

**NEW INDUSTRIAL LISTINGS**  
**(SOUTH SEATTLE TO OLYMPIA)**  
**7/19/24**



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INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Windmill Warehouse  
 2624 112th St S  
 Lakewood

2,400

Lease rate not  
 published

Available 10/01/2024  
 20' Clear height  
 Grade level doors



Fife Business Center  
 Suite B17  
 4624-4630 16th St E  
 Fife

2,432

Rate: \$1.25/psf  
 \$3,040.00 per  
 month plus  
 NNN's

1 Grade level door



West Valley Business Park  
 Bldg R, Suite 103-104  
 19309 68th Avenue S  
 Kent

2,800

1,201

Lease rate not  
 published

Excellent visibility off of Hwy-181  
 Grade level doors



South 200th St Industrial Building  
 2355 South 200th St  
 SeaTac

3,476

950

Shell: \$1.15/psf  
 Office: \$1.25/psf  
 NNN: \$0.38  
 \$5,184.90 per  
 month plus  
 NNN's

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



Kent Corporate Park  
 Suite C  
 22416 72nd Ave S  
 Kent

4,369

721

Lease rate not  
 published

Available 10/04/2024  
 18' Clear height  
 2 Dock high doors  
 1 Grade level door  
 1-100 Amp panel  
 1-50 Amp panel  
 1-100 Amp, 3-phase panel



Fife Business Center  
 Suite B9-10  
 4624-4630 16th St E  
 Fife

4,543

Rate: \$1.20/psf  
 \$5,451.60 per  
 month plus  
 NNN's

3 Grade level doors



South 200th St Industrial Building  
2361 South 200th St  
SeaTac

4,650

651

Shell: \$1.15/psf  
Office: \$1.25/psf  
NNN: \$0.38  
\$6,161.25 per  
month plus  
NNN's

Excellent access to I-5 & SR-509  
16' Clear height  
2 Grade level doors



SeaTac Industrial Park  
Building 2  
18940 13th Place South  
SeaTac

4,896

1,088

Lease rate not  
published

Excellent access to I-5 & SR-509  
16' Clear height  
2 Dock high doors



636 S Alaska Street  
Seattle

5,276

1,500

Rate: \$1.40/psf  
\$7,386.40 per  
month plus  
NNN's

18' Clear height  
1 Dock high door



10834 East Marginal Way S  
Tukwila

7,750

950

Shell: \$1.00/psf  
Office: \$1.30/psf  
\$8,985.00 per  
month plus  
NNN's

Sublease term through April 30th, 2026  
Available 10/01/2024  
16' Clear height  
1 Grade level door  
Heavy power - 400 amps+ of 277/480  
volt



Kent Corporate Park  
Suite D  
22426 72nd Ave S  
Kent

9,783

792

Lease rate not  
published

Available 12/01/2024  
24' Clear height  
3 Dock high doors  
1 Grade level door  
1-100 Amp panel  
1-50 Amp panel  
1-100 Amp, 3-phase panel



Rainier Corporate Park  
Suite B103  
2505 Frank Albert Rd E  
Fife

11,565

1,221

Lease rate not  
published

Excellent access to I-5  
CAM charges are competitive \$0.16 PSF,  
per month  
Dock high doors  
Three phase power



South 200th St Industrial Building  
2333 South 200th St  
SeaTac

11,625

1,968

Shell: \$1.15/psf  
Office: \$1.25/psf  
NNN: \$0.38  
\$15,828.75 per  
month plus  
NNN's

Excellent access to I-5 & SR-509  
16' Clear height  
7 Dock high doors  
1 Grade level door  
2,500 SF of Fenced yard



2219, 2311-2321 112th Street  
East  
Tacoma

14,838

1,638

Lease rate not published

Available March 1, 2025  
3.75 Acres  
1.62 Acres yard  
14' Clear height  
6 Grade level doors  
3 Phase power  
Zoning ECOR



Rainier Corporate Park  
Suite B107A  
2505 Frank Albert Rd E  
Fife

15,219

397

Lease rate not published

Excellent access to I-5  
CAM charges are competitive \$0.16 PSF, per month  
Dock high doors  
Three phase power



Tacoma Data Center / Switching Center  
2324 Pacific Ave  
Tacoma

17,230

Lease rate not published

Easy access to I-705 & I-5  
1 Dock high door  
Zoning WR  
1,600 Amp 480v 3-phase power & 800kw diesel generator



Northwest Corporate Park Building U  
549-B South Dawson Street  
Seattle

29,753

782

Shell: \$1.40/psf  
Office: 1.25/psf  
NNN: \$0.447  
\$42,631.70 per month plus  
NNN's

22' Clear height  
7 Dock high doors  
1 Ramp door  
IG2-85 Zoning



Northwest Corporate Park Building D  
600 South Brandon Street  
Seattle

33,689

3,000

Shell: \$1.40/psf  
Office: 1.25/psf  
NNN: \$0.447  
\$50,914.60 per month plus  
NNN's

22' Clear height  
10 Dock high doors  
IG2-85 Zoning



Peak 410 Building 6  
22911 State Route 410 E  
Bonney Lake

66,284

Shell: \$0.85/psf  
Office: \$1.50/psf  
NNN: \$0.26  
\$56,341.40 per month plus  
NNN's

New construction  
August 2024 Delivery  
36' Clear height  
Dock high doors  
Drive-in doors  
2,000 amps



Lind Distribution Center  
3324 Lind Ave SW  
Renton

100,520

9,206

Lease rate not published

26'6" Clear height  
15 Dock high doors  
1 Drive-in door  
Rail served  
625 Amps



Seattle South Business Park  
Bldg 3  
18340 Segale Park Dr B  
Seattle

103,929

6,935

Lease rate not  
published

27' Clear height  
12 Dock high doors  
2,000 Amp switchgear with 1,200 sub  
feed



Uplands West Valley Industrial  
Park  
7011 South 188th St  
Kent

130,032

7,815

Lease rate not  
published

28' Clear height  
16 Dock high doors  
2 Drive-in doors  
5 Rail doors  
Yard area for truck trailer parking

**INDUSTRIAL BLDGS  
FOR SALE**

**TOTAL  
SQ.FT.**

**OFFICE  
SQ.FT.**

**PRICE**

**COMMENTS**



122 South Mead Street  
Seattle

3,824

640

\$ 1,500,000

4,792 SF Lot  
14' Clear height  
Dock high doors  
Zoning MML U/85  
3-Phase power



2915 68th Avenue W  
University Place

13,860

4,880

\$ 3,850,000

2.54 Acres  
Contractor Yard  
Zoning M/U - U/I 75



95K Manufacturing Facility  
203 5th St NW  
Puyallup

95,326

\$ 10,500,000

3.17 Acres  
24' Clear height  
3 Grade level doors  
Zoned CBD  
480/277 volts with 2500 Amps



Peak 410  
Building 5  
22911 State Route 410 E  
Bonney Lake

134,362

11,253

Sale price not  
published

New construction  
August 2024 Delivery  
36' Clear height  
28 Dock high doors  
8 Drive-in doors  
2,000 amps

**INDUSTRIAL LAND  
FOR LEASE/SALE**

**TOTAL  
ACRES**

**SQUARE  
FEET**

**PRICE/LEASE  
RATE**

**COMMENTS**



14101 Pioneer Way E  
Puyallup

0.5

21,780

\$0.25/psf  
\$5,445.00 per  
month, gross

For Lease  
Available August 1, 2024  
Pioneer Yard  
Zoning Employment Center



16313 64th Street East  
Sumner

2.2

94,961

\$ 995,000

For Sale  
1,984 SF house, 2,050 SF storage  
building  
Zoning General Commercial