade level doors



Auburn 18 Business Park  
Building 12  
400 15th St SW  
Auburn

105,771

Lease rate not  
published

Available 04/30/2024  
Dock high and ramp doors  
27' Clear height  
Abundant yard area



Lakewood Industrial Park  
Bldg 26, Suite A  
100th St SW & 47th Ave SW  
Lakewood

44,890

1,763

Lease rate not  
published  
NNN: \$0.24/psf

Available 04/15/2024  
24 Dock high doors  
21 Grade level doors  
Heavy Power



Seattle South Business Park  
Building 5  
18285 Andover Park W  
Tukwila

28,800

1,701

Lease rate not  
published

Quick and easy access to I-5, I-405 and SR  
167  
24' Clear height  
4 Dock high doors  
1 Grade level door



Industrial Building  
4520 S Adams St  
Tacoma

26,068

1,275

Rate: \$0.80/psf  
\$21,874.40 per  
month plus  
NNN's

2 Dock high doors  
2 Grade level doors  
Fenced/secured yard  
Zoned Heavy Industrial (M2)  
Heavy power



Secured Stand Alone Building  
4747 1st Ave S  
Seattle

17,729

5,780

Lease rate not  
published

Ample parking  
Easy access to I-5, Hwy-99 and I-90  
20' Clear height  
5 Dock high doors  
1 Grade level door  
Fenced yard



212th Business Park  
Building D, Suite 103  
7815 South 208th Street  
Kent

15,000

1,000

Lease rate not  
published

Available June 1, 2024  
20' Clear height  
2 Dock high doors  
1 Grade level door



Prologis Park Puyallup 2  
Suite 106  
402 Valley Ave  
Puyallup

11,500

4,335

Lease rate not  
published

Available September 1, 2024  
New LED lighting  
22' Clear height  
2 Dock high doors  
2 Grade level doors



Renton 167 Land Opportunity  
2940-2990 East Valley Rd  
Renton

11,200

1,200

Lease rate not  
published

5.84 Acres  
Grade level doors  
20' Clear height  
Zoning CA  
Has yard area



215 South Findlay Street  
Seattle

5,500

960

Rate: \$1.35/psf  
\$8,721.00 per  
month plus  
NNN's

24' Clear height  
1 Dock high door



1524 Sumner Building  
Suite 103  
1524 45th Street E  
Sumner

5,488

1,809

Lease rate not  
published

Available July 1, 2024  
Great access to SR 167  
24' Clear height  
2 Grade level doors



Federal Way Business Park North  
Building D  
33755 9th Ave S  
Federal Way

4,095

1,095

Lease rate not  
published

Sublease runs through 11/30/2025  
12' Clear height  
1 Grade level door

**INDUSTRIAL BLDGS  
FOR SALE**

**TOTAL  
SQ.FT.**

**OFFICE  
SQ.FT.**

**PRICE**

**COMMENTS**



2705 Pacific Ave  
Tacoma

31,100

\$ 1,950,000

0.49 Acres  
1 Dock high door  
1Grade level door  
Zoning WR

**INDUSTRIAL LAND  
FOR LEASE/SALE**

**TOTAL  
ACRES**

**SQUARE  
FEET**

**PRICE/LEASE  
RATE**

**COMMENTS**



Lakewood Industrial Park  
Yard 26  
100th St SW & 47th Ave SW  
Lakewood

0.7

28,500

\$0.25/psf  
\$7,125.00 per  
month plus NNN

For Lease  
Striped for trailers  
Parcels 4001310010 & 4001310020  
Trailer yard



2nd Ave S + S Findlay St  
Seattle

0.2

8,000

\$3,200.00 per  
month plus NNN

For Lease  
Fenced & Gravelled Yard  
Zoned IG2