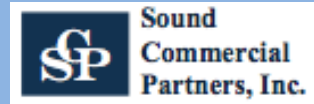


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
9/12/25



phil@soundcommercialpartners.com
phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Rainier Place Industrial Condos
Units 8+9
9918 162nd St Ct E
Puyallup

2,469

Rate: \$1.20/psf
NNN: \$0.28/psf
\$2,962.80 per
month plus
NNN's

20' Clear height
2 Roll up doors
3 Phase power



Seattle Exchange @ Southcenter
Building 33
1001 Industry Drive
Tukwila

6,157

1,140

Rate: \$1.20/psf
NNN: \$0.47/psf
\$7,388.40 per
month plus
NNN's

Available October 1, 2025
20' Clear height
3 Dock high doors
Three-phase power



801 Houser Way N
Renton

10,000

2,000

Lease rate not
published

Available now
24' Clear height
2 Grade level doors
Potential for small side yard



Auburn Venture 15
Suite 110
1520 15th St NW
Auburn

12,684

1,331

Rate: \$1.13/psf
NNN: \$0.47/psf
\$14,332.92 per
month plus
NNN's

Available 03/01/2026
20' Clear height
3 Dock high doors
1 Grade level door
Zoning M-1



851 Houser Way N
Renton

15,000

1,416

Lease rate not
published

Available now
Direct access to I-405
20' Clear height
Dock high doors
Grade level doors



Sea King Industrial Park
1521 South 92nd Place
Seattle

18,124

973

Lease rate not
published

Available 12/01/2025
Immediate Access to SR-99
18' Clear height
12 Dock high doors
10 Grade level doors



Prologis Park Tukwila 4
335 Upland Dr
Tukwila

30,812 2,783 Lease rate not published

Available January 1, 2026
23' Clear height
12 Dock high doors
1 Grade level door



4510 Frontage Rd NW
Auburn

60,000 120 Blended: \$0.75/psf
\$45,000.00 per month plus NNN's

For Sublease
Term length through 10/31/2032
30' Clear height
18 Dock high doors



Lind Distribution Center
3324 Lind Ave SW
Renton

100,520 9,206 Lease rate not published

26'6" Clear height
15 Dock high doors
1 Drive-in door
Rail served
625 Amps



Pioneer Logistics New Panattoni
Development In Puyallup
14021 E Pioneer
Puyallup

211,153 Lease rate not published

16.74 Acres
36' Clear height
34 Dock high doors
2 Grade level doors
210 parking stalls and 102 additional trailer stalls
Rail access

