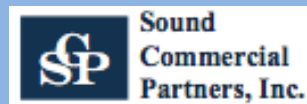


**NEW INDUSTRIAL LISTINGS**  
**(SOUTH SEATTLE TO OLYMPIA)**  
**4/19/24**



phil@soundcommercialpartners.com  
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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West Canyon Logistics  
 5211 196th St E  
 Spanaway

178,277

Lease rate not  
 published

Planned construction  
 22.7 Acres  
 SEPA Approved  
 40' Clear height  
 36 Dock high doors  
 4 Grade level doors



2900 Lind Avenue SW  
 Renton

40,000

1,350

Rate: \$1.15/psf  
 \$46,000.00 per  
 month plus  
 NNN's

Sublease term of 1-2 years preferred  
 Available June 1, 2024  
 18' Clear height  
 1 Dock high door  
 2 Grade level doors



Oakesdale Commerce Center - E5  
 720 SW 34th St  
 Renton

29,628

4,893

Lease rate not  
 published

Available September 1, 2024  
 24' Clear height  
 5 Dock high doors  
 1 Grade level door



3663 1st Ave S  
 Seattle

24,000

3,780

Rate: \$1.45/psf  
 \$34,800.00 per  
 month plus  
 NNN's

16' Clear height  
 Grade level doors  
 Secured/Fenced Storage  
 Above Standard Power



2201 R Street NW  
 Auburn

17,394

1,800

Rate: \$1.25/psf  
 \$21,742.50 per  
 month plus  
 NNN's

Available November 1, 2024  
 1.66 Acres  
 24' Clear height  
 3 Dock high doors  
 3 Grade level doors  
 Heavy power  
 M-1 zoning



Valley Avenue Business Park  
 Bldg 5, Suite 101B  
 938 Valley Avenue NW  
 Puyallup

15,624

648

Lease rate not  
 published

Available August 1, 2024  
 Excellent I-5 / SR167 access  
 30' Clear height  
 5 Dock high doors



Suite 203  
1111 S 344th Street  
Federal Way

8,985

1,016

Shell: \$1.10/psf  
Office: \$1.30/psf  
NNN: \$0.26  
\$11,204.30 per month plus NNN's  
6 Dock high doors  
2 Grade level doors



Suite 102  
4504 East Valley Highway  
Sumner

6,872

7,682

Sublease rate not published  
For Sublease  
Grade level doors  
Dock high doors  
Ample Parking



6601 S Glacier St  
Tukwila

5,600

Lease rate not published

Grade level doors  
0.13 Acres  
Zoning CLI



Center Plaza  
Building 1, Suite 100/104  
2620 & 2750 Williamson Place  
DuPont

4,440

433

Lease rate not published  
Available 5/1/2024  
21' Clear height  
2 Grade level doors  
3-Phase Power



1501 20th St NW  
Auburn

3,544

2,981

Rate: \$1.06/psf  
NNN: \$0.20  
\$3,756.64 per month plus NNN's  
21' Clear height  
Grade level OHD  
Abundant power



Fife Business Park  
Building 5003, Unit 1/1W & 3  
5003 Pacific Hwy East  
Fife

3,072

747

Lease rate not published  
NNN: \$0.436  
20' Clear height  
Grade-level roll-up doors  
Electric HVAC



Fife Business Park  
Building 5009, Unit 8  
5003 Pacific Hwy East  
Fife

2,886

1,350

Lease rate not published  
NNN: \$0.436  
20' Clear height  
Grade-level roll-up doors  
Electric HVAC



Century Commerce Center  
 Building 5, Unit 5-7  
 South 196th St & 70th Ave S  
 Kent

2,505

394

Lease rate not  
 published

Available 10/1/2024  
 20' Clear height  
 1 Grade level door  
 208-V, 3-P power



Fife Business Park  
 Building 5013, Unit 11  
 5003 Pacific Hwy East  
 Fife

2,078

990

Lease rate not  
 published  
 NNN: \$0.436

20' Clear height  
 Grade-level roll-up doors  
 Electric HVAC



Campus Park  
 Building 2, Suite 208  
 1020 S 344th St  
 Federal Way

2,035

569

\$2,748.00 per  
 month plus  
 NNN's

Available May 1st, 2024  
 15' Clear height  
 1 Grade level door  
 3 Phase power



Suite 104  
 4114 B PI NW  
 Auburn

2,000

Rate:  
 \$1.1.8475/psf  
 \$3,695.00 per  
 month plus  
 NNN's

20' Clear height  
 2 Grade level doors  
 Zoning M-1

**INDUSTRIAL BLDGS  
FOR SALE**

**TOTAL  
SQ.FT.**

**OFFICE  
SQ.FT.**

**PRICE**

**COMMENTS**



West Canyon Logistics  
5211 196th St E  
Spanaway

178,277

Sales price not  
published

Planned construction  
22.7 Acres  
SEPA Approved  
40' Clear height  
36 Dock high doors  
4 Grade level doors



SVDP Burien  
13445 1st Ave S  
Burien

14,133

\$ 2,000,000

Grade level doors  
0.56 Acres  
Zoning CR



112th St Warehouse + Yard  
11305 Waller Rd E  
Tacoma

3,000

\$ 1,200,000

0.98 Acres  
2 Grade level doors  
Fenced yard

**INDUSTRIAL LAND  
FOR LEASE/SALE**

**TOTAL  
ACRES**

**SQUARE  
FEET**

**PRICE/LEASE  
RATE**

**COMMENTS**



22212 State Route 410  
Bonney Lake

6.8

296,615

Not published

For Lease or Sale



11401 C St S  
Parkland

2.7

118,919

\$ 1,400,000

For Sale  
Zoning UCOR



24408 South 244th Street  
Kent

1.5

66,967

\$15,000.00 per  
month, Gross

For Lease  
Great access to I-5/Hwy 99  
Graveled Yard