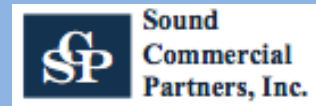


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
8/15/25



phil@soundcommercialpartners.com
phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Auburn Business Center
Unit 6
4044 Auburn Way N
Auburn

2,274

Lease rate not
published

Available now
Grade level doors
New Cap-Ex Upgrades / Re-Branding
Underway
Frontage on Auburn Way N with
Immediate access off SR-167



Totem Industrial Park
Suite 1517
1501 - 1531 Central Ave S
Kent

2,677

327

Lease rate not
published

Abundant parking
LED lighting
16' Clear height
1 Grade level door
15,000 SF Yard
3-Phase power



6349 6th Ave S
Seattle

3,847

Rate: \$1.40/psf
\$5,385.80 per
month plus
NNN's

Available now
2 Grade level doors
Yard Available
Zoning IG2-U/85



9030 Martin Way E
Lacey

6,000

Rate: \$1.50/psf
\$9,000.00 per
month plus
NNN's

Easy access to I-5 from Martin Way E
Grade level doors
Secured fence yard



212th Business Park
Building A
7818 South 212th Street
Kent

14,280

Lease rate not
published

Available now
20' Clear height
Grade level doors
Dock high doors
Zoning I1



913 Central Avenue South
Kent

20,788

7,788

Lease rate not
published

Available 01/01/2026
4.56 Acres land
18' Clear height
6 Grade level doors
Yard: Fully fenced, mostly paved
Zoning CM



Sumner Ridge
3480 W Valley Hwy E
Sumner

25,777

1,230

Lease rate not
published

Sublease until July 31, 2029
7 Dock high doors
2 Grade level doors
12,000 SF of Yard



Southcenter South Industrial Park
Building 447
18260 Olympic Ave S
Tukwila

39,548

3,983

Lease rate not
published

24' Clear height
9 Dock high doors
1 Grade level door
200 Amps



Renton Park 405
Building B, Suite 120 & 200
801 SW 16th St
Renton

42,641

10,670

Lease rate not
published

Available now
Ample Parking
24' Clear height
6 Dock high doors



Prologis Park Seattle 2
54 South Dawson Street
Seattle

59,447

Lease rate not
published

For Lease
Vehicle Maintenance Facility
59,447 SF Vehicle maintenance Bldg
25 Drive-in doors
Fully paved main yard
IG2-U85 Zoning



Cascade Building
14000 24th Street E
Sumner

103,191

6,032

Lease rate not
published

30' Clear height
25 Dock high doors
2 Drive-in doors
600-Amps 277/480V 3-phase power





Rainier Corporate Park East
Building B, Suite A100
2400 70th Ave E
Fife



156,473

5,800

Lease rate not
published

Available 09.01.2025
30' Clear height
50 Dock high doors
1 Grade level door
3 Phase power

INDUSTRIAL BLDGS FOR SALE		TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	1941 Marine View Dr Tacoma	8,890		\$ 3,000,000	Multi-Tenant Investment Property Three tenant income generation property Fully leased Gross income: \$184,200/year 3.84 Acres Zoning M2 - Heavy Industrial
	2544 Fawcett Ave Tacoma	16,022	4,442	\$ 4,800,000	Food Production & Cold Storage Building 0.58 Acres Grade level doors Fenced yard Zoning WR 800 Amps of power: 400a/480v/3p & 400a/208v/3p

INDUSTRIAL LAND FOR LEASE/SALE		TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	1941 Marine View Dr Tacoma	3.8	167,270	\$ 3,000,000	Multi-Tenant Investment Property Three tenant income generation property Fully leased Gross income: \$184,200/year 3.84 Acres Zoning M2 - Heavy Industrial
	Prologis Park Seattle 2 54 South Dawson Street Seattle	4.3	187,308	Not published	For Lease Vehicle Maintenance Facility 59,447 SF Vehicle maintenance Bldg 25 Drive-in doors Fully paved main yard IG2-U85 Zoning



913 Central Avenue South
Kent

4.6

198,648

Not published

For Lease
Available 01/01/2026
4.56 Acres land
20,788 SF Building
18' Clear height
6 Grade level doors
Yard: Fully fenced, mostly paved
Zoning CM



Lincoln Loop Logistics
2021 Marc Avenue
Tacoma

7.0

305,791

Not published

For Lease
Available Q4 2026
3,000 SF Industrial Pole Building
1,422 SF Free Standing Office
(±55,000 SF to be Razed)
16' Clear height
Grade level access
Gravel yard