



701 S Southern St

701 S Southern St
Seattle, WA 98108

Owner

Buyer Scout 2024 LLC

Class

Building Size 5,460 SF

Year Built 1954

Industrial Sold

1

Sale Price	\$820,000.00
\$/SF	\$150.18 Per SF
Office SF	
Industrial SF	5,460 SF
Retail SF	
Land Size	0.26 Acres
Parking Ratio	
Sale Date	03/25/2024



817 S Kenyon Street

817 S Kenyon St
Seattle, WA 98108

Owner

Buyer Craig Patterson

Class

Building Size 1,320 SF

Year Built 1941

Multi-Family Sold

2

Sale Price	\$368,000.00
\$/SF	\$280.92 Per SF
Office SF	
Industrial SF	1,320 SF
Retail SF	
Land Size	0.12 Acres
Parking Ratio	
Sale Date	03/12/2024

Diamond in the rough. Commercial zoned. Enter property at your own risk. 2 separate structures, tear them down or rebuild at your own desire. Seller to do no work, no form #17 provided,



Mountain View Fire & Rescue

18610 SE Covington Sawyer Rd
Kent, WA 98042

Owner

Buyer Inder Sangha and Inderjit Gill

Class

Building Size 2,724 SF

Year Built 1967

Industrial Sold

3

Sale Price	\$700,000.00
\$/SF	\$256.98 Per SF
Office SF	
Industrial SF	2,724 SF
Retail SF	
Land Size	0.48 Acres
Parking Ratio	
Sale Date	01/22/2024



Buckley Commercial Building & Yard

28515 Hwy 410 E
Buckley, WA 98321

Owner

Buyer Avery Property Group LLC

Class

Building Size 10,512 SF

Year Built 2018

Industrial Sold

4

Sale Price	\$2,300,000.00
\$/SF	\$218.80 Per SF
Office SF	
Industrial SF	10,512 SF
Retail SF	
Land Size	2.28 Acres
Parking Ratio	
Sale Date	01/31/2024

We are pleased to present the sale offering for this well positioned commercial property located at 28515 SR 410, in Buckley, WA. Built in 2018, there are two structures that total 10,512 square feet. The property is situated on a 2.28-acre parcel, allowing for a variety of value-add strategies that



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4611 Tacoma Avenue

4611 Tacoma Ave
Sumner, WA 98390

Owner

Buyer 4611 Tacoma Ave LLC

Class

Building Size 3,200 SF

Year Built 1950

Industrial Sold

5

Sale Price	\$2,750,000.00
\$/SF	\$859.38 Per SF
Office SF	
Industrial SF	
Retail SF	
Land Size	2.33 Acres
Parking Ratio	
Sale Date	01/04/2024



Automatic Products

5858 S 194th St
Kent, WA 98032

Owner

Buyer Cedar Sky Ventures LLC

Class

Building Size 46,742 SF

Year Built 2007

Industrial Sold

6

Sale Price	\$11,700,000.00
\$/SF	\$250.31 Per SF
Office SF	6,000 SF
Industrial SF	40,742 SF
Retail SF	
Land Size	2.40 Acres
Parking Ratio	
Sale Date	02/15/2024



1819 Williams Avenue

1819 Williams Ave
Sumner, WA 98390

Owner

Buyer 174 Leasing LLC

Class

Building Size 1,200 SF

Year Built 1925

Industrial Sold

7

Sale Price	\$510,000.00
\$/SF	\$425.00 Per SF
Office SF	1,200 SF
Industrial SF	
Retail SF	
Land Size	0.30 Acres
Parking Ratio	
Sale Date	03/12/2024



8139 Kimmie Street SW

8139 Kimmie St SW
Tumwater, WA 98512

Owner

Buyer HDTC LLC

Class

Building Size 1,886 SF

Year Built 1985

Industrial Sold

8

Sale Price	\$1,800,000.00
\$/SF	\$954.40 Per SF
Office SF	
Industrial SF	1,886 SF
Retail SF	
Land Size	11.20 Acres
Parking Ratio	
Sale Date	01/26/2024



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Seattle Boats Facility & Yard

25028-25032 Pacific Hwy S
Kent, WA 98032

Owner	
Buyer	Pac Hwy Autoplex Inc
Class	B
Building Size	12,900 SF
Year Built	1990

Industrial Sold

9

Sale Price	\$3,200,000.00
\$/SF	\$248.06 Per SF
Office SF	750 SF
Industrial SF	12,150 SF
Retail SF	
Land Size	1.36 Acres
Parking Ratio	
Sale Date	02/23/2024

• 1.35 acre (59,000 SF) site on 2 tax parcels • 12,900 SF service building with 16 grade level doors • Multiple office nodes • 3 phase power • 14' - 16' Clear Height • Majority of site is fully fenced with ability to fence whole site • Partially paved with remainder being gravel • Easy access to I-5 and H



813 44th Street NW

813 44th St NW
Auburn, WA 98001

Owner	
Buyer	Ella Estate WA Corp
Class	
Building Size	49,435 SF
Year Built	2014

Industrial Sold

10

Sale Price	\$15,100,000.00
\$/SF	\$305.45 Per SF
Office SF	5,935 SF
Industrial SF	43,500 SF
Retail SF	
Land Size	2.50 Acres
Parking Ratio	
Sale Date	01/30/2024

49,435 total rentable SF with 5,935 SF office (2,935 SF mezzanine). 30' clear height. 7 dock high doors and 1 grade level door. 39 parking stalls. ESFR sprinklers and a fully insulated warehouse. Fully fenced and enclosed truck court. Situated on 2.50 acres. Call for pricing.



Versitle Drilling

7510 5th Ave S
Seattle, WA 98108

Owner	
Buyer	Reddor, LLC
Class	
Building Size	1,872 SF
Year Built	1958

Industrial Sold

11

Sale Price	\$935,000.00
\$/SF	\$499.47 Per SF
Office SF	864 SF
Industrial SF	1,008 SF
Retail SF	
Land Size	0.23 Acres
Parking Ratio	
Sale Date	02/27/2024

Lot Size : 10,000 SF Building : 1,872 SF Office : 869 SF Zoning : IG1 / U65502 Compliant Heavy Power Fully fenced and secured yard Full camera system wired (system available) Full vent hood



61 Shattuck

61 Shattuck Avenue S
Renton, WA 98057

Owner	
Buyer	Tessier-Ashpool SA LLC
Class	
Building Size	10,926 SF
Year Built	1966

Industrial Sold

12

Sale Price	\$2,300,000.00
\$/SF	\$210.51 Per SF
Office SF	3,190 SF
Industrial SF	7,736 SF
Retail SF	
Land Size	0.46 Acres
Parking Ratio	
Sale Date	02/27/2024



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402 Washington St

402 Washington St. NE
Olympia, WA 98501

Owner	
Buyer	RCCC LLC
Class	
Building Size	6,939 SF
Year Built	1936

Industrial Sold

13

Sale Price	\$800,000.00
\$/SF	\$115.94 Per SF
Office SF	1,000 SF
Industrial SF	5,960 SF
Retail SF	
Land Size	0.17 Acres
Parking Ratio	0
Sale Date	01/11/2024

Beautiful, historic, well maintained warehouse/retail in downtown Olympia. Built in 1936, this 6,900 warehouse was previously used as a furniture store. Barrel roof, split heaters for AC and heat throughout. 2 restrooms, office, storefront. Bonus mezzanine space, not included in SF. Roll up doo



1944 Milwaukee Way

1944 Milwaukee Way
Tacoma, WA 98421

Owner	
Buyer	VTT, LLC
Class	
Building Size	11,150 SF
Year Built	1964

Industrial Sold

14

Sale Price	\$2,500,000.00
\$/SF	\$224.22 Per SF
Office SF	500 SF
Industrial SF	10,650 SF
Retail SF	
Land Size	0.94 Acres
Parking Ratio	0
Sale Date	02/06/2024



Harvest Industrial Park

22220 68th Ave S
Kent, WA 98032

Owner	
Buyer	Pisco Capital Investments LLC & Stark Capital Investments LLC
Class	
Building Size	94,225 SF
Year Built	1996

Industrial Sold

15

Sale Price	\$23,650,000.00
\$/SF	\$250.99 Per SF
Office SF	4,907 SF
Industrial SF	89,318 SF
Retail SF	
Land Size	4.98 Acres
Parking Ratio	
Sale Date	01/31/2024

• 94,225 total SF • Approx. 4,310 SF first floor office and 597 SF of S/R office • Approx. 21,286 SF of freezer/cooler area • 13 dock-high doors and 2 drive-in ramp doors • Clear height: 24' • Ample parking • Built in 1996 • 800 amps, 277/480-volt, 3-phase, 4-wire • I1, City of Kent • Standard wet-pipe sprin



4411 S Ryan Way

4411 S Ryan Way
Tukwila, WA 98178

Owner	
Buyer	Sprinkler Fitters and Apprentices UA Local 699
Class	
Building Size	22,459 SF
Year Built	1987

Industrial Sold

16

Sale Price	\$4,500,000.00
\$/SF	\$200.37 Per SF
Office SF	12,792 SF
Industrial SF	9,667 SF
Retail SF	
Land Size	5.75 Acres
Parking Ratio	0
Sale Date	02/23/2024

Lee & Associates Commercial Real Estate Services, LLC, is pleased to present the opportunity to acquire The Raisbeck Engineering Building, a premier property in Tukwila, WA. This is a perfect opportunity for an owner-user or investor, with adjacent land for either near term or long-term development



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Market Northwest

25329 74th Ave S
Kent, WA 98032

Owner	
Buyer	RLE Ventures, LLC
Class	
Building Size	24,175 SF
Year Built	1993

Industrial Sold

17

Sale Price	\$7,250,000.00
\$/SF	\$299.90 Per SF
Office SF	6,340 SF
Industrial SF	17,465 SF
Retail SF	
Land Size	1.34 Acres
Parking Ratio	
Sale Date	03/07/2024



5620 S Proctor St

5620 S Proctor St
Tacoma, WA 98409

Owner	
Buyer	Able Proctor LLC
Class	
Building Size	14,034 SF
Year Built	1993

Industrial Sold

18

Sale Price	\$2,925,000.00
\$/SF	\$208.42 Per SF
Office SF	1,334 SF
Industrial SF	12,000 SF
Retail SF	
Land Size	0.86 Acres
Parking Ratio	
Sale Date	01/31/2024



Aronson Campbell Building

5300 Denver Ave S
Seattle, WA 98108

Owner	
Buyer	Over The Hills Holdings, LLC
Class	
Building Size	24,291 SF
Year Built	1953

Industrial Sold

19

Sale Price	\$11,000,000.00
\$/SF	\$452.84 Per SF
Office SF	11,182 SF
Industrial SF	11,283 SF
Retail SF	1,826 SF
Land Size	1.45 Acres
Parking Ratio	0
Sale Date	03/29/2024



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Address	Status	Floor/Suite	Land	Building SF	Available SF	Price
701 S Southern St	Industrial Sold		0.26 Acres	5,460 SF	5,460 SF	\$820,000.00
817 S Kenyon St	Multi-Family Sold		0.12 Acres	1,320 SF	1,310 SF	\$368,000.00
18610 SE Covington Sawyer Rd	Industrial Sold		0.48 Acres	2,724 SF	2,724 SF	\$700,000.00
28515 Hwy 410 E	Industrial Sold		2.28 Acres	10,512 SF		\$2,300,000.00
4611 Tacoma Ave	Industrial Sold		2.33 Acres	3,200 SF		\$2,750,000.00
5858 S 194th St	Industrial Sold		2.40 Acres	46,742 SF		\$11,700,000.00
1819 Williams Ave	Industrial Sold		0.30 Acres	1,200 SF		\$510,000.00
8139 Kimmie St SW	Industrial Sold		11.20 Acres	1,886 SF		\$1,800,000.00
25028-25032 Pacific Hwy S	Industrial Sold		1.36 Acres	12,900 SF		\$3,200,000.00
813 44th St NW	Industrial Sold		2.50 Acres	49,435 SF	49,435 SF	\$15,100,000.00
7510 5th Ave S	Industrial Sold		0.23 Acres	1,872 SF		\$935,000.00
61 Shattuck Avenue S	Industrial Sold		0.46 Acres	10,926 SF		\$2,300,000.00
402 Washington St. NE	Industrial Sold		0.17 Acres	6,939 SF	6,900 SF	\$800,000.00
1944 Milwaukee Way	Industrial Sold		0.94 Acres	11,150 SF		\$2,500,000.00
22220 68th Ave S	Industrial Sold		4.98 Acres	94,225 SF	94,225 SF	\$23,650,000.00
4411 S Ryan Way	Industrial Sold		5.75 Acres	22,459 SF	22,459 SF	\$4,500,000.00
25329 74th Ave S	Industrial Sold		1.34 Acres	24,175 SF	24,175 SF	\$7,250,000.00
5620 S Proctor St	Industrial Sold		0.86 Acres	14,034 SF		\$2,925,000.00
5300 Denver Ave S	Industrial Sold		1.45 Acres	24,291 SF	24,291 SF	\$11,000,000.00



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