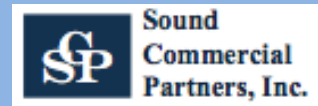


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
10/3/25



phil@soundcommercialpartners.com
phone: 206.595.3355

**INDUSTRIAL SPACE
FOR LEASE**

**TOTAL
SQ. FT.**

**OFFICE
SQ. FT.**

**LEASE
RATE**

COMMENTS



Park 25
Building B
11106 25th Ave E
Tacoma

2,450

1,059

Lease rate not
published

Ample parking
Great access to Hwy-512
18' Clear height
1 Grade level door



7106 S 220th St
Kent

2,500

250

Blended:
\$1.40/psf
NNN: \$0.41/psf
\$3,500.00 per
month plus
NNN's

Available now
Sublease that runs until 7/31/2029
20' Clear height
2 Dock high doors
1 Grade level door



820 Airport Court
Olympia

2,880

500

\$7,500.00 per
month plus
NNN's

Available 11/01/2025
1.88 Acres Site
11 Additional truck parking stalls
10 Dock high doors
20,000 lb capacity dock levelers
Yard lighting
LI Zoning



Park 26
Bay 10
1320 26th St NW
Auburn

3,000

500

Shell: \$1.10/psf
\$3,300.00 per
month plus
NNN's

Available now
18' Clear height
2 Grade level doors



SODO Gateway Center
Suite 112-115
2960 4th Avenue South
Seattle

3,605

Lease rate not
published

Available 12/01/2025
Ample parking on-site
Grade level doors
3 Phase electrical

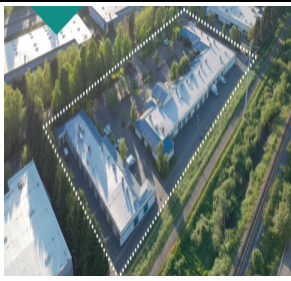


SODO Gateway Center
Suite 107
2960 4th Avenue South
Seattle

4,633

Lease rate not
published

Available now
Ample parking on-site
Grade level doors
3 Phase electrical



Kent Business Center
Building A, Suite 25502
25316 - 25530 74th Avenue S
Kent

5,130

Shell: \$1.30/psf
\$6,669.00 per
month plus
NNN's

Sublease through 6/30/2028
Available Now
1 Grade level door
2.86/1,000 SF Parking Ratio



Georgetown Industrial Retail
5419 Maynard Ave S
Seattle

5,880

1,252

NNN: \$0.54/psf
Lease rate not
published

Available March 1, 2026
16' Clear height
2 Dock high doors
1 Ramp
67' Truck Court



Prologis Park Puyallup 2
Suite 105
402 Valley Ave NW
Puyallup

7,875

908

Lease rate not
published

Available February 1, 2026
Lighting LED
24' Clear height
1 Dock high door
2 Grade level doors



18814 - 18840 72nd Ave S
Kent

11,300

350

Rate: \$1.10/psf
\$12,430.00 per
month plus
NNN's

Available now
3 Grade level doors
Zoning LI



Andover Distribution Center
561 Strander Boulevard
Tukwila

21,578

2,055

Lease rate not
published

27' Clear height
2 Dock high doors
1 Grade level door
10,000 SF Paved and Fenced Yard
Zoning: TUC



Andover Distribution Center
561 Strander Boulevard
Tukwila

40,082

4,317

Lease rate not
published

27' Clear height
5 Dock high doors
10,000 SF Paved and Fenced Yard
Zoning: TUC



Southcenter South Industrial Park
Building 469
18289 Olympic Ave S
Tukwila

46,900

11,274

Lease rate not
published

Quick and easy access to Interstate 5,
Interstate 405, and SR 167
29' Clear height
9 Dock high doors
1 Grade level door



4225 2nd Ave S
Seattle

51,431

15,052

\$70,974.78 per
month plus
NNN's

1.98 Acres
18' Clear height
7 Dock high doors
Additional Yard
600 Amps of 277/480 & 400 Amps of
208 power
Zoned MML U/85



Andover Distribution Center
561 Strander Boulevard
Tukwila

61,660

6,372

Lease rate not
published

27' Clear height
9 Dock high doors
1 Grade level door
10,000 SF Paved and Fenced Yard
Zoning: TUC



Prologis Park Tacoma
Building D
4801 E 8th Street
Tacoma

69,335

2,500

Lease rate not
published

Sublease
12/31/28 Master lease expiration
Available 04/01/2026
Excellent freeway access
Cooler and racking available
Dock high doors



Meridian Campus Warehouse
Suite A
8605 Commerce Place Dr NE
Lacey

72,540

3,150

Lease rate not
published

Sublease
Available 12/01/2025
24' Clear height
21 Dock high doors
3 Grade level doors
Yard Available
Zoning LI



15102 Woodbrook Drive SW
Lakewood

81,858

Lease rate not
published

For Sublease
36' Clear height
13 Dock high doors
800 Amps Power

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS






Holgate Square
Suite 108
920 S Holgate St
Seattle

1,500

\$ 850,000

Power: 110-volt convenience power
500 SF mezzanine
One (1) Reserved parking stall
1 Grade level door

INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	820 Airport Court Olympia	1.9	81,893	For Lease Available 11/01/2025 2,380 SF dock 500 SF Office 10 Door Cross-Dock 20,000 lb capacity dock levelers Yard lighting LI Zoning
	IOS Yard 909 7th St NW Puyallup	2.0	87,120	For Lease 5,760 SF Shop 8,656 SF Covered Parking 6 GL Doors Paved Yard Zone: CG - General Commercial
	16313 64th Street East Sumner	2.2	94,961	For Sale or Lease 1,984 SF house, 2,050 SF storage building Zoning: General Commercial (GC)