

NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
3/8/24



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
----------------------------	---------------	----------------	------------	----------



Lift Logistics 76th
 22408 76th Avenue S
 Kent

207,744

5,886

Lease rate not published

Completely Renovated
 3,220 SF of new office
 52' Clear height
 64 Dock high doors
 4 Grade level doors
 185' truck court
 202,869 SF yard
 2,000 Amp



Northwest Corporate Park
 Bldg C & Sylvania Bldg
 715 S Fidalgo St & 770 S Michigan
 St
 Seattle

129,625

10,873

Lease rate not published

Available Q2 2024
 22' Clear height
 40 Dock high doors
 3 Ramps
 IG2-85 Zoning



Northwest Corporate Park
 Bldg C
 715 S Fidalgo St & 770 S Michigan
 St
 Seattle

83,500

9,073

Shell: \$1.40
 Office: 1.25
 NNN: \$0.392
 \$128,241.25
 per month plus
 NNN's

22' Clear height
 30 Dock high doors
 2 Ramps



Northwest Corporate Park
 Sylvania Bldg
 715 S Fidalgo St & 770 S Michigan
 St
 Seattle

46,125

1,800

Shell: \$1.40
 Office: 1.25
 NNN: \$0.384
 \$66,825.00 per
 month plus
 NNN's

20' Clear height
 20 Dock high doors
 1 Ramp
 IG2-85 Zoning



BTC III Kent Industrial Center
 8030 S 194th Street
 Kent

42,049

866

Lease rate not published

Available November 1, 2024
 T-8 lighting in warehouse
 Expandable to 73,500 SF
 24' Clear height
 8 Dock high doors
 3 Rail doors



3301 1st Ave S
 Seattle

36,000

Lease rate not published

20,000 SF Footprint
 16,000 SF Mezzanine
 10'-2" Clear Height
 44' center bay
 1 Drive-in-door
 Heavy Power



Port of Tacoma Warehouse
1157 Thorne Road
Tacoma

27,000

Blended: \$0.93
\$25,000.00 per
month plus
NNN's

Sublease expires December 31, 2026
20' Clear height
Grade level doors
Bonus Fenced and Secured Outdoor
Storage Yard



Northwest Corporate Park
Building B
6011 6th Avenue South
Seattle

20,100

1,637

Shell: \$1.40
Office: 1.25
NNN: \$0.389
\$30,186.25 per
month plus
NNN's

Available January 1, 2024
24' Clear height
6 Dock high doors



Seattle South Business Park
Building 8
18296 Andover Park West
Tukwila

8,640

1,428

\$12,123.00 per
month plus
NNN's

Sublease term until November 30th,
2028
24' Clear height
2 Dock high doors
1 Grade level door
3,000 SF Fenced yard



Cascade Oil Building
Suite 102
925 Hiawatha Place S
Seattle

6,800

3,400

\$14 - 18/sf NNN

Available March 2023
Four Service Bays
\$14 - 18/sf NNN
NNN \$5.00sf
12,197 sf with 5,397 sf yard space



Lakewood Business Park
Building D, Suite D5
10111 South Tacoma Way
Lakewood

6,136

1,000

Rate: \$1.15
\$8,206.40 per
month plus
NNN's

Sublease
2 Grade level doors
Yard space available
Zoned Airport Corridor 1 (AC1)



Lakewood Business Park
Building H, Suite H9
10111 South Tacoma Way
Lakewood

5,511

3,239

Rate: \$1.15
\$10,062.50 per
month plus
NNN's

Available Mid 2024
2 Grade level doors
Yard space available
Zoned Airport Corridor 1 (AC1)



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

4,490

425

Lease rate not
published

Available 12/01/2024
Monthly NNN \$1,758
20' Clear height
1 Grade level door
208-V, 3-P power



Cedar Plaza
Suite R
3630 S Cedar Street 3635 S
Lawrence Street
Tacoma

3,853

Lease rate not
published

Ample parking
Grade level doors



Cedar Plaza
Suite M
3630 S Cedar Street 3635 S
Lawrence Street
Tacoma

3,827

Lease rate not
published

Ample parking
Grade level doors

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS



Gateway IV
12687 Gateway Drive S
Tukwila

40,969

\$ 7,000,000

2.58 Acres
Price Psf \$170.86
16' Clear height
5 Grade level doors
Zoning C-LI
1,200 Amps, 277/480 volt

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



Industrial Property
38th Ave E
Frederickson

1.0

42,688

\$8,000.00 per
month plus NNN

Yard For Lease
Acre is flat and gated
Industrial Zoning