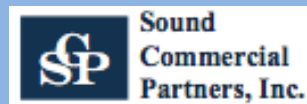


NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 4/26/24



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Oakesdale Commerce Center East - E2
 700 SW 34th St
 Renton

41,323

6,700

Lease rate not published

Sublease
 24' Clear height
 10 Dock high doors
 1 Grade level door
 Zoning IL



212th Business Park Building D, Suite 107
 7815 South 208th Street
 Kent

35,873

2,973

Lease rate not published

Available November 1, 2024
 20' Clear height
 4 Dock high doors
 4 Grade level doors



Oakesdale Commerce Center East - E3
 710 SW 34th St
 Renton

30,452

6,000

Lease rate not published

Sublease
 24' Clear height
 7 Dock high doors
 1 Grade level door
 Zoning IL



Rainier Corporate Park East
 2380 70th Avenue E
 Fife

25,977

1,881

Lease rate not published

For Sublease
 Master Lease Expires 5/31/2027
 30' Clear height
 5 Dock high doors
 1 Grade level door



Continuant Building
 5050 20th St E
 Fife

21,000

1,300

Lease rate not published

Available 6/1/2024
 23' Clear height
 8 Dock high doors



711 E 11th Street
 Tacoma

20,000

Rate: \$0.70/psf
 \$14,000.00 per month, gross

Sublease Term 4/30/2030
 22' Clear height
 1 Dock high door
 1 Grade level door
 Yard 25,000 SF



2911 Marvin Road
Lacey

7,530

Rate: \$1.10/psf
 NNN: \$0.21/psf
 \$8,283.00 per
 month plus
 NNN's
 14' Clear height
 2 Roll up doors
 Ample parking or small yard



8504 S 228th St
Kent

4,700

NNN: \$0.35/psf
 \$5,640.00 per
 month plus
 NNN's
 10' Clear height
 2 Grade level doors
 Heavy Power
 277/480 Volt



24th Street Business Park
 Bldg D1, Unit 10
 24th St E & 138th Ave S
 Sumner

4,014

462

Lease rate not
 published
 20' Clear height
 2 Grade level doors
 M-1 Zoning
 3-Phase power

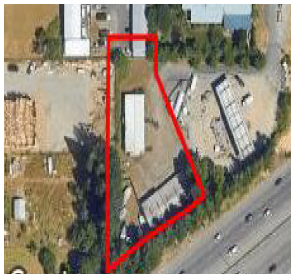
**INDUSTRIAL BLDGS
 FOR SALE**

**TOTAL
 SQ.FT.**

**OFFICE
 SQ.FT.**

PRICE

COMMENTS



Lilly Road Industrial Property
 505 Lilly Rd SE
 Olympia

8,000

\$ 1,169,000

Land 0.81 Acre
 Grade level doors
 Yard area
 Zoning GC



Former Wiley'S Water Sports
 1417 S Trenton St
 Seattle

6,992

412

\$ 2,200,000

Land 12,500 SF
 Easy access to SR-99 & I-5 freeways
 10'5" Clear height
 2 Grade level doors



722 40th Street NE
 Auburn

4,680

\$ 1,125,000

2 Grade level doors
 Zoning C3 - Auburn

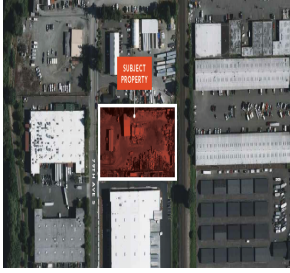
**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



Riverbend Yard
26402 79th Ave S
Kent

1.9

81,021

Not published

Yard For Lease
Small shop with ground level loading
Riverbend Yard
Site is fenced, lit & secured