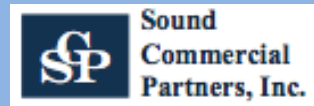


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
9/26/25



phil@soundcommercialpartners.com
phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Pioneer Industrial Park
Suite C1
14107 Pioneer Way East
Puyallup

3,000

Lease rate not
published

Available February 1, 2026
1 Grade level door
Small yard storage
Heavy power
Zoning Employment Center



Willow Street Shop & Yard
1407 Willow Rd E
Fife

3,100

3,100

\$4,000.00 per
month plus
NNN's

Available now
14' Clear height
2 Grade level doors
Yard Available
Zoning RC



Brewery Tower Building
2509-2515 S Holgate St
Tacoma

3,601

\$2,800.00 per
month plus
NNN's

Available now
12' Clear height
2 Grade level doors
Warehouse/Residential zoning
Secured parking available
3 phase power



503 - 511 Cherry St SE, Suite W
Olympia

4,000

\$3,800.00 per
month, gross

Available 11/01/2025
Zoning DB



Georgetown Industrial Space
6259 Airport Way S
Seattle

4,185

1,140

\$6,500.00 per
month plus
NNN's

Excellent Access to I-5
10' Clear height
10x10 Roll-up door
Paved and Fenced Yard
Three-Phase & Single-Phase Power
Zoning C2-55(M)



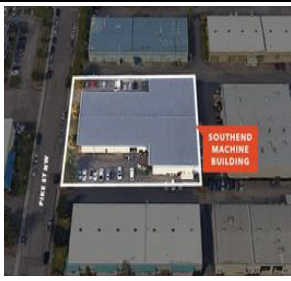
Fryar Ave Industrial Campus
1504 - 1506 Fryar Avenue
Sumner

5,089

2,250

Lease rate not
published

Also Available for Sale
52,274 SF Land
14' Clear height
Grade level doors
Yard Available
Heavy power



Southend Machine
Suite A
1802 Pike St NW
Auburn

5,246

950

Rate: \$1.35/psf
\$7,082.10 per
month plus
NNN's

Available now
6 Grade level doors
1200A/208V/3Ø



Kenyon Business Park
Building A, Unit 7920
S Kenyon St & Occidental Ave S
Seattle

9,600

1,803

Lease rate not
published

Available 02/01/2026
20' Clear height
3 Grade level doors
600 amps, 480v, 3-phase



Columbia Fire Building
111 S Findlay St
Seattle

10,800

Lease rate not
published

Available March 31st, 2026
20' Clear height
Grade level doors
8,400 SF Fully fenced and secure yard



Pacific Business Park
Building 8
7054 S 220th St
Kent

15,488

1,710

Shell: \$1.10/psf
Office: \$1.35/psf
\$19,345.30 per
month plus
NNN's

Available 02/01/2026
Comcast cable available
20' Clear height
8 Dock high doors
3 Grade level doors



SeaTac Logistics Park 2
Bldg E, Suite 100
18900 8th Ave S
SeaTac

16,063

4,247

Lease rate not
published

For Sublease
Master lease through November 30,
2030
24' Clear height
9 Dock high doors
1 Grade level door



Southcenter West
Building B
1177 Andover Park W
Tukwila

19,158

2,028

Lease rate not
published

Ample Parking
24' Clear height
3 Dock high doors
1 Grade level door
Rail Served
Energy Efficient LED lighting
400-Amp 120/208V



Southend Machine
1802 Pike St NW
Auburn

22,300

2,830

Rate: \$1.35/psf
\$30,105.00 per
month plus
NNN's

Available now
6 Grade level doors
1200A/208V/3Ø



Former Auto Accessories
1520 13th Ave
Seattle

23,000

\$12,500.00 per
month, gross

16' Clear height



Valley Centre Corporate Park
Bldg 1, Suite 105
2820 B Street NW
Auburn

63,000

1,558

Lease rate not
published

Available now
30' Clear height
19 Dock high doors
1 Grade level door
4 Dock levelers
Upgraded lighting



Pacific Logistics North
109 Roy Road SE
Pacific

68,832

1,342

Lease rate not
published

Available now
Immediate access to SR-167
LED warehouse lighting
30' Clear height
8 Dock high doors
1 Grade level door



1615 Puyallup St
Sumner

72,450

4,392

Lease rate not
published

Also Available for Lease
5.28 Acres
22' Clear height
8 Dock high doors
2 Grade level doors
75,000 SF Fully Secured Excess Yard



Pacific Logistics North
109 Roy Road SE
Pacific

111,411

2,842

Lease rate not
published

Available now
Immediate access to SR-167
LED warehouse lighting
30' Clear height
16 Dock high doors
2 Grade level doors



Pacific Gateway Business Park
20413 59th Place South
Kent

144,000

5,420

Lease rate not
published

Available now
36' Clear height
30 Dock high doors
1 Grade level door
68 Stalls
3-Phase power
Zoning M1 Industrial Park



Valley Centre Corporate Park
Building 4
2302 B Street NW
Auburn

191,824

5,724

Lease rate not
published

30' Clear height
48 Dock high doors
4 Grade level doors
30 Trailer stalls
1200 Amps of 277/480 volt, 3-phase
power

	INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	Fryar Ave Industrial Campus 1504 - 1506 Fryar Avenue Sumner	5,089	2,250	Sale price not published	Also Available for Lease 52,274 SF Land 14' Clear height Grade level doors Yard Available Heavy power
	Building 1 5527 Airport Way South Seattle	6,720		Sale price not published	0.30 Acres 13'4" Clear height 2 Grade level doors Zoning NC3-55(M)
	Building 2 5531 Airport Way South Seattle	13,058		Sale price not published	0.30 Acres 13'4" Clear height 3 Grade level doors Zoning NC3-55(M)
	5527-5531 Airport Way South Seattle	19,741		Sale price not published	0.60 Acres 13'4" Clear height 5 Grade level doors 25 Auto Parking Spaces Zoning NC3-55(M)
	Southend Machine 1802 Pike St NW Auburn	22,300	2,830	\$ 6,600,000	Available now 6 Grade level doors Small yard area 1200A/208V/3Ø
	7327 S 228th St Kent	43,799	2,900	Sale price not published	24' Clear height 3 Dock high doors 7 Grade level doors 82 Free Surface Spaces Ratio of 1.87/1,000 SF Great Access to SR 167 and West Valley Hwy 600 Amps, 277/480v



1615 Puyallup St
Sumner

72,450

4,392

\$ 12,950,000

Also Available for Lease
5.28 Acres
22' Clear height
8 Dock high doors
2 Grade level doors
75,000 SF Fully Secured Excess Yard

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



19313 Meridian Ave East
Graham

0.7

32,084

\$6,550.00 per
month plus NNN

For Lease
Zoning: MUD



Fryar Ave Industrial Campus
1504 - 1506 Fryar Avenue
Sumner

1.2

52,274

Not published

Sale or Lease
Building 1: 5,089 SF w/yard
Building 2: 2,250 SF Office
14' Clear height
Grade level loading
Heavy power



1827 West Valley Hwy E
Sumner

1.5

\$ 2,195,000

For Sale
Immediate Access to HWY 167
1.18 Useable Acres
1,600 SF Office
300 SF Storage Shed
Gated & Fenced Yard



Kent Storage Yard
23612 Military Road S
Kent

2.3

99,088

\$0.35/psf
\$34,680.80 per
month plus NNN
\$0.035 PSF

For Lease
Available now
Immediate access to I-5
Secure Storage Yard
Zoned IP



10400 County Line Rd E
Edgewood

13.8

598,950

\$ 13,000,000

For Sale
Available now
Zoning BP