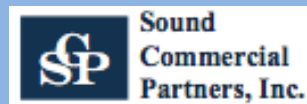


**NEW INDUSTRIAL LISTINGS**  
**(SOUTH SEATTLE TO OLYMPIA)**  
**4/5/24**



phil@soundcommercialpartners.com  
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Valley Corporate Center  
 Building B  
 22217 68th Avenue South  
 Kent

33,155

8,788

Lease rate not  
published

Available May 2024  
 25' Clear height  
 12 Dock high doors  
 6 Drive-in doors  
 13,800 SF Paved and fenced yard



Valley Corporate Center  
 Building B  
 22219 68th Avenue South  
 Kent

25,148

2,148

Lease rate not  
published

Available May 2024  
 25' Clear height  
 4 Dock high doors  
 5 Drive-in doors  
 13,800 SF Paved and fenced yard



Southcenter West  
 Building B  
 1177 Andover Park W  
 Tukwila

19,158

2,028

Lease rate not  
published

Available September 2024  
 Energy efficient Led  
 Ample Parking  
 24' Clear height  
 3 Dock high doors  
 1 Grade level door  
 400-amp 120/208V, with (2) 200-amp



Gateway North  
 Bldg 4, Ste 149  
 3315 South 116th St  
 Tukwila

14,429

7,804

Shell: \$1.20/psf  
 Office: \$1.25/psf  
 \$27,069.80 per  
 month plus  
 NNN's

Available July 1, 2024  
 18' Clear height  
 5 Dock high doors  
 2 Ramps, oversized



SeaTac Logistics Park 1  
 Bldg B, Suite 300  
 855 S 192nd Street  
 SeaTac

10,724

3,846

Lease rate not  
published

Available July 1, 2024  
 Ample parking  
 24' Clear height  
 4 Dock high doors  
 1 Grade level door



9777 Martin Luther King Jr Way S  
 Seattle

7,500

Lease rate not  
published

22' Clear height  
 6 Grade level doors  
 5.61 Acres Paved Yard  
 Heavy Power - 400 amps, 277/480v



5300 1st Ave S  
Seattle

4,540

1,600

Blended:  
\$1.30/psf  
\$7,982.00 per  
month plus  
NNN's

13' Clear height  
3 Dock high doors  
3 Phase power

**INDUSTRIAL BLDGS  
FOR SALE**

**TOTAL  
SQ.FT.**

**OFFICE  
SQ.FT.**

**PRICE**

**COMMENTS**



Hoya Vision Care  
2330 S 78th St  
Tacoma

15,692

\$ 3,400,000

0.8 Acres  
Grade level doors  
Zoning M1-STGPD



215 E Titus St  
Kent

4,000

\$ 1,200,000

4,500 SF Lot  
1 Grade level doors  
Roof-Mounted Heat Pump  
3-Phase Heavy Power  
Zoning GC-MU

**INDUSTRIAL LAND  
FOR LEASE/SALE**

**TOTAL  
ACRES**

**SQUARE  
FEET**

**PRICE/LEASE  
RATE**

**COMMENTS**



11015 34th Ave E  
Tacoma

2.7

118,483

Not published

For Lease  
1,700 SF Office  
Fully fenced  
Secure graveled yard  
Zoning: Employment Corridor



218th Yard  
8601 S 218th St  
Kent

1.1

47,916

\$11,500.00 per  
month plus NNN

For Lease  
1,000 SF of office  
1,000 SF of covered storage/shop  
Fully fenced, secured site  
218th Yard