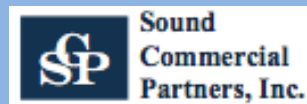


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
5/17/24



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Kent Valley 1 Distribution Center
 22615 64th Avenue S
 Kent

145,871

8,279

Lease rate not published

Available January 2025
 30' Clear height
 39 Dock high doors
 3 Drive-in doors
 7 Pit levelers



Warehouse Distribution Facility
 1000 Andover Park W
 Tukwila

85,000

5,500

Shell: \$0.85/psf
 Office: \$1.00/psf
 \$77,750.00 per month plus
 NNN's

21' Clear height
 9 Dock high doors
 3 Grade level doors



Former Founders Choice
 6002 E McKinley Ave
 Tacoma

66,803

4,000

Shell: \$0.70/psf
 Office: \$1.35/psf
 NNN: \$0.20/psf
 \$52,162.10 per month plus
 NNN's

Also Available for Sale
 2.4 Acres Land
 Grade level doors
 Yard area
 Heavy power + 600 amps



Suite B
 8575 Commerce Place Dr NE
 Lacey

44,000

Rate: \$0.60/psf
 \$26,400.00 per month plus
 NNN's

For Sublease
 Available 5/01/2024
 30' Clear height
 7 Dock high doors
 4 Grade level doors
 Power 1500A/ -/3Ø
 Zoning LI



Rainier Corporate Park East
 Building B, Suite B104
 2400 70th Ave E
 Fife

29,700

1,092

Lease rate not published

Available 09.01.2024
 24' Clear height
 10 Dock high doors
 1 Grade level door
 3 Phase power



Valley Distribution Center
 Suite 101
 15022 Puyallup St
 Sumner

27,500

2,612

Shell: \$1.20/psf
 Office: \$1.25/psf
 NNN: \$0.36/psf
 \$38,000.00 per month plus
 NNN's

Sublease through 5/31/2027
 25' Clear height
 13 Dock high doors
 1 Grade level door
 Trailer Stalls 15
 Yard Fenced truck court
 Yard (PSF/MO) \$125/stall
 200 Amps 480 Volt 3-Phase Power



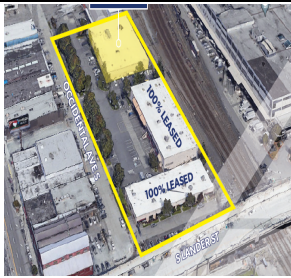
Prologis Park SeaTac
Suite 111
21024 24th Avenue S
SeaTac

25,639

1,780

Lease rate not published

Available July 1, 2024
LED warehouse lighting
30' Clear height
8 Dock high doors
2 Grade level doors
Power 200 amps 277/480v, 3-phase



Occidental Business Park
Building 1
2454 Occidental Ave S
Seattle

20,400

Rate: \$1.00/psf
\$20,400.00 per month plus
NNN's

Outdoor yard
Over 1,600 amps of electrical power



1202 Black Lake Blvd SW
Olympia

18,239

11,500

Shell: \$0.50/psf
Office: \$1.15/psf
NNN: \$0.32/psf
\$22,344.50 per month plus
NNN's

Office 6,761 SF on the first floor
4,735 SF on the second floor
Industrial: 1,679 SF
Flex: 2,900 - 5,060 SF
Roll up door
Secure industrial yard



3819 Pacific Ave SE
Olympia

14,569

1,194

Rate: \$0.85/psf
NNN: \$0.16/psf
\$12,383.65 per month plus
NNN's

24' Clear height
2 Dock high doors
3-Phase power



Prologis Park Tukwila 2
1113 Andover Park W
Tukwila

12,000

1,844

Lease rate not published

Available 1/1/2025
Easy access to I-5, I-405 and SR-167
24' Clear height
4 Dock high doors



Seattle Exchange @ Southcenter
652-660 Industry Drive
Tukwila

11,523

5,622

Rate: \$1.35/psf
NNN: \$0.49/psf
\$15,556.05 per month plus
NNN's

Available September 1, 2024
12' Clear height
5 Grade level doors



5415 106th St E
Puyallup

5,760

\$4,500.00 per month plus
NNN's

Grade level doors
Dock high doors



4489 South 134th Place
Tukwila

5,140

155

\$5,450.00 per
month plus
NNN's

Sublease through 3/31/2025
Available July 1st, 2024
20' Clear height
2 Grade level doors



30th & B St Business Park
Bldg 61, Unit IS/JS
1 30th St NW
Auburn

3,008

155

Lease rate not
published
NNN: \$0.349

Available 7/1/2024
New LED lighting
Fully fenced site with gate card
22' Clear height
2 Grade level doors
Ample power



Bldg L, Suite 105 & 6
19226 66th Ave S
Kent

2,770

1,220

\$5,150.00 per
month plus
NNN's

For Sublease
Master Lease Expires 5/31/2026
18' Clear height
2 Grade level doors



South 200th St Industrial Building
2373 South 200th St
SeaTac

2,325

337

Shell: \$1.20/psf
Office: \$1.25/psf
NNN: \$0.38/psf
\$3,211.25 per
month plus
NNN's

Excellent access to I-5 & SR-509
16' Clear height
1 Grade level door



Unit C13
3419 Chapel Street South
Lakewood

2,234

Rate: \$1.20/psf
\$2,680.80 per
month plus
NNN's

Close Proximity To I-5 and HWY 512
Grade level doors
200 Amps 3 Phase Power

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS



Former Founders Choice
6002 E Mckinley Ave
Tacoma

66,803

4,000

\$ 11,000,000

Also Available for Lease
Grade level doors
2.4 Acres Land
Heavy power + 600 amps



ECCO Auto Center
18727 E Valley Hwy
Kent

18,600

\$ 2,950,000

Investment Property
100% Leased
Grade level doors
29,842 SF (0.69 AC)
Zoning M2, City of Kent

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



1436 Thornton Ave SW
Pacific

2.2

96,268

\$28,000.00 per
month plus NNN

For Lease
\$0.03 NNN, Psf/Month
Fully fenced yard with gate & graveled
Zoning Light Industrial - MICO



Roy Road Yard
325 Roy Rd SW
Pacific

1.4

61,855

\$0.28/psf
\$17,319.456
per month,
Gross

For Lease
Available with 30 days notice
Immediate access to Hwy-167
Fully graveled and fenced yard
Industrial zoning



S Warner Commercial Land
3842 S Warner Street
Tacoma

0.2

6,534

\$ 325,000

For Sale
Zoned CIX