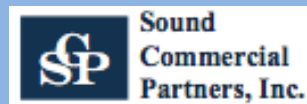


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
5/10/24



phil@soundcommercialpartners.com
 phone: 206.595.3355

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



Canyon Point Industrial Center
 Building A
 Frederickson

443,358

Lease rate not published

Planned construction
 40' Clear height
 80 Dock high doors
 4 Drive-in doors
 93 Trailer Parking
 Zoned EC-Industrial



Canyon Road Commerce Center
 East Building Specs
 5223 136th St E
 Frederickson

161,733

4,610

Lease rate not published

New construction
 36' Clear height
 21 Dock high doors
 2 Grade level doors
 Power 2000 Amps 480/277 Volt
 Zoning ECOR



Renton Logistics Center
 300 SW 27th Street
 Renton

137,520

2,592

Lease rate not published

Sublease thru 8/31/2028
 30' Clear height
 19 Dock high doors
 2 Grade level doors
 7 Pit levelers
 1 Edge of dock leveler
 20 Parking stalls
 6 Trailer stalls



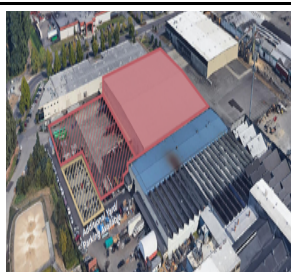
Canyon Road Commerce Center
 West Building Specs
 5103 136th St E
 Frederickson

112,957

4,227

Lease rate not published

New construction
 Available September 2024
 32' Clear height
 21 Dock high doors
 2 Grade level doors
 Power 1600 Amps 480/277 Volt
 Zoning ECOR



2005 Fryar Avenue
 Sumner

85,073

850

Lease rate not published

ESFR Sprinklered
 Excess trailer parking
 24' Clear height
 15 Dock high doors
 2 Drive-in doors
 Heavy power
 Heavy Industrial Zoning



Tacoma Industrial Facility
 Building 1
 4401/4409 S Orchard St
 Tacoma

52,000

16,000

Rate: \$0.80/psf
 \$41,600.00 per month plus
 NNN's

Sublease Through 8/31/2028
 25' Clear height
 2 Dock high doors
 3 Grade level doors
 1.5 acres of paved yard
 Heavy Power



Southcenter South
18340 Olympic Avenue South
Tukwila

34,400 2,384

Blended:
\$1.00/psf
\$34,400.00 per
month plus
NNN's

Sublease thru 8/31/2028
24' Clear height
10 Dock high doors
1 Grade level door



Northwest Corporate Park - Kent
17
20866 84th Ave S
Kent

33,600 5,214

Lease rate not
published

Available August 1, 2024
22' Clear height
14 Dock high doors
1 Grade level door



Oakesdale Commerce Center - E5
720 SW 34th St
Renton

29,628 4,893

Lease rate not
published

Available September 1, 2024
2,446 SF mezzanine
24' Clear height
5 Dock high doors
1 Grade level door



Auburn ITC
Bldg B, Ste 150
1808 B Street NW
Auburn

14,850 950

Shell: \$1.40/psf
Office: \$1.30/psf
\$22,025.00 per
month plus
NNN's

Available October 1, 2024
Easy access to SR-167 via 277th St
50' concrete aprons
Canopies over loading doors
24' Clear height
6 Dock high doors
1 Grade level door
M-1 zoning



West Valley @ 216th
Building B
6707 South 216th Street
Kent

12,200 3,436

Lease rate not
published
NNN: \$0.322

Available November 1, 2024
Ample parking
15' Clear height
4 Dock high doors
2 Grade level doors



Auburn ITC
Bldg B, Ste 170
1808 B Street NW
Auburn

11,100 1,270

Shell: \$1.40/psf
Office: \$1.30/psf
\$17,191.00 per
month plus
NNN's

Available November 1, 2024
Easy access to SR-167 via 277th St
50' concrete aprons
Canopies over loading doors
24' Clear height
4 Dock high doors
1 Grade level door
M-1 zoning



Gateway CC
Bldg 1
12856 Interurban Ave S
Tukwila

6,246 4,818

Shell: \$1.25/psf
Office: \$1.25/psf
NNN: \$0.52/psf
\$13,830.00 per
month plus
NNN's

Available November 1, 2024
1 Dock high door
1 Grade level door



16th Avenue Industrial Building
19003 & 19005 16th Ave S
SeaTac

4,250

847

Shell: \$0.90/psf
Office: \$1.10/psf Sublease through 7/31/2026
NNN: \$0.385/psf Available 8/1/2024
\$4,756.70 per 16' Clear height
month plus 3 Grade level doors
NNN's

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS



Historic Fire Station #4
216 & 222 East 26th St
Tacoma

20,217

11,677

\$ 3,400,000

0.52 Acre
18' Clear height
1 Grade level door



Midland Warehouse With Yard
10324 Portland Ave E
Tacoma

8,640

7,000

\$ 2,885,000

44,095 SF (1.01 acres)
Canopy: 2,400 SF
1,200 SF Quonset Hut Buildings
Secured fenced, fully lit yard
Grade level doors
Zoned: CE

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



Dodge Property
10412 24 4th St E
Graham

3.0

130,680

\$13,500.00 per
month, Gross

For Lease
\$0.10 Per Usable Land SF
Enclosed Storage Building ±2,000 SF
Shop & Office Building ±3,100 SF
Open Vehicle Storage Building ±4,500 SF
Zoning Rural Sensitive Resource
Contractor Yard



Valley Avenue Yard
1036 Valley Ave NW
Puyallup

1.8

76,666

Not published

Yard For Lease
Available Q3 2024
Small storage building
850 SF office
Fully fenced & paved