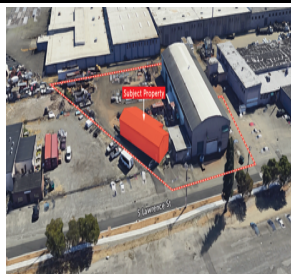


NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 7/5/24



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 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Nalley Valley Warehouse
 3129 S Lawrence St
 Tacoma

3,000

500

Blended:
 \$1.15/psf
 NNN: \$0.31/psf
 \$3,450.00 per
 month plus
 NNN's

Available September 1, 2024
 14'8" Clear height
 2 Grade level doors
 Secure Yard Access
 Heavy 3-Phase power
 Industrial Zoning



Pacific Industrial Park
 Suite 1091
 1089 & 1091 Valentine Ave SE
 Pacific

4,000

580

\$11,000.00 per
 month plus
 NNN's

16' Clear height
 3 Grade level doors
 14,500 SF Yard
 Zoning C



Pacific Georgetown
 Suite 110
 6363 7th Avenue South
 Seattle

4,766

Lease rate not
 published

Abundant Natural Light
 Sink / Coffee Bar
 12' Clear height
 1 Grade level door
 Heavy Power



5955 W Marginal Way SW
 Seattle

6,100

1,500

Lease rate not
 published

15' Clear height
 2 Grade level doors
 8,300 SF fenced yard
 400 amps 120/240v 3-phase



115 E Willis Street
 Kent

7,080

Rate: \$1.25/psf
 \$8,850.00 per
 month plus
 NNN's

Also Available for Sale
 22' Clear height
 3 Grade level doors
 Zoning GC



Wulff Industrial Park
 Building B, Suite 203
 3104 C St NE
 Auburn

7,320

1,028

Lease rate not
 published

Available 11/01/2024
 24' Clear height
 2 Dock high doors
 1 Grade level door
 Zoning M-2



7457 S Madison Street
Tacoma

10,550

6,550

\$13,000.00 per
month plus
NNN's

1.06 Acres
Light Industrial zoning
Grade level doors



805 140th Ave Ct E
Sumner

12,600

6,006

Lease rate not
published

Available 09/01/2024
4.27 Acres yard area
8 Grade level doors
4 drive-through shop bays
Zoned M-1



Hill Industrial - 187B
18726 East Valley Hwy
Kent

25,288

600

Lease rate not
published
NNN: \$0.33

24' Clear height
4 Dock high doors
2 Grade level doors



Valley Avenue Business Park
Bldg 5, Suite 101A
938 Valley Avenue NW
Puyallup

27,836

2,994

Lease rate not
published

Available 12/07/2024
Excellent I-5 / SR167 access
30' Clear height
3 Dock high doors
2 Grade level doors



Seattle South Business Park
Bldg 3
18200 - 18260 Segale Park Dr B
Seattle

39,225

10,220

Lease rate not
published

27' Clear height
8 Dock high doors
4 Dock levelers
2,000 amps 277/480V



Hill Industrial - 190E
8521 S 190th St
Kent

46,239

3,255

Lease rate not
published

Available 11/1/2024
24' Clear height
6 Dock high doors
2 Grade level doors



Seattle South Business Park
Bldg 3, 18200
18200 - 18260 Segale Park Dr B
Seattle

69,660

15,603

Lease rate not
published

27' Clear height
9 Dock high doors
1 Grade level door
5 Dock levelers
2,000 amps 277/480V



Seattle South Business Park
Bldg 3
18200 - 18260 Segale Park Dr B
Seattle

108,885

25,823

Lease rate not published

27' Clear height
17 Dock high doors
1 Grade level door
9 Dock levelers
2,000 amps 277/480V



Portside Industrial Center
6546 20th Street E
Fife

129,000

Rate: \$0.73/psf
\$94,170.00 per month plus
NNN's

For Sublease
Available April 2025
32' Clear height
32 Dock high doors
1,600 amps 277/480 volt



Bridge Point SeaTac 300
Building B
1410 S 200th Street
SeaTac

138,419

Lease rate not published

New construction
Delivery Date Q2 2024
36' Clear height
26 Dock high doors
2 Grade level doors



Bridge Point SeaTac 300
Building A
1410 S 200th Street
SeaTac

174,253

Lease rate not published

New construction
Delivery Date Q2 2024
36' Clear height
27 Dock high doors
2 Grade level doors



Portside Industrial Center
6546 20th Street E
Fife

251,100

3,135

Rate: \$0.73/psf
\$183,303.00 per month plus
NNN's

For Sublease
32' Clear height
62 Dock high doors
1,600 amps 277/480 volt



Hawks Prairie Logistics Center
Building 2
7816 Hawks Prairie Road
Lacey

274,040

Sublease rate not published

For Sublease
36' Clear height
62 Dock high doors
2 Drive-in doors
60 Trailer stalls



Bridge Point SeaTac 300
1410 S 200th Street
SeaTac

312,673

Lease rate not published

New construction
Delivery Date Q2 2024
36' Clear height
53 Dock high doors
4 Grade level doors

INDUSTRIAL BLDGS FOR SALE		TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	2202 Center Street Tacoma	5,929	1,056	\$1,200,000	0.51 Acre lot 16' Clear height 3 Grade level doors Heavy power Yard area Zoning M2
	115 E Willis Street Kent	7,080		\$ 2,100,000	Fenced yard area 22' Clear height 3 Grade level doors Zoning GC
	1524 45th St E Sumner	19,917	7,999	\$ 6,000,000	1.4 Acres 24' Clear height 4 Dock high doors 5 Grade level doors Approx. 700amps 480/277 V, 3-phase, 4-wire Zoning Light Industrial
	North Pacific Industries Building 8740 S 228th St Kent	22,230	3,324	\$5,500,000	22' Clear height 3 Dock high doors 2 Grade level doors Fully fenced and secured I1- Industrial Business Zoning

INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
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