

**NEW INDUSTRIAL LISTINGS**  
**(SOUTH SEATTLE TO OLYMPIA)**  
**5/3/24**



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INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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North 405 Distribution Center  
 951 Monster Road  
 Renton

123,675

19,006

Lease rate not published

Available April 1, 2025  
 30' Clear height  
 17 Dock high doors  
 2 Drive-in doors



Tacoma Fixture Building  
 1815 East D Street  
 Tacoma

98,300

7,500

Shell: \$0.58/psf  
 Office: \$0.75/psf  
 NNN: \$0.12  
 \$62,639.00 per month plus  
 NNN's

2.7 Acres  
 20' Clear height  
 10 Dock high doors  
 5 Grade level doors  
 Excessive Power  
 Yard area



1402 Puyallup Street  
 Sumner

56,336

8,000

Lease rate not published

24' Clear height  
 14 Dock high doors  
 2 Grade level doors  
 2-Acres Fenced and Paved Yard  
 6 Pit Levelers with Dock Seals



1316 West Main Street  
 Auburn

50,400

4,000

Lease rate not published  
 NNN: \$0.18

Sublease Available August 1, 2024  
 20' Clear height  
 6 Dock high doors  
 5 Grade level doors  
 64 parking stalls  
 Fenced yard  
 Heavy Power



Upland Corporate Park  
 22647 72nd Avenue S  
 Kent

32,000

1,788

Lease rate not published

24' Clear height  
 11 Dock high doors  
 4 Rail doors  
 7,500 SF fenced yard



Oaksdale Commerce Center  
 710 SW 34th Street  
 Renton

30,425

6,000

Lease rate not published

For Sublease  
 Lease Expires: 2/28/2027  
 5,000 SF is air conditioned  
 24' Clear height  
 7 Dock high doors  
 1 Grade level door



South Park Eximius  
Suite 150  
9520 Tenth Avenue South  
Seattle

20,491

7,648

\$23,565.00 per  
month plus  
NNN's

Available May 1, 2024  
3 Dock high doors  
1 Grade level door  
Zoned I



Lakewood IOS Gem  
10807 Pacific Hwy SW  
Lakewood

20,255

2,000

\$36,875.00 per  
month plus  
NNN's

2.38 AC (103,673 SF) Land  
Bonus: 2,055 mezzanine  
Fully fenced and lit  
5 Grade level doors  
52,500 SF Yard  
Zoning TOC



Sodo 3317  
Suite B, Second Floor  
3317 3rd Avenue South  
Seattle

6,786

Rate: \$1.15/psf  
\$7,803.90 per  
month plus  
NNN's



Sodo 3317  
Suite B, First Floor  
3317 3rd Avenue South  
Seattle

6,109

Rate: \$1.50/psf  
\$9,163.50 per  
month plus  
NNN's

Can be combined with Suite B for 8,244  
RSF total



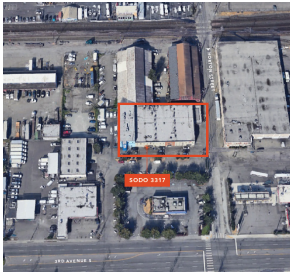
Canyon Road Office/Shop/Yard  
5422 136th St E  
Puyallup

5,492

1,660

\$10,750.00 per  
month plus  
NNN's

30,442 SF Lot  
Building 1:  
2,356 SF Total, 1,660 SF Office, 696 SF  
Storage Area, 1 GL door  
Building 2:  
3,136 SF Total, 1,568 SF First Floor,  
1,568 SF Mezzanine Storage, 3 GL doors  
Fantastic shop/office and yard combo



Sodo 3317  
Suite B, Third Floor  
3317 3rd Avenue South  
Seattle

2,632

Rate: \$1.00/psf  
\$2,632.00 per  
month plus  
NNN's

Can be combined with Suite A for 4,446  
RSF total, easy access between these  
suites, ideal use for one group






Sodo 3317  
Suite A, First Floor  
3317 3rd Avenue South  
Seattle

2,135

Rate: \$1.00/psf  
\$2,135.00 per  
month plus  
NNN's

Can be combined with Suite B for 8,244  
RSF total

	INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	<p>22015 State Route 410 E Bonney Lake</p>	<p>67,712</p>		<p>\$ 3,997,000</p>	<p>Planned construction 3.67 Acres \$25.00 Land SF (Inc ±\$7/SF) In Already Completed Site Work SEPA approved and ready for building permit submittal 8 Dock high doors 2 Grade level doors</p>
	<p>Foss Audio 512 Strander Blvd Tukwila</p>	<p>18,900</p>		<p>\$ 5,100,000</p>	<p><b>Retail/Industrial Investment Property</b> Proforma cap rate: 7.45% Tenant in place 0.69 Acres Zoned TUC-TOD</p>
	<p>Canyon Road Office/Shop/Yard 5422 136th St E Puyallup</p>	<p>5,492</p>	<p>1,660</p>	<p>\$ 1,395,000</p>	<p>30,442 SF Lot Building 1: 2,356 SF Total, 1,660 SF Office, 696 SF Storage Area, 1 GL door Building 2: 3,136 SF Total, 1,568 SF First Floor, 1,568 SF Mezzanine Storage, 3 GL doors Fantastic shop/office and yard combo</p>

**INDUSTRIAL LAND  
FOR LEASE/SALE**

**TOTAL  
ACRES**

**SQUARE  
FEET**

**PRICE/LEASE  
RATE**

**COMMENTS**



Industrial/Retail Site  
1702 39th Avenue  
Puyallup

5.2

224,770

\$ 2,100,000

For Sale  
Zoned ML



15312 Canyon Rd E  
Puyallup

5.1

222,441

\$ 2,000,000

For Sale  
Zoning ECOR



176th St Contractor Yard  
Heavy Industrial  
6715 176th St E  
Puyallup

0.6

26,000

\$2,500.00 per  
month plus NNN

For Lease  
Small Contractor Yard  
Zoned EC