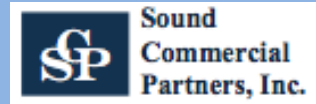


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
10/24/25



phil@soundcommercialpartners.com
phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Ponders Corner Business Center 12724 Pacific Hwy SW Lakewood	3,000	600	Rate: \$1.20/psf \$3,600.00 per month, gross	1 Grade level door
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Tukwila Commerce Park Bldg B, Suite 130 12606 Interurban Ave S Tukwila	7,118	2,144	Lease rate not published NNN: \$0.365/psf	Available May 1, 2026 Ample parking 12' Clear height 3 Drive-in doors
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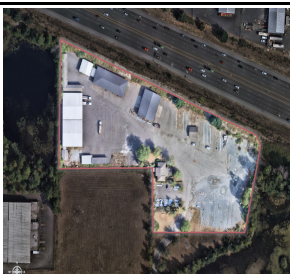
3434 16th Ave W Seattle	12,468	800	Lease rate not published	0.55 AC site 24' Clear height 2 Grade level doors Zoning: IG2 U45
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SeaTac Logistics Park 1 Building B 855 S 192nd St SeaTac	14,841		Rate: \$1.50/psf \$22,261.50 per month, gross	Sublease 12 Dock high doors Zoning RBX
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3051 E Valley Rd Renton	25,100	7,950	Lease rate not published	Available 09/01/2026 26' Clear height 2 Dock high doors 2 Grade level doors 18,250 SF Yard Zoned IH Heavy 277/480 volt power
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10720 26th Ave S Lakewood	32,142	3,032	Lease rate not published	4.65 Useable Acres 6,000 SF Light Industrial 4,800 SF Service Garage 13,974 SF Storage across four buildings 20' Clear height 9 Grade level doors Air Corridor 1 Industrial Zoning
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South 96th Business Park
410 South 96th Street
Seattle

34,560

3,000

Lease rate not
published

Available Q3 2026
6 Grade level doors
4 Pony docks
Zoning classification MH
1,800 Amps of 480 volt power



1302 29th St NW, Suite A
Auburn

47,563

1,962

Lease rate not
published

Direct access to Hwy 167
25' Clear height
7 Dock high doors
1 Grade level door



1302 29th St NW, Suite B
Auburn

64,657

1,538

Lease rate not
published

1,434 SF Mezzanine
Direct access to Hwy 167
25' Clear height
22 Dock high doors
1 Grade level door



1302 29th St NW, Suite C
Auburn

79,281

833

Lease rate not
published

Direct access to Hwy 167
25' Clear height
10 Dock high doors
1 Grade level door



1302 29th St NW
Auburn

192,936

4,333

Lease rate not
published

Direct access to Hwy 167
25' Clear height
39 Dock high doors
3 Grade level doors

INDUSTRIAL BLDGS FOR SALE

TOTAL
SQ.FT.

OFFICE
SQ.FT.

PRICE

COMMENTS



7th & Legion Building
618 7th Avenue SE
Olympia

47,173

\$ 4,200,000

Grade level doors
Dock high doors
59,677 SF Land
Zoning DB



Port-Linc Logistics
2007 Stewart St & 1621 Lincoln Ave
Tacoma

66,645

3,780

Sale price not published

220,313 SF (5.05 Acres) Lot
Bldg 1: 50,065sf
Bldg 2: 16,580sf
25K SF fenced yard
21' Clear height
Dock high doors
Grade level doors

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



95 5th Avenue
Milton

0.3

15,000

\$3,950.00 per month plus NNN

Land For Lease
1,560 SF house/office
Yard Area
Zoned M-1



Tacoma IOS Yard
2200 112th St E
Tacoma

1.1

49,223

\$9,500.00 per month plus NNN

Yard For Lease
Fenced and graveled yard
Immediate SR-512 Access
Zoning Employment Corridor



Canyon Road IOS Site
13018 Canyon Road East
Puyallup

2.0

88,471

Not published

Yard For Lease
5,088 SF Office
1,168 SF Shop
16' Clear height
1 Grade level door



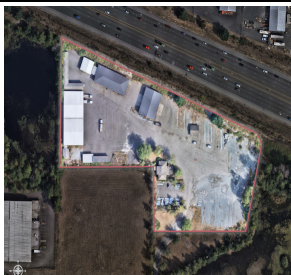
11003 22nd Ave E
Tacoma

3.5

151,315

\$ 3,442,416

Land For Sale
\$22.75 PSF
Direct access to Highway 512, I-5 & 167
With Building Permit for 56,068 SF
ECOR Zoned



10720 26th Ave S
Lakewood

4.7

202,554

Not published

Yard For Lease
6,000 SF Light Industrial
4,800 SF Service Garage
13,974 SF Storage across four buildings
20' Clear height
9 Grade level doors
Air Corridor 1 Industrial Zoning



Graham Industrial Land						Contractor Yard For Sale
10301 Eustis Hunt Rd E	5.7	248,292	\$	2,100,000		\$8-\$9/sqft (\$8.46) Price PSF
Graham						Zoning R10



24300 Pacific Hwy						Yard For Lease
Kent	7.0	305,000		Not published		Available now
						600 SF Office
						14' Clear Height
						Zoning GC



Meridian Campus						Development Site For Sale
8780 & 8945 Commerce Pl Dr NE	10.2	445,183	\$	6,677,748		Price \$15/SF
Lacey						Light Industrial Zoning