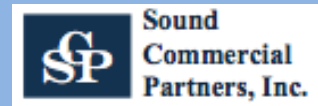


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
10/17/25



phil@soundcommercialpartners.com
phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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South 93rd Business Park
Suite DC
9330 South 93rd Street
Seattle

2,115

169

Lease rate not
published

Available 11/1/2025
20' Clear height
2 Grade level doors



Campus Park
Building 2, Suite 213
1020 S 344th St
Federal Way

2,906

654

Rate: \$1.405/psf
\$4,082.93 per
month plus
NNN's

Sublease
Available now
14' Clear Height
Zoning CE



8301 S 216th St
Kent

5,240

2,940

Lease rate not
published

900 SF Mezzanine
3 Grade level doors
Small yard area
I2 Zoning



West Valley Distribution Center II
18620 72nd Avenue South
Kent

6,000

484

Lease rate not
published

Available November 1, 2025
Great access to Hwy-167, I-5 and I-405
24' Clear Height
2 Dock high doors



Lakewood Industrial Park
Bldg 16, Suite A
100th St SW & 47th Ave SW
Lakewood

6,565

NNN: \$0.22/psf
Lease rate not
published

Available now
(2) 13' sliding barn doors
Heavy Power

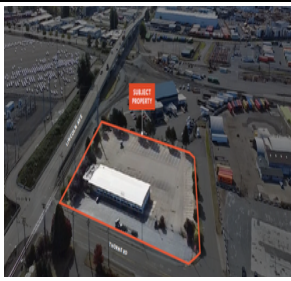


923 S Bayview St, Suite 3
Seattle

6,800

Shell: \$0.85/psf
NNN: \$0.31/psf
\$5,780.00 per
month plus
NNN's

For Sublease
Master Lease ends October 31, 2027
Available now
16' Clear Height
1 Dock high door



Lincoln Ave Cross Dock
1955 Lincoln Ave
Tacoma

9,700

\$50,000.00 per
month plus
NNN's

Available now
29 Dock high doors
1 Grade level door
Trailer parking
Zoning Industrial



Pacific Business Park
Building 4
6862 S 220th ST
Kent

11,500

1,050

Shell: \$1.15/psf
Office: \$1.35/psf
\$14,642.50 per
month plus
NNN's

Available 03/01/2026
Comcast cable available
20' Clear Height
8 Dock high doors
2 Grade level doors



Mill Creek Distribution Center
21846 76th Ave S
Kent

12,000

1,100

Lease rate not
published

Available April 1, 2026
10 Stalls Trailer Parking
22' Clear Height
5 Dock high doors
1 Drive-in door
Zoning M-3 heavy industrial



Southcenter West
Building B
1163 Andover Park West
Tukwila

22,352

2,110

Lease rate not
published

Available January 1, 2026
Ample Parking
Energy efficient LED Lighting
24' Clear Height
4 Dock high doors
277/480V Power



Georgetown Logistics Center
5900 1st Avenue South
Seattle

65,562

11,200

Lease rate not
published

Also Available for Sale
2.62 Acres site
Upgraded T5 lighting
117 Auto stalls
Fenced and secured parking
18' Clear Height
6 Dock high doors



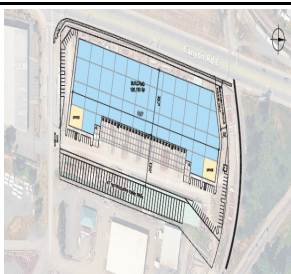
Cold Storage Building
18404 72nd Ave S
Kent

71,613

10,000

Lease rate not
published

Available 5/1/2026
24' Clear Height
13 Dock high doors
1 Grade level door
17,575 SF Fenced Yard
1,600 amps - 277/480v Power
M-1 Zoning

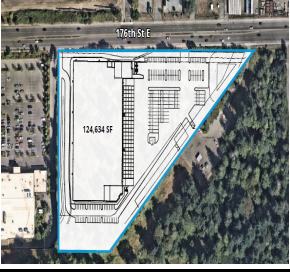
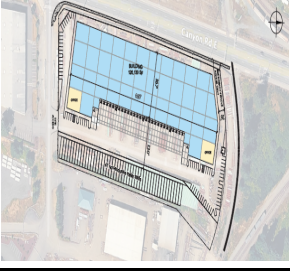


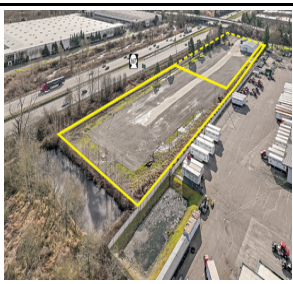
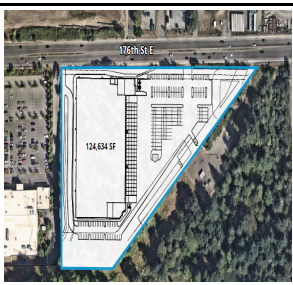
Canyon Road Industrial Center
5501 184th St E
Frederickson

126,130

Lease rate not
published

New construction: 2027 delivery
Also Available for Sale
SEPA Anticipated Q1 '26
Expected Shell Delivery Q1 '27
36' Clear Height
25 Dock high doors
2 Grade level doors
Power 1,600 Amps

INDUSTRIAL BLDGS FOR SALE		TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	3300 Martin Luther King Jr Way S Seattle	2,376		Sale price not published	Grade level doors
	320 Birch Street Milton	45,713		Sale price not published	2.54 Acres Land 40' Clear Height 16 Dock high doors 1 Grade level door Site works well for trailer yard, service center, construction yard Zoning: M-1 Light Mftg
	Georgetown Logistics Center 5900 1st Avenue South Seattle	65,562	11,200	Sale price not published	Also Available for Lease 2.62 Acres site Upgraded T5 lighting 117 Auto stalls Fenced and secured parking 18' Clear Height 6 Dock high doors Zoning: IG2-U85
	Proposed construction 5814, 5918, 6024 176th St E Frederickson	124,634	5,000	Sale price not published	10.13 Acre site SEPA Approved Build-to-Suit For Sale 3,000 SF Mezzanine 135' Truck court 22 Dock high doors 2 Grade level doors
	Canyon Road Industrial Center 5501 184th St E Frederickson	126,130		Sale price not published	New construction SEPA Anticipated Q1'26 Expected Shell Delivery Q1 '27 36' Clear Height 25 Dock high doors 2 Grade level doors Power 1,600 Amps

INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	Lakewood Freeway IOS Yard 11221 Pacific Hwy SW Lakewood	0.7	32,234	Not published For Sale 2,350 SF Office Graveled yard Zoned Transit Oriented Commercial
	1201 37th St NW Auburn	2.3	100,624	\$0.39/psf \$39,243.20 per month plus NNN For Lease Graveled & Partially Paved Lit & Fenced Yard M1 Zoning
	320 Birch Street Milton	2.5	110,642	Not published For Sale SEPA Approved 45,713 SF 40' Clear Height 16 Dock high doors 1 Grade level door Site works well for trailer yard, service center, construction yard Zoning: M-1 Light Mftg
	Proposed construction 5814, 5918, 6024 176th St E Frederickson	10.1	441,263	Not published For Sale SEPA Approved Option to build the 124,634 SF Building Two office options of either 5,000 SF or 4,000 SF 3,000 SF Mezzanine 135' Truck court 22 Dock high doors 2 Grade level doors
	IOS Yard 19111 38th Ave E Tacoma	17.5	761,429	\$115,000.00 per month plus NNN For Lease Fully fenced and Lit Power and water at site IOS Yard Zoning Frederickson Community Plan - Employment Center