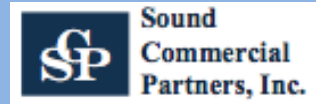


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
10/10/25



phil@soundcommercialpartners.com
phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Prologis Park Trans-Pacific 3208 20th Street East Fife	2,145	1,350	Lease rate not published	24' Clear height 1 Dock high door 1 Grade level door
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Core Tacoma Industrial 8100 Tacoma Mall Blvd Tacoma	8,000	1,500	Lease rate not published	14' Clear height Grade level doors 1 Acre of excess yard available 3-Phase power
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Central commerce center 1020 Central Ave S Kent	8,245	1,041	Lease rate not published	Available June 1st, 2026 Ample Parking 16' Clear height 2 Grade level doors Fenced yard area
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135 S Lucile St Seattle	8,700		Rate: \$1.40/psf \$12,180.00 per month plus NNN's	1,200 SF of Mezzanine 16' Clear height 1 Grade level door 5,000 SF Fenced yard Heavy power
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Core Tacoma Industrial 8100 Tacoma Mall Blvd Tacoma	11,000	3,000	Lease rate not published	16' Clear height 2 Grade level doors 1 Acre of excess yard available 3-Phase power
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Seattle South Business Park Bldg 8 18290B Andover Park West Tukwila	12,697	1,544	Lease rate not published	24' Clear height 2 Dock high doors
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Portside Industrial Center
Suite 100
6752 20th Street E
Fife

17,173

2,100

Lease rate not
published

Available January 1, 2026
2 Dock high doors
1 Grade level door
800 amps 480/277 V 3-phase, 4-wire



Elstrom Building
1217 4th Ave N
Kent

24,000

2,000

Shell:
\$0.83/psf
Office:
\$1.25/psf
NNN:
\$0.25/psf
\$22,420.00 per
month plus
NNN's

Excellent Access to I-5 and Highway
167
24' Clear height
2 Dock high doors
6 Grade level doors
Fully Fenced and Secure yard
Heavy Power - 1,400 Amps 3 Phase



Building 7
4301 West Valley Highway
Sumner

25,000

Lease rate not
published

For Sublease
Master Lease Expires : November 30,
2030
Racking Available
30' Clear height
6 Dock high doors



7901 S 190th St
Kent

97,548

6,212

Lease rate not
published

3.9 Acres
24' Clear height
28 Dock high doors
1 Grade level door
1 Ramp up door
Fenced and Secured Yard
I-3 Heavy Industrial
Power Transformer: 300 kVA



Tacoma Supply Chain Center
Building C
17612 50th Avenue E
Frederickson

303,866

6,000

Lease rate not
published

36' Clear height
46 Dock high doors
2 Grade level doors
59 Trailer stalls
3,000 Amps



Fred310 Rare 4M SF Industrial
Park
Building A
E 176th Street
Seattle

320,040

3,498

Lease rate not
published

56 Trailer Park
200 Auto Park
32' Clear height
48 Dock high doors
2 Drive-in doors
Electrical Power 2,000



Seattle Metro Logistics
Level 1
44 S Nevada St
Seattle

349,174

Lease rate not
published

30' Clear height
58 Dock high doors
4 Drive-in doors
7,000 Amps power



Seattle Metro Logistics
Level 2
44 S Nevada St
Seattle

353,880

Lease rate not
published

701 Parking Stalls
30' Clear height
50 Dock high doors
2 Drive-in doors
7,000 Amps power



Fred310 Rare 4M SF Industrial
Park
Building B
E 176th Street
Seattle

398,188

3,498

Lease rate not
published

166 Trailer Park
244 Auto Park
36' Clear height
74 Dock high doors
2 Drive-in doors
Electrical Power 3,000



Fred310 Rare 4M SF Industrial
Park
Building G
192nd Street
Seattle

611,340

3,498

Lease rate not
published

158 Trailer Park
370 Auto Park
40' Clear height
106 Dock high doors
4 Drive-in doors
Electrical Power 3,000



Seattle Metro Logistics
44 S Nevada St
Seattle

703,054

Lease rate not
published

30' Clear height
108 Dock high doors
6 Drive-in doors
7,000 Amps power

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS



Gaco Western Building
18700 Southcenter Pkwy
Tukwila

36,400

12,530

\$ 7,500,000

95,537 SF Lot
24' Clear height
5 Dock high doors
Heavy Power
Zoning HI

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



6245 S Adams St
Tacoma

0.7

31,724

\$0.16/psf
\$5,075.84 per
month plus
NNN

For Lease
Permitted for outdoor storage
Industrial Yard
Zoned Heavy Manufacturing



Portland Street Yard
755 S Portland St
Seattle

0.8

35,000

Not published

For Lease
Available November 1, 2025
2,880 SF shop
Street Yard
Fully paved, fenced & lit



6245 S Adams St
Tacoma

1.9

80,796

\$0.16/psf
\$13,000.00 per
month plus
NNN

For Lease
Permitted for outdoor storage
Industrial Yard
Zoned Heavy Manufacturing



9229 E Marginal Way S
Tukwila

9.3

404,237

\$0.37/psf
\$149,567.69
per month plus
NNN

Sublease Term Expires February 28,
2028
Industrial Yard