

NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 6/28/24



phil@soundcommercialpartners.com
 phone: 206.595.3355

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



Kent 85th Place Industrial 22602 85th Pl S Kent	2,644	219	Rate: \$1.30/psf \$3,437.20 per month plus NNN's	12' Clear height 1 Grade level door Zoning IG1-U/85
---	-------	-----	---	---



M3 Commerce Center Building A, Suite 1033 1001-1061 Andover Park East Tukwila	4,800	690	Lease rate not published	Available 9/1/2024 24' Clear height Grade level doors
--	-------	-----	-----------------------------	---



M3 Commerce Center Building A, Suite 1037 1001-1061 Andover Park East Tukwila	4,800	360	Lease rate not published	Available 9/1/2024 24' Clear height Grade level doors
--	-------	-----	-----------------------------	---



Diamond Roofing Building 232 Railroad Ave S Kent	5,088	2,544	Rate: \$1.53/psf \$7,784.64 per month plus NNN's	0.41 Acres 12' Clear height 2 Grade level doors Yard Available Zoning DCE
--	-------	-------	---	---



Prologis Park Puyallup 2 Suite 109 402 Valley Ave Puyallup	5,750	1,400	Lease rate not published	Available November 1, 2024 New LED lighting 22' Clear height 1 Dock high door 1 Drive-in door
---	-------	-------	-----------------------------	---



Sodo Commerce Building Suite 100 66 S Hanford St Seattle	7,437		Lease rate not published	18' Clear height 4 Grade level doors Zoning IG1-U/85
---	-------	--	-----------------------------	--



M3 Commerce Center
 Building A, Suite 1035-1033
 1001-1061 Andover Park East
 Tukwila

9,600

Lease rate not
 published

Available 9/1/2024
 24' Clear height
 Grade level doors



4401 D Street
 Auburn

10,000

Blended:
 \$0.70/psf
 \$7,000.00 per
 month plus
 NNN's

Sublease
 30' Clear height
 Dock high doors
 Grade level doors



5858 S 194th St
 Kent

10,726

1,010

Rate: \$1.50/psf
 \$16,089.00 per
 month, gross

Sublease
 Dry storage opportunity
 24' Clear height
 3 Dock high doors
 1 Grade level door



Park 234
 Bldg C
 7019 S 234th Street
 Kent

12,400

1,557

Lease rate not
 published

Available November 1, 2024
 24' Clear height
 6 Dock high doors
 1 Grade level door



M3 Commerce Center
 Building A, Suite 1037-1033
 1001-1061 Andover Park East
 Tukwila

14,400

Lease rate not
 published

Available 9/1/2024
 24' Clear height
 Grade level doors



West Valley @ 212th
 Building O
 6405 S 209th Street
 Kent

14,903

1,010

Sublease rate
 not published

Sublease
 24' Clear height
 3 Dock high doors
 1 Grade level door



19929 77th Ave S
 Kent

15,177

2,460

Rate: \$0.45/psf
 \$6,829.65 per
 month plus
 NNN's

5.38 Acres Yard areas
 24' Clear height
 4 Grade level doors
 Zoning I3



IOS in Sumner
805 140th Ave Ct E
Pacific

18,606

6,006

Lease rate not
published

Available 09/01/2024
4.27 Acres
8 Grade level doors
Yard Available
Zoning LI



Hill Industrial - 190B
8939 S 190th St
Kent

34,574

1,814

Lease rate not
published

24' Clear height
7 Dock high doors
1 Grade level door
Fenced Yard



Valley Centre Corporate Park
Building 4
2302 B Street NW
Auburn

52,816

1,425

Lease rate not
published

30' Clear height
17 Dock high doors
1 Grade level door
3 Pit levelers
400 amps of 277/480 volt, 3-phase
power

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS



19002 72nd Ave S
Kent

22,900

\$ 6,995,000

1.76 Acre total site
19' Clear height
7 Grade level doors
Freestanding building with yard
Secure a yard
Heavy power
Zoned I2

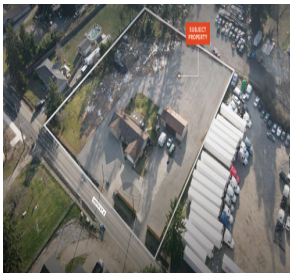
**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



5516 144th St E
Puyallup

1.8

78,408

Not published

For Lease
Home/Office 2,000 SF
Shop 1,200 SF
1 GL Door
Trailer yard
Zoning Industrial (ECOR)