

NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 7/25/25



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Century Commerce Center
 Building 6, Unit 6-3
 19649-19657 70th Ave. S
 Kent

2,216

398

Lease rate not published

Available 08/15/25

Monthly NNN \$929
 20' Clear height
 1 Grade level door
 208-V, 3-P power

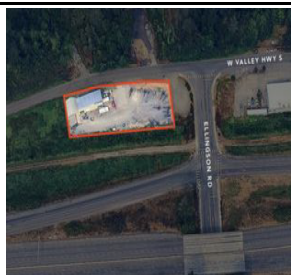


Trophy Service Center
 Building 3
 2702 W Valley Hwy N
 Auburn

2,223

Lease rate not published

7.2 Net Usable Acres
 Yard area
 18' Clear height
 Truck wash bay with oil/water separator
 Above ground fuel tanks
 Dock high ramp



318 W Valley Hwy S
 Pacific

2,560

Lease rate not published

Available now
 20' Clear height
 2 Grade level doors
 Yard Available
 Zoning IL



Davis Commerce Center
 Building E, Suite 103
 22757 72nd Avenue S
 Kent

2,713

812

Lease rate not published

Available Immediately
 12' Clear height
 1 Grade level door
 200 Amps 120/208 Volt 3-Phase Power



Trophy Service Center
 Building 2
 2702 W Valley Hwy N
 Auburn

3,400

Lease rate not published

7.2 Net Usable Acres
 Yard area
 16' Clear height
 4 Grade level doors



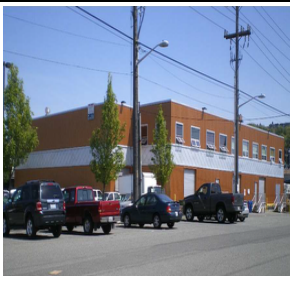
Century Commerce Center
 Building 1, Unit 1-1
 7031 South 196th St
 Kent

4,465

425

Lease rate not published

Available now
 Monthly NNN \$1,741
 20' Clear height
 1 Grade level door
 208-V, 3-P power



SODO Food Processing
Suite C, East 432
432 South Massachusetts St
Seattle

4,543

552

\$7,500.00 per
month plus
NNN's

552 SF Mezz
DH with dock leveler
Immediate Access to I-5 & I-90
Ample Power - 600 Amps/Suite



Fife Business Center
Suite B13-14
4624-4630 16th St E
Fife

4,753

Lease rate not
published

Excellent I-5 and Port of Tacoma access
3 Grade level doors



Jenco Industrial Park
10526 South Steele Street
Lakewood

6,000

400

Shell: \$0.90/psf
Office: \$1.00/psf
NNN: \$0.24/psf
\$5,800.00 per
month plus
NNN's

Available now
18' Clear height
1 Dock high door
1 Grade level door
3-Phase power
Zoning AC-1



Lakewood Business Park
Building D, Suite D8
10111 South Tacoma Way
Lakewood

7,262

1,000

Lease rate not
published

Available 08/01/2025
1 Grade level door
Yard space available
Zoned Airport Corridor 1 (AC1)



Davis Commerce Center
Building E, Suite 102, 103 & 104
22757 72nd Avenue S
Kent

8,062

2,288

Lease rate not
published

Available Immediately
12' Clear height
3 Grade level doors
3-Phase power



Auburn Logistics II
47 37th St NE
Auburn

24,474

3,740

Lease rate not
published

4.5 Acres total
Multiple drive through bays
Yard is fully fenced
New LED exterior lighting
800 Amp, 277/480V, 3-Phase Power
Service



SODO ROW
Bay 6
4786 1st Avenue S
Seattle

25,263

11,704

Lease rate not
published

Sublease term through July 31, 2027
15' Clear height
1 Dock high door



Former Carlson Formetec / Aero
Precision Building
2202-2212 A St
Tacoma

27,000

Blended:
\$0.75/psf
\$20,250.00 per
month plus
NNN's

12' Clear height
1 Dock high door
2 Grade level doors
8,000 SF Fenced Yard
Heavy 3 phase power
Zoning Warehouse/Residential (WR)



SODO ROW
Bay 5
4786 1st Avenue S
Seattle

31,678

1,898

Lease rate not
published

Sublease term through July 31, 2027
Dock high doors
15' Clear height



Trophy Service Center
Building 1
2702 W Valley Hwy N
Auburn

36,893

10,600

Lease rate not
published

7.2 Net Usable Acres, Yard Area
13,440 SF Shop/heavy equipment
maintenance
LED lighting
5,874 SF (1st floor parts storage)
10,190 SF (mezzanine storage)
30' Clear height
7 Grade level doors
Heavy power



Hill Industrial - 80A
18506 80th PI S
Kent

49,564

3,000

Lease rate not
published

Available 01/01/2026
24' Clear height
27 Dock high doors
1 Grade level door
Fenced yard
1200 Amps, 480/277 volt, 3-phase



SODO ROW
4786 1st Avenue S
Seattle

56,941

13,602

Lease rate not
published

Sublease term through July 31, 2027
15' Clear height
1 Dock high door



919 N Levee Rd
Puyallup

65,119

6,772

Blended:
\$0.94/psf
\$61,211.86 per
month plus
NNN's

For Sublease
Master Lease Expires January 31, 2027
Available October 1, 2025
24' Clear height
10 Dock high doors
2 Grade level doors
Heavy Power



Northwest Logistics Center
3025 International Place
DuPont

225,000

3,700

Lease rate not
published

Available March 1, 2026
LED Warehouse lighting
36' Clear height
68 Dock high doors
4 Grade level doors
Fully fenced
25 In-pit mechanical levelers
2,000 Amps of 480/277 3-Phase power

INDUSTRIAL BLDGS FOR SALE		TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	Holgate Square Suite A 1762 Airport Way S Seattle	2,460		\$ 1,476,000	20' Clear height Grade level doors Dedicated parking space
	Holgate Square Suite B 1762 Airport Way S Seattle	2,460		\$ 1,476,000	20' Clear height Grade level doors Dedicated parking space
	Georgetown Industrial Building 115 S. Orcas Street Seattle	4,410		\$ 1,820,000	PRICE REDUCED 16,500 SF Land Grade level doors Heavy Power Zoning MML U/85
	Holgate Square Suite A & B 1762 Airport Way S Seattle	4,920		\$ 2,880,000	20' Clear height Grade level doors Two (2) dedicated parking spaces eachs
	Midland Warehouse With Yard 10324 Portland Ave E Tacoma	8,640	7,000	\$ 2,885,000	1.01 Acres Grade level doors Secured fenced, fully lit yard Zoned CE
	5300 - 5320 Lacey Blvd SE Lacey	33,416		Sale price not published	22 Spaces Parking Dock high doors Grade level doors Fenced Yard Zoning: Commercial Business District 5



Exceptional Redevelopment Opportunity
1862 Ives
1862 Ives Avenue
Kent

62,500

Sale price not published

Four buildings
5.19 Acres
Grade level doors
Yard area
Zoned Commercial Manufacturing

INDUSTRIAL LAND FOR LEASE/SALE

TOTAL ACRES

SQUARE FEET

PRICE/LEASE RATE

COMMENTS



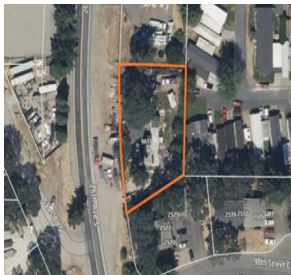
Georgetown Industrial Building
115 S. Orcas Street
Seattle

0.4

16,500

\$ 1,820,000

For Sale
PRICE REDUCED
4,410 SF Industrial Building
Heavy Power
Zoning MML U/85



9613 Sales Rd S
Tacoma

0.5

20,909

\$0.18/psf
\$3,763.62 per month plus NNN

For Lease
Available now
1,262 SF Building
Zoning MSF



801 E 11th St
Tacoma

0.8

33,541

Not published

For Lease
Available now
Flat, graveled, and fenced yard
Two entry points on E 11th Street
Zoning : PMI



Flame Trucking los Yard
2110 136th Ave E
Sumner

0.9

38,168

\$ 1,500,000

For Sale
2,250 SF Office
Yard In-service and ready for use
Zoning Interchange Commercial



Midland Warehouse With Yard
10324 Portland Ave E
Tacoma

1.0

44,095

\$ 2,885,000

For Sale
Main Building: 7,444 SF
Office: 7,000 SF (two floors)
Shop/Warehouse: 2,940 SF
Canopy: 2,400 SF
Secured fenced, fully lit yard
Zoned CE



26301 79th Ave S
Kent

1.2

53,578

\$ 3,100,000

For Sale
1,888 SF Office
Fully Secured Site
Fenced Yard
Automatic Gate
Covered Storage
Two points of ingress/egress
Zoning I-2



5516 144th St E
Puyallup

1.8

78,408

Not published

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



Dodge Property
10412 244th St E
Graham

3.0

130,680

Not published

Yard For Sale or Lease
2,000 SF Enclosed Storage Building
3,100 SF Shop & Office Building
4,500 SF Open Vehicle Storage Building
Zoning Rural Sensitive Resource
\$12,000 Lease Price Monthly + NNN
Contractor Yard



Auburn Logistics II
47 37th St NE
Auburn

4.5

196,020

Not published

For Lease
24,474 SF Building
3,740 SF Total office
Multiple drive through bays
Yard is fully fenced
New LED exterior lighting
800 Amp, 277/480V, 3-Phase Power
Service



1201 37th St NW
Auburn

5.4

233,481

\$0.39/psf
\$91,057.59 per
month plus NNN

For Lease
7,536 SF Office + Shop
Graveled & Partially Paved
Fenced Yard
M1 Zoning



Trophy Service Center
2702 W Valley Hwy N
Auburn

7.2

313,632

Not published

For Lease Bldg 1, Bldg 2, Bldg 3
36,893 total SF
Heavy power