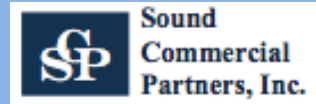


**NEW INDUSTRIAL LISTINGS**  
(SOUTH SEATTLE TO OLYMPIA)  
8/29/25



phil@soundcommercialpartners.com  
phone: 206.595.3355

**INDUSTRIAL SPACE  
FOR LEASE**

**TOTAL  
SQ. FT.**

**OFFICE  
SQ. FT.**

**LEASE  
RATE**

**COMMENTS**



Fife 2523  
Suite D  
2523 Pacific Highway E  
Fife

4,213

665

Shell: \$1.15/psf  
\$5,428.00 per  
month plus  
NNN's

Available 02/01/2026  
18' Clear height  
1 Grade level door  
Industrial Zoning



Industrial/Retail  
102 Puyallup Avenue Suite B  
Tacoma

4,240

Lease rate not  
published

Available now  
Plentiful parking  
Warehouse/Residential District Zoning



Pieratt Business Park  
Suite 23-24  
1302 W Main St  
Auburn

4,500

900

NNN: \$0.28/psf  
\$5,850.00 per  
month plus  
NNN's

Available now  
900 SF mezzanine  
T-8 Energy efficient lighting  
22' Clear height  
2 Grade level doors  
200 Amps, 208 volts, 3-Phase power



Pieratt Business Park  
Suite 29-30  
1302 W Main St  
Auburn

4,500

900

NNN: \$0.28/psf  
\$4,500.00 per  
month plus  
NNN's

Available now  
900 SF mezzanine  
T-8 Energy efficient lighting  
22' Clear height  
2 Grade level doors  
200 Amps, 208 volts, 3-Phase power



8575 Commerce Place Dr NE,  
Suite A2  
Lacey

5,000

Shell: \$1.10/psf  
\$5,500.00 per  
month plus  
NNN's

Available now  
24' Clear height  
1 Grade level door  
Zoning LI



Federal Way Corporate Center  
Suite 112  
34210 9th Avenue South  
Federal Way

5,681

Lease rate not  
published

Sublease Through 12/31/2027  
24' Clear height  
1 Dock high door  
1 Grade level door  
Heavy Power



Federal Way Corporate Center  
Suite 110  
34210 9th Avenue South  
Federal Way

6,150

2,150

Lease rate not  
published

Sublease Through 12/31/2027  
24' Clear height  
2 Dock high doors  
Heavy Power



Kenyon Business Park  
Building C, Unit 7929 & 7935  
S Kenyon St & Occidental Ave S  
Seattle

6,356

2,350

Lease rate not  
published

Available now  
20' Clear height  
1 Dock high door  
1 Grade level door  
600 amps, 480v, 3-phase



1550 Building  
Suite 110  
1550 4th Ave S  
Seattle

6,364

Shell: \$1.15/psf  
\$7,318.60 per  
month plus  
NNN's

Available now  
High bay LED lighting  
22'6" Clear height  
Grade level doors  
1 Roll-up door  
1 Double door  
1 Single door



Federal Way Corporate Center  
Suite 102  
34210 9th Avenue South  
Federal Way

6,650

400

Lease rate not  
published

Sublease Through 12/31/2027  
24' Clear height  
2 Dock high doors  
1 Grade level door  
Heavy Power



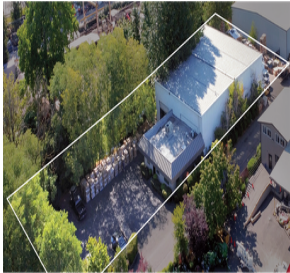
Federal Way Corporate Center  
Suite 114  
34210 9th Avenue South  
Federal Way

6,966

1,800

Lease rate not  
published

Sublease Through 12/31/2027  
24' Clear height  
1 Grade level door  
Heavy Power



8803 S 218th St  
Kent

7,569

1,224

Lease rate not  
published

Also Available for Sale  
32,810 SF Lot  
21' Clear height  
3 Grade level doors  
Yard & Parking Flexibility  
Zoning I2



Federal Way Corporate Center  
Suite 103  
34210 9th Avenue South  
Federal Way

7,625

Lease rate not  
published

Sublease Through 12/31/2027  
24' Clear height  
2 Dock high doors  
1 Grade level door  
Heavy Power



7Seas Tacoma  
Suite A  
2101 Jefferson Ave  
Tacoma

8,358

Lease rate not  
published

Available Jan 1, 2026  
Dock high doors



Kenyon Business Park  
Building D, Unit 7951 A  
S Kenyon St & Occidental Ave S  
Seattle

10,182

826

Lease rate not  
published

Available now  
20' Clear height  
2 Grade level doors  
600 amps, 480v, 3-phase



22477 72nd Avenue S  
Kent

10,500

1,719

Lease rate not  
published

Available now  
Accessible to SR-167, I-405 & I-5  
Dedicated yard and parking  
16' Clear height  
2 Dock high doors  
1 Grade level door  
1 Rail



212th Business Park  
Building B, Suite 104  
7817 S 210th St  
Kent

10,552

1,052

Lease rate not  
published

Available 02/01/2026  
20' Clear height  
2 Dock high doors  
1 Grade level door



7Seas Tacoma  
Suite B  
2101 Jefferson Ave  
Tacoma

10,585

Lease rate not  
published

Available now  
Dock high doors



Kenyon Business Park  
Building D, Unit 7951 B  
S Kenyon St & Occidental Ave S  
Seattle

11,038

655

Lease rate not  
published

Available now  
20' Clear height  
4 Grade level doors  
600 amps, 480v, 3-phase



Option 2, Suite B  
2660 Willamette Dr NE  
Lacey

16,775

Lease rate not  
published

24' Clear height  
4 Dock high doors  
2 Grade level doors  
3,000 Amp 3-Phase, 480v





Option 2, Suite C  
2660 Willamette Dr NE  
Lacey

17,000

Lease rate not  
published

24' Clear height  
4 Dock high doors  
1 Grade level door  
3,000 Amp 3-Phase, 480v



Option 1, Suite F  
2660 Willamette Dr NE  
Lacey

17,300

Lease rate not  
published

24' Clear height  
4 Dock high doors  
1 Grade level door  
3,000 Amp 3-Phase, 480v



Option 2, Suite F  
2660 Willamette Dr NE  
Lacey

17,300

Lease rate not  
published

24' Clear height  
4 Dock high doors  
1 Grade level door  
3,000 Amp 3-Phase, 480v



Olympic Industrial Park  
Suite F  
19111 Des Moines Memorial Dr  
SeaTac

17,500

1,863

Lease rate not  
published

Available now  
20' Clear height  
8 Dock high doors  
1 Ramp



West Valley @ 216th  
Building B  
6701 South 216th Street  
Kent

17,920

2,254

NNN: \$0.326/psf  
Lease rate not  
published

Available February 1, 2026  
15' Clear height  
7 Dock high doors  
3 Grade level doors



4103 C Street NE, Suite 300  
Auburn

20,000

2,496

Blended:  
\$0.56/psf  
\$11,200.00 per  
month plus  
NNN's

Sublease  
Master lease expires December 31, 2029  
Available now  
32' Clear height  
6 Dock high doors  
1 Grade level door  
4 Edge of dock levelers  
2 Pit levelers



Lincoln Distribution Center  
Building A  
6012 S 196th St  
Kent

30,212

1,378

Lease rate not  
published

24' Clear height  
11 Dock high doors  
2 Grade level doors  
4 Rail doors  
400 amps 120/208V





Federal Way Corporate Center  
34210 9th Avenue South  
Federal Way

33,072

Lease rate not  
published

Sublease Through 12/31/2027  
24' Clear height  
Dock high doors  
Grade level doors  
Heavy Power



Option 1, Suite B  
2660 Willamette Dr NE  
Lacey

33,775

Lease rate not  
published

24' Clear height  
6 Dock high doors  
3 Grade level doors  
3,000 Amp 3-Phase, 480v



8575 Commerce Place Dr NE  
Suite B  
Lacey

44,000

Shell: \$0.60/psf  
\$26,400.00 per  
month plus  
NNN's

Available now  
30' Clear height  
7 Dock high doors  
4 Grade level doors  
Zoning LI

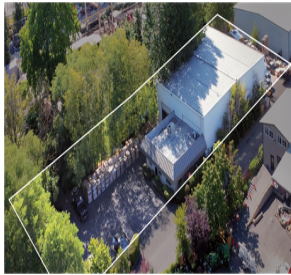
# **INDUSTRIAL BLDGS FOR SALE**

**TOTAL  
SQ.FT.**

**OFFICE  
SQ.FT.**

**PRICE**

**COMMENTS**



8803 S 218th St  
Kent

7,569

1,224

\$ 2,600,000

Also Available for Lease  
32,810 SF Lot  
21' Clear height  
3 Grade level doors  
Yard & Parking Flexibility  
Zoning I2



Fire Station 51  
444 Andover Park E  
Tukwila

15,519

Sale price not  
published

Development Opportunity  
81,000 SF Land  
Grade level doors  
Zoning TUC-WP



21019 77th Avenue South  
Kent

29,374

3,860

Sale price not  
published

1.61 Acres  
28' Clear height  
6 Dock high doors  
1 Grade level door  
625 amps, 480 volt, 3-phase  
Zoning I3 - City of Kent

	INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	Fire Station 51 444 Andover Park E Tukwila	1.9	81,000	Not published	Development Opportunity 81,000 SF Land Grade level doors Zoning TUC-WP
	20245 84th Ave S Kent	2.2	94,761	Not published	Yard Sublease Led 8/31/2026 Site fully fenced and secured 7,033 SF of Shop 14' Clear maintenance facility 7 Grade-level doors
	2950 Pacific Highway E Fife	2.5	109,000	Not published	For Lease Yard/Sales Lot Available Paved, fenced and lit Option to have a security alarm
	6820 27th St W University Place	3.3	143,748	\$ 4,750,000	For Sale or For Lease Lease Rate \$20,000/month 25,968 SF Buildings 3.3 AC IOS Yard Zoning MU-U/I-75
	Tehaleh Commerce Center Tehaleh Industrial Park Bonney Lake	116.0		Not published	For Sale 116 Acres Usable Entitlements complete including Zoning