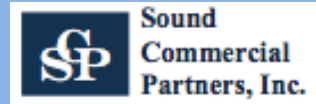


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
8/8/25



phil@soundcommercialpartners.com
phone: 206.595.3355

**INDUSTRIAL SPACE
FOR LEASE**

**TOTAL
SQ. FT.**

**OFFICE
SQ. FT.**

**LEASE
RATE**

COMMENTS



Tukwila Commerce Center
Building B
12620 Interurban Ave S
Tukwila

4,500

1,057

Lease rate not
published

For Sublease
Master Lease Expires : June 30, 2028
Access to SR 99, I-5 and I-405
12' Clear height
1 Grade level door



636 S Alaska Street
Seattle

5,276

1,500

Rate: \$1.40/psf
\$7,386.40 per
month plus
NNN's

18' Clear height
1 Dock high door



Southgate Plaza
10310 South Tacoma Way
Lakewood

6,057

2,657

Shell: \$1.54/psf
\$9,327.78 per
month plus
NNN's

2 Roll-up doors
4,500 SF Fenced yard



Clausen Building
177 S Orcas St
Seattle

7,488

1,488

Rate: \$1.50/psf
NNN: \$0.38/psf
\$11,232.00 per
month plus
NNN's

18' Clear height
2 Grade level doors



Springbrook II Business Park
Building 2, Suite 7829
South 180th Street
Kent

9,086

2,309

Shell: \$1.08/psf
Office: \$1.35/psf
NNN: \$0.46/psf
\$12,930.03 per
month plus
NNN's

Available January 1, 2026
19' Clear height
2 Grade level doors



The Brado Building
Suite B
6915 S 196th St
Kent

9,951

1,288

Lease rate not
published

For Sublease
Lease expires October 31, 2028
20' Clear height
7 Grade level doors



The Brado Building
Suite A
6915 S 196th St
Kent

10,090

663

Lease rate not
published

For Sublease
Lease expires October 31, 2028
20' Clear height
6 Grade level doors



The Brado Building
Suite A & B
6915 S 196th St
Kent

20,041

1,951

Lease rate not
published

For Sublease
Lease expires October 31, 2028
20' Clear height
13 Grade level doors



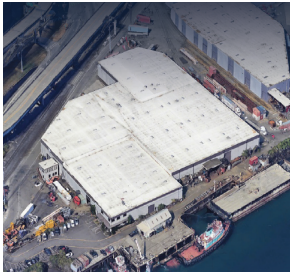
Green River Corporate Park
Building C, Suite 20208/134C
20208 72nd Avenue S
Kent

43,796

3,752

Lease rate not
published

24' Clear height
16 Dock high doors
2 Grade level doors
300 Amps 277/480V 3-phase



Centerpoint Terminal 17A-C
3518-3546 W. Marginal Way SW
Seattle

169,940

5,371

Lease rate not
published

Available now
26' Clear height
10 Dock high doors
7 Drive-in doors
5 Rail doors
1,000 Amps 277/480, 3-phase
Zoning MML U/85






Northwest Gateway @Dupont
4175 Pioneer Avenue
Dupont



451,151

15,601

Lease rate not
published

6.5 Acres
30' Clear height
34 Dock high doors
1 Drive-in door
Yard Available

INDUSTRIAL BLDGS FOR SALE		TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	Sodo Flex 2233 1st Avenue South Seattle	20,677		Sale price not published	0.20 Acres 1 Dock high door Zoning UI U/85, Urban Industrial
	Sodo Flex 2245 1st Avenue South Seattle	59,311		Sale price not published	0.61 Acres 18' Clear height 1 Dock high door 1 Multi-position dock Zoning UI U/85, Urban Industrial
	Sodo Flex 2245 1st Ave S & 2233 1st Ave S Seattle	79,988		\$ 12,800,000	0.81 Acres 18' Clear height 2 Dock high doors Zoning UI U/85, Urban Industrial

INDUSTRIAL LAND FOR LEASE/SALE		TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	Yard B 5400 Denver Ave S Seattle	0.4	18,000	Not published	Yard For Lease
	Yard C 5400 Denver Ave S Seattle	0.4	17,700	Not published	Yard For Lease
	4002 S Tyler Street Tacoma	0.5	22,147	\$ 610,000	Land For Sale Flat and level land site Zoning C-1 Commercial



Yard A
5400 Denver Ave S
Seattle

0.7 31,000 Not published Yard For Lease



Airport Way S Property
2535 Airport Way S
Seattle

1.4 59,220 \$0.50/psf
\$29,610.00 per month plus NNN Paved Yard For Lease
Easy access to I-5
Zoning IG2 U/85



5400 Denver Ave S
Seattle

1.5 66,700 Not published Yard For Lease
5,000 SF Warehouse
18' Ceiling height
3 Dock high doors
Yard A - 31,000 SF (0.72 acres)
Yard B - 18,000 SF (0.41 acres)
Yard C - 17,700 SF (0.41 acres)



10011 144th St E
Puyallup

1.8 80,150 \$ 2,000,000 For Sale or Lease
3,000 SF Shop
Yard is graveled and fenced
Zoning UCOR