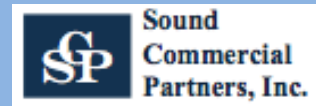


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
8/22/25



phil@soundcommercialpartners.com
phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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3419 Chapel Street South, Unit
C13
Lakewood

2,234

Rate: \$1.20/psf
\$2,680.80 per
month plus
NNN's

Grade level doors
200 Amps 3 Phase Power



Federal Way Business Park North
Suite D-33747
801 S 336th St - 33759 9th Ave S
Federal Way

2,513

1,037

NNN's: \$0.47/psf
Lease rate not
published

Ample parking
Easy access to I-5, SR-18, SR-167
1 Grade level door



Federal Way Business Park North
Suite B-33633
801 S 336th St - 33759 9th Ave S
Federal Way

2,876

684

NNN's: \$0.47/psf
Lease rate not
published

Ample parking
Easy access to I-5, SR-18, SR-167
1 Grade level door



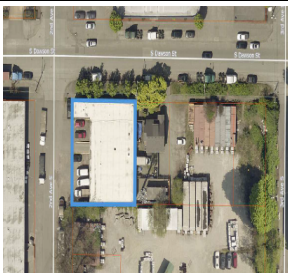
Portland Ave Business Park
Building 7515, Suite A
7515-A Portland Avenue East
Tacoma

5,495

1,176

Shell: \$0.95/psf
Office: \$1.20/psf
\$6,631.45 per
month plus
NNN's

Available now
Easy access to I-5 and SR-512
22' Clear height
2 Grade level doors
2,500 SF Fenced side yard @\$0.20 SF
3-Phase, 208/120-200 AMP
Zoned Commercial Mixed Use District



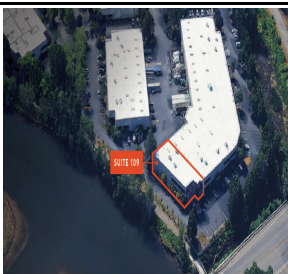
Georgetown Warehouse
205 S Dawson St
Seattle

8,400

1,975

Rate: \$1.50/psf
\$12,600.00 per
month plus
NNN's

0.22 Acres
15' Clear height
2 Dock high doors
1 Drive-in door
Zoning MML-U/85



Gateway North
Building 1, Ste 109
3225 S 116th St
Tukwila

8,446

1,840

Shell: \$1.20/psf
Office: \$1.25/psf
\$12,459.00 per
month plus
NNN's

Available March 1, 2026
22' Clear height
3 Dock high doors
1 Grade level door



Park 220
Building B
22018 72nd Avenue South
Kent

12,536

1,834

Lease rate not
published

Available 06/01/2026
22' Clear height
4 Dock high doors
2 Grade level doors



Freezer/Cooler Facility
520 S Massachusettes Street
Seattle

14,141

Lease rate not
published

Available now
Existing cooler and freezer Prep kitchen
in place
3 Dock high doors



South Lind Square
Building A
441 SW 41st Street
Renton

15,132

Lease rate not
published

Available now
14' Clear height
1 Grade level door
Zoning CO



Lacey Business Park
Building 4
9100 Polaris Ln NE
Lacey

47,840

Shell: \$0.85/psf
\$40,664.00 per
month plus
NNN's

32' Clear height
Dock high doors
Grade level doors
Auto parking - 116 spaces
150+ Truck courts
3 Phase | 2,000 amps, 480/277 volts
Zoning- Light Industrial



Kent East Corporate Park
Building E
21612 88th Avenue S.
Kent

106,276

16,129

Lease rate not
published

Available now
Ample Parking
Easy access to I-5 and Hwy-167
24' Clear height
22 Dock high doors
2 Grade level doors



Prologis Emerald Gateway
Building 3
E Marginal Way S & S Norfolk
Street
Tukwila

144,352

7,000

Lease rate not
published

32' Clear height
38 Dock high doors
2 Grade level doors
104 auto parking stalls
136 trailer parking stalls




Sumner Corporate Park Adams
Building
2201 140th Ave E
Sumner


152,919


5,987


Lease rate not
published

Available now
Ample Parking
30' Clear height
40 Dock high doors
1 Grade level door
800 Amps, 277/480V 3-phase

	INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	12714 Valley Ave Sumner	10,400	5,000	\$ 1,700,000	Grasde level doors 40,946 SF Lot Multiple tenants Zoned EC

	INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	Holgate Parking 1737 Airport Way S Seattle	0.6	25,000	Not published	For Lease Available now Zoning IG2U/85

	8425 S 216th S Kent	0.7	30,492	\$ 1,400,000	For Sale Zoning I2
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	XXX 221st Ave E Bonney Lake	1.3	54,450	\$ 598,950	For Sale Close to Highway 410 Zoned Light Industrial
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