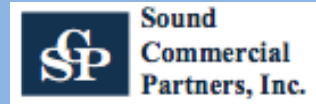


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
9/19/25



phil@soundcommercialpartners.com
phone: 206.595.3355

**INDUSTRIAL SPACE
FOR LEASE**

**TOTAL
SQ. FT.**

**OFFICE
SQ. FT.**

**LEASE
RATE**

COMMENTS



Marvich Building
16409 Renton-Issaquah Road SE
Renton

2,300

Lease rate not
published

Grade level doors
Affordable with fenced yard
Light Industrial, extra power



Walker Business Plaza
Suite C 104
19625 62nd Ave S
Kent

2,734

Lease rate not
published

Available now
18' Clear height
4 private offices, restroom & kitchen
1,400sf of warehouse
Grade level doors



Powerline Business Park
Building 3260, Unit A
3240-3290 B Street NW
Auburn

3,371

739

NNN: \$0.42/psf
Lease rate not
published

Available 10/01/2025
12' Clear height
5 Grade level doors



SeaTac Logistics Park 1
Bldg A, Suite 200
811 S 192nd Street
SeaTac

6,897

1,823

Lease rate not
published

Available January 1, 2026
Ample parking
24' Clear height
3 Dock high doors
1 Grade level door



Walker Business Plaza
Suite C 101-104
19625 62nd Ave S
Kent

8,563

Lease rate not
published

Available now
2,600sf warehouse
18' Clear height
Grade level doors
8 private offices, 3 restrooms, &
conference room



Rainier Corporate Park
Suite B119A
2505 Frank Albert Rd E
Fife

9,069

967

Lease rate not
published

Available now
Excellent access to I-5
CAM charges are competitive \$0.24 PSF,
per month
2 Dock high doors
1 Grade level door
Three phase power



Alterra 512
112th St E & Golden Given Rd E
Tacoma

23,881

Lease rate not
published

9.64 Acres Land
28' Clear height
18 Grade level doors



Hill Industrial - 190A
8805 South 190th St
Kent

24,000

1,900

Lease rate not
published

Available 05/01/2026
24' Clear height
2 Dock high doors
1 Grade level door
3-Phase power



Aldarra Corporate Park
6528 South 216th Street
Kent

25,203

5,618

Sublease rate
not published

For Sublease
Master Lease Expiration: September 15,
2029
30' Clear height
4 Dock high doors
1 Grade level door



The Box Maker Building
6412 S 190th St
Kent

70,032

9,355

Lease rate not
published

Also Available for Sale
3.34 Acres
11 Dock high doors
1 Ramp
Rail Served
Small Yard
Power 1,400 Amps, 277/480V
Zoning I2



Rainier Corporate Park
Suite C115
2505 Frank Albert Rd E
Fife

83,420

6,503

Lease rate not
published

Available 05.01.2026
Excellent access to I-5
CAM charges are competitive \$0.24 PSF,
per month
32 Dock high doors
1 Grade level door
Three phase power

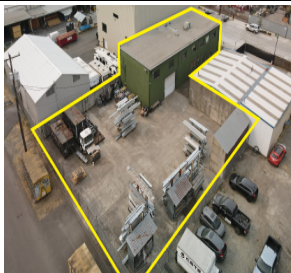
**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS



253 S Holden St
Seattle

6,117

1,837

Sale price not
published

22' Clear height
1 Grade level door
8,000 SF of Paved Yard
Zoning MML U/85



Retail/Industrial Building
2366 Tacoma Ave S
Tacoma

9,000

\$ 1,800,000

Secured lot with fenced parking
Zoning Downtown Residential



The Box maker Building
6412 S 190th St
Kent

70,032

9,355

Sale price not published

Also Available for Lease
3.34 Acres
11 Dock high doors
1 Ramp
Rail Served
Small Yard
Power 1,400 Amps, 277/480V
Zoning I2

INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
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21807 68th Ave S
Kent

0.6

26,772

\$ 1,198,000

For Sale
Available now
Building 1,000 SF
Zoning I1



1156 Valentine Ave SE
Pacific

1.0

42,902

\$ 2,400,000

For Sale
1 Grade Level Door (14' Tall)
Zoning Commercial



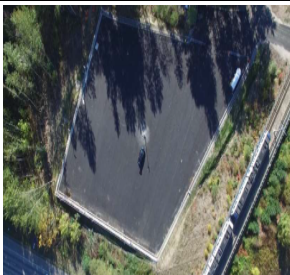
Alterra 512
Site D
11511 Aqueduct Dr E
Tacoma

1.4

58,806

Not published

For Lease
Available now
Fenced, partially paved & lit
ECOR/Heavy Industrial Zoning



4113 South Boeing Access Rd
Seattle

1.4

62,495

\$ 3,400,000

For Sale or Lease
Lease Rate: \$16,000.00 /Month, NNN
(\$0.30/SF of usable area)
Paved and Secured with area lighting
53,452 SF of yard



Alterra 512
Site B
1321 109th St E
Tacoma

2.4

104,544

Not published

For Lease
Available now
Fenced, partially paved & lit
ECOR/Heavy Industrial Zoning



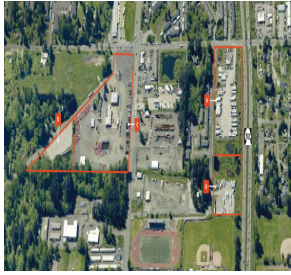
Alterra 512
Site A
10811 Golden Given Rd E
Tacoma

4.0

174,240

Not published

For Lease
Available now
Fenced, partially paved & lit
ECOR/Heavy Industrial Zoning



Alterra 512
Site A+B
112th St E & Golden Given Rd E
Tacoma

6.4

278,784

Not published

For Lease
Available now
Fenced, partially paved & lit
ECOR/Heavy Industrial Zoning



Alterra 512
Site C
1206 112th St E
Tacoma

9.6

419,918

Not published

For Lease
Available now
23,881 SF Building
28' Clear height
18 Grade-level doors
Fenced, partially paved & lit
ECOR/Heavy Industrial Zoning



Alterra 512
Site C+D
11511 Aqueduct Dr E
Tacoma

11.0

478,724

Not published

For Lease
Available now
23,881 SF Building
28' Clear height
18 Grade-level doors
Fenced, partially paved & lit
ECOR/Heavy Industrial Zoning



Alterra 512
112th St E & Golden Given Rd E
Tacoma

17.4

757,508

Not published

For Lease
Available now
23,881 SF Building
28' Clear height
18 Grade-level doors
Fenced, partially paved & lit
ECOR/Heavy Industrial Zoning