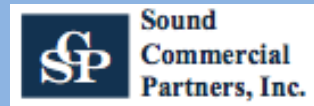


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
10/31/25



phil@soundcommercialpartners.com
phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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24th Street Business Park
Bldg C10
24th St E & 138th Ave S
Sumner

2,003

296

Lease rate not
published

20' Clear height
1 Grade level door
M-1 Zoning
3-Phase power



Schenk Business Park
Unit E5-6
1703 19th Ave NW
Puyallup

3,200

210

Lease rate not
published

Available now
New LED Lighting
5 Grade level doors
Fenced / Secure Yard
200 AMPS, 208V, 3Phase



Schenk Business Park
Unit F4-5
1703 19th Ave NW
Puyallup

3,200

550

Lease rate not
published

Available now
New LED Lighting
5 Grade level doors
Fenced / Secure Yard
200 AMPS, 208V, 3Phase



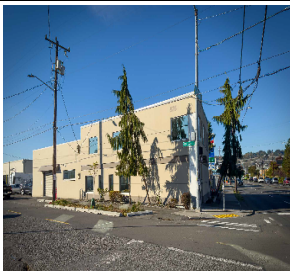
West Valley Hwy Warehouse /
Office
3615 West Valley Hwy N
Auburn

4,474

2,700

Rate: \$1.00/psf
\$4,474.00 per
month plus
NNN's

For Sublease
Available now
1 Grade level door
Easy access to Hwy 18 & Hwy 167



Georgetown Office/Flex Building
575 S Michigan Street
Seattle

4,533

3,543

Rate: \$2.00/psf
\$9,066.00 per
month plus
NNN's

Grade level doors



Seattle Exchange @ Southcenter
Building 33
1083 Industry Drive
Tukwila

4,842

766

Rate: \$1.20/psf
NNN: \$0.47/psf
\$5,810.40 per
month plus
NNN's

Available now
20' Clear height
1 Dock high door



Tukwila Commerce Park
Bldg B, Suite 140
12606 Interurban Ave S
Tukwila

4,858

742

Lease rate not
published
NNN: \$0.365/psf

Available May 1, 2026
12' Clear height
1 Drive-in door



Northwest Corporate Park
Building E, Suite 660
650-654 S Lucile Street
Seattle

6,240

452

Shell: \$1.45/psf
Office: \$1.20/psf
NNN: \$0.545/psf
\$9,590.40 per
month plus
NNN's

Available now
22' Clear height
2 Dock high doors
Zoning MML U/85



Tukwila Commerce Park
Bldg B, Suite 135
12606 Interurban Ave S
Tukwila

6,270

3,464

Lease rate not
published
NNN: \$0.365/psf

Available May 1, 2026
12' Clear height
2 Drive-in doors



Rainier Valley Building
2107 S Holgate ST
Seattle

7,992

567

Lease rate not
published

Available January 1, 2026
Quick access to I-5/I-90
21.5' Clear height
1 Dock high door
2 Grade level doors
Fully fenced



Oakesdale Commerce Center
Bldg W5, Suite A
830 SW 34th St
Renton

9,815

2,793

Lease rate not
published

Available now
24' Clear height
2 Dock high doors
1 Grade level door



Northwest Corporate Park
Building U
549-B South Dawson Street
Seattle

29,753

782

Shell: \$1.35/psf
Office: \$1.25/psf
NNN: \$0.44/psf
\$41,144.05 per
month plus
NNN's

Available now
22' Clear height
7 Dock high doors
1 Oversized ramp door
Zoning MML U/85



Northwest Corporate Park
Building C, Suite A
715 S Fidalgo St & 770 S Michigan
St
Seattle

30,085

1,000

Shell: \$1.35/psf
Office: \$1.50/psf
NNN: \$0.44/psf
\$42,114.75 per
month plus
NNN's

Available now
22' Clear height
14 Dock high doors
1 Grade level door
1 Ramp
Zoning IG2-85

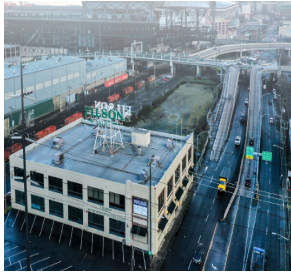


Northwest Corporate Park
Building D
600 South Brandon Street
Seattle

33,689

3,000

Shell: \$1.35/psf
Office: \$1.25/psf Available now
NNN: \$0.463/psf 22' Clear height
\$49,230.15 per 10 Dock high doors
month plus Zoning IG2-85
NNN's



1555 4th Ave S
Seattle

36,407

Lease rate not
published 16' Clear height
Dock high doors



PWA Building
7700 2nd Ave S
Seattle

37,203

3,118

Lease rate not
published 1.27 Acres
26' Clear height
3 Dock high doors
6 Grade level doors
400 Amp, 120 / 240-volt, single-phas
Zoning IG2 U65



Northwest Corporate Park
Sylvania Bldg
715 S Fidalgo St & 770 S Michigan
St
Seattle

46,125

2,179

Shell: \$1.35/psf Available now
Office: \$1.50/psf 20' Clear height
NNN: \$0.38/psf 10 Dock high doors
\$65,537.25 per 1 Ramp
month plus Zoning IG2-85
NNN's



Northwest Corporate Park
Building C, Suite B
715 S Fidalgo St & 770 S Michigan
St
Seattle

53,415

4,417

Shell: \$1.35/psf Available now
Office: \$1.50/psf 22' Clear height
NNN: \$0.44/psf 16 Dock high doors
\$78,735.75 per 1 Ramp
month plus Zoning IG2-85
NNN's



Prologis Park Sumner 17
Suite 200
14810 Puyallup Street
Sumner

99,140

7,984

Lease rate not
published Available May 1, 2026
30' Clear height
15 Dock high doors
3 Drive-in doors
6 Pit levelers
600 amps, 277/480V, 3-phase



Falling Water Industrial Center
Falling Water Blvd E
Bonney Lake

369,024

Lease rate not
published Also Available for Sale
20.31 Acre site
ESFR Sprinkler
36' Clear height
56 Dock high doors
4 Grade level doors
67 Trailer Stalls
3,000 Amps Power

INDUSTRIAL BLDGS FOR SALE		TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	Standalone Warehouse Buildings 5720 112th Street E Puyallup	10,586		\$ 1,900,000	40,735 SF Land Grade level doors 400 SF Secured Shed 10,000 SF Fenced Yard Zoning ECOR
	Falling Water Industrial Center Falling Water Blvd E Bonney Lake	369,024		Sale price not published	Also Available for Lease 20.31 Acre site ESFR Sprinkler 36' Clear height 56 Dock high doors 4 Grade level doors 67 Trailer Stalls 3,000 Amps Power

INDUSTRIAL LAND FOR LEASE/SALE		TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	Schenk Business Park 1703 19th Ave NW Puyallup	0.4	16,000	Not published	Yard For Lease Fenced / Secure Yard Graveled
	Yard For Lease 1124 Valley Ave Puyallup	2.6	111,513	Not published	For Sublease Master Lease Expiration August 31, 2027 4,000 SF Office 680 SF 2nd Office 4,500 SF Covered Storage Fully Fenced Site Zoning: ML
	Industrial Land 1606 S 128th St Burien	7.7	337,154	\$ 294,000	For Sale Available now Zoning CI