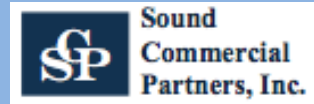


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
9/5/25



phil@soundcommercialpartners.com
phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Park 96
Building A-3030
3004-3102 South 96th St
Lakewood

2,396

652

Rate: \$1.10/psf
NNN: \$0.24/psf
\$2,635.60 per
month plus
NNN's

Available November 1, 2025
1 Dock high door
1 Grade level door
Zoned AC-1



SeaTac Industrial Park
Building 2
18938 13th Place South
SeaTac

2,989

334

Lease rate not
published

Available now
Close proximity to 1-5, SR-99 and SR-509
17'9" Clear height
2 Dock high doors



SeaTac Business Center
20812 International Boulevard
SeaTac

4,500

3,000

Rate: \$1.50/psf
NNN: \$0.295/psf
\$6,750.00 per
month plus
NNN's

14' Clear height
Dock high doors
1 Grade level door
12,000 SF Fenced/Paved Yard
Zoning CB-C



Lakewood Business Park
Building C, Suite C1/C2
10025 South Tacoma Way
Lakewood

5,231

1,500

Lease rate not
published

1 Grade level door
Yard space available
Zoned Airport Corridor 1 (AC1)



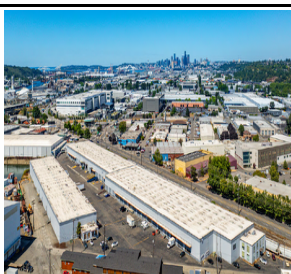
SeaTac Industrial Park
Building 2, Suite 18938 & 18940
18938 13th Place South
SeaTac

7,885

934

Lease rate not
published

Available now
Close proximity to 1-5, SR-99 and SR-509
17'9" Clear height
4 Dock high doors



Seattle Distribution Center
6725 E Marginal Way S
Tukwila

14,790

367

Lease rate not
published

Available now
26' Clear height
4 Dock high doors
1 Grade level door
1 Pony-Dock Position
1 Rail Position



Seattle Distribution Center
6755 E Marginal Way S
Tukwila

16,257

2,686

Lease rate not
published

Available now
24' Clear height
8 Dock high doors



Auburn 167
Bldg 1, Suite 101
1604 15th St SW
Auburn

20,132

2,847

Lease rate not
published

24' Clear height
3 Dock high doors
1 Grade level door
Power: 400 Amps



Lakewood Industrial Park
Bldg 6, Suite A
100th St SW & 47th Ave SW
Lakewood

22,500

1,819

NNN: \$0.28/psf
Lease rate not
published

Available 01/01/2026
6 Dock high doors
1 Oversized OH door
2 Rail doors
Heavy Power



Seattle Distribution Center
6729 E Marginal Way S
Tukwila

25,060

640

Lease rate not
published

Available now
26' Clear height
7 Dock high doors
2 Pony-Dock Positions
1 Rail Position



Seattle Distribution Center
6701 E Marginal Way S
Tukwila

38,861

5,481

Lease rate not
published

Available 12/01/2025
26' Clear height
10 Dock high doors
7 Grade level doors
4 Rail Positions



Maritime Manufacturing Center
1510 St Paul Ave
Tacoma

51,161

3,200

Lease rate not
published

Available April 1, 2026
24' Clear height
Grade level doors
8,000 SF Yard
Heavy Power
Zoning PMI

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS



Sodo Development Site
1701 1st Ave S
Seattle

27,690

Sale price not
published

26,640 SF Land
Zoning Urban Industrial (UI U/85)

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



2212 Port of Tacoma Rd
Tacoma

0.1

6,000

\$4,500.00 per
month, Gross

For Lease
1,200 SF Office With 800 SF Warehouse
Small Covered Yard
Shared Parking Lot



Auburn Industrial Land
922 West Main Street
Auburn

4.8

206,910

\$ 300,000

For Sale
Easy access to/from SR-167 and SR-18
Zoned M1 Light Industrial, City of
Auburn



Auburn Industrial Land
922 West Main Street
Auburn

9.5

413,820

\$ 600,000

For Sale
Easy access to/from SR-167 and SR-18
Zoned M1 Light Industrial, City of
Auburn