



130 Corrin Ave NW

130 Corrin Ave NW
Orting, WA 98360

Owner Daren Jones
Buyer JS13 Land LLC
Class C
Building Size 5,454 SF
Year Built 1951

Industrial Sold

1

Sale Price \$675,000.00
\$/SF \$123.76 Per SF
Office SF 3,113 SF
Industrial SF 2,341 SF
Retail SF
Land Size 0.28 Acres
Parking Ratio
Sale Date 09/30/2025



Core Seattle Industrial Building & Secured Yard

631 S 96th St
Seattle, WA 98108

Owner Todd Bell & Maureen McGovern-Bell
Buyer Iron Bull Holdings LLC
Class
Building Size 17,170 SF
Year Built 1967

Industrial Sold

2

Sale Price \$4,850,000.00
\$/SF \$282.47 Per SF
Office SF 2,400 SF
Industrial SF 14,770 SF
Retail SF
Land Size 1.44 Acres
Parking Ratio 0
Sale Date 09/29/2025

We are pleased to introduce the sale offering for Seattle 631: a securely fenced, 1.44-acre site in the heart of Seattle's distribution corridor. The offering consists of two buildings with a combined rentable area of 17,170 square feet. The primary structure, a 14,700 square foot manufacturing ware



Garagetown Federal Way

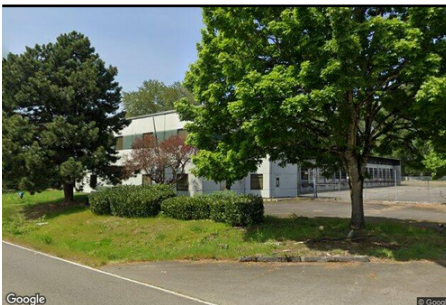
2010 S 344th St
Federal Way, WA 98003

Owner A. John Petrie & Elizabeth A. Petrie
Buyer C5 LLC
Class
Building Size 71,433 SF
Year Built 2007

Industrial Condo Sold

3

Sale Price \$360,000.00
\$/SF \$313.32 Per SF
Office SF
Industrial SF 71,433 SF
Retail SF
Land Size 4.22 Acres
Parking Ratio
Sale Date 09/26/2025



ABF Transit

7226 S 262nd St
Kent, WA 98032

Owner Transport Realty
Buyer RLIF Co-Investment II Properties LLC
Class
Building Size 23,970 SF
Year Built 1992

Industrial Sold

4

Sale Price \$12,000,000.00
\$/SF \$500.63 Per SF
Office SF
Industrial SF 23,970 SF
Retail SF
Land Size 8.10 Acres
Parking Ratio 0
Sale Date 09/17/2025



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18525 Veterans Memorial Dr E

18525 Veterans Memorial Dr E
Bonney Lake, WA 98391

Owner Dualstar Properties LLC
Buyer Lake Tapps Shrink Wraps LLC
Class
Building Size 3,200 SF
Year Built 1991

Industrial Sold

5

Sale Price \$1,100,000.00
\$/SF \$343.75 Per SF
Office SF
Industrial SF 3,200 SF
Retail SF
Land Size 0.75 Acres
Parking Ratio
Sale Date 09/12/2025

Welcome to an extraordinary opportunity in the heart of downtown Bonney Lake - where industrial functionality meets versatile retail and office spaces! This unique property is situated on a generous 0.75 acre lot with ample parking. The front portion of the building is thoughtfully designed as a two



Mega Machine Shop

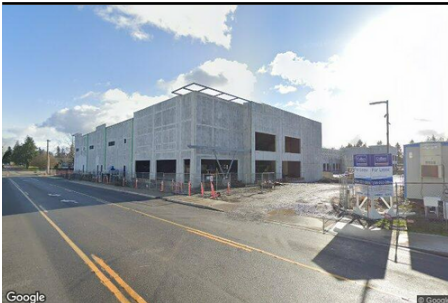
5323 Joppa St SW
Tumwater, WA 98512

Owner Michael Miller
Buyer MMS Olympia Properties LLC
Class
Building Size 22,668 SF
Year Built 1984

Industrial Sold

6

Sale Price \$1,900,000.00
\$/SF \$83.82 Per SF
Office SF
Industrial SF 21,668 SF
Retail SF
Land Size 3.01 Acres
Parking Ratio
Sale Date 09/02/2025



Bridge Point Lakewood 90

7402 150th St SW
Lakewood, WA 98439

Owner Bridge Industrial
Buyer EHJ18 Property LLC
Class
Building Size 92,740 SF
Year Built 2022

Industrial Sold

7

Sale Price \$21,086,500.00
\$/SF \$227.37 Per SF
Office SF
Industrial SF 92,740 SF
Retail SF
Land Size 4.28 Acres
Parking Ratio
Sale Date 08/29/2025



Greg's Auto Headquarters

8301 S 216th St
Kent, WA 98032

Owner David Huntley, Greg Huntley
Buyer J&G Kent Property LLC
Class
Building Size 5,240 SF
Year Built 1994

Industrial Sold

8

Sale Price \$2,300,000.00
\$/SF \$438.93 Per SF
Office SF 2,940 SF
Industrial SF 2,300 SF
Retail SF
Land Size 0.64 Acres
Parking Ratio
Sale Date 08/27/2025

- 5,240 SF Industrial Warehouse- 2,940 SF Office - 2,300 SF Warehouse- 28,089 SF Lot Size- Ample Parking/Yard Area- Owner-User Opportunity- I2 - Heavy Industrial Zoning



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Sound Commercial Partners, Inc.

7911 191st St. SW, Edmonds, WA 98026 | 206-595-3355



3701 7th Avenue S

3701 7th Ave S
Seattle, WA 98108

Owner TA Realty
Buyer AEKP Real Estate LLC
Class
Building Size 24,305 SF
Year Built 1983

Industrial Sold

9

Sale Price \$7,300,000.00
\$/SF \$300.35 Per SF
Office SF 9,084 SF
Industrial SF 15,221 SF
Retail SF
Land Size 0.82 Acres
Parking Ratio
Sale Date 08/25/2025



1503 Thornton Ave SW

1503 Thornton Ave SW
Pacific, WA 98047

Owner Kelly Thomson, Scott Thomson, Marianne Thomson et al
Buyer SPTI Thornton Seattle, LLC
Class
Building Size
Year Built

Land Sold

10

Sale Price \$6,250,000.00
\$/SF \$59.78 Per SF
Office SF
Industrial SF
Retail SF
Land Size 2.40 Acres
Parking Ratio
Sale Date 08/20/2025



1206 112th St E

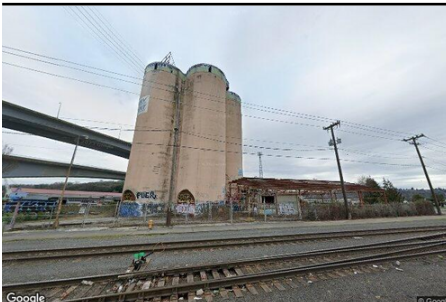
1206 112 St E
Tacoma, WA 98445

Owner Virginia Rhine
Buyer 112 Rhine Partners LLC
Class
Building Size
Year Built

Land Sold

11

Sale Price \$12,050,000.00
\$/SF \$21.34 Per SF
Office SF
Industrial SF
Retail SF
Land Size 12.96 Acres
Parking Ratio
Sale Date 08/18/2025



Columbia Crest Warehouse

3423 Klickitat Ave SW
Seattle, WA 98134

Owner Christopher Ward, Oliver Patsch
Buyer Barge Terminal LLC
Class
Building Size 5,820 SF
Year Built 1956

Industrial Sold

12

Sale Price \$2,436,600.00
\$/SF \$418.66 Per SF
Office SF
Industrial SF 5,820 SF
Retail SF
Land Size 1.12 Acres
Parking Ratio
Sale Date 08/13/2025



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11/6/2025



8208 River Drive SE

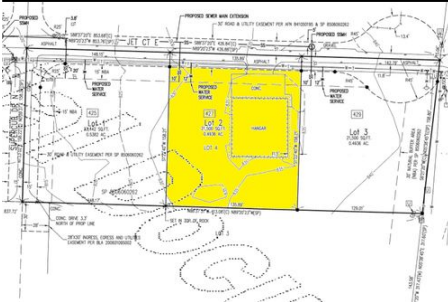
8208 River Dr SE
Tumwater, WA 98501

Owner Kaufman Real Estate LLC
Buyer River Visions LLC
Class
Building Size 28,750 SF
Year Built 2024

Industrial Sold

13

Sale Price \$6,000,000.00
\$/SF \$208.70 Per SF
Office SF
Industrial SF
Retail SF
Land Size 2.44 Acres
Parking Ratio
Sale Date 08/12/2025



Eatonville Storage & Hangar

425 Jet St E
Eatonville, WA 98328

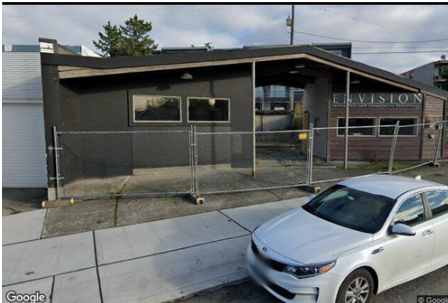
Owner James & Katherine Bieker
Buyer Roy McCuin
Class
Building Size 2,500 SF
Year Built 2024

Industrial Sold

14

Sale Price \$340,000.00
\$/SF \$136.00 Per SF
Office SF
Industrial SF 2,500 SF
Retail SF
Land Size 0.49 Acres
Parking Ratio
Sale Date 08/08/2025

Eatonville Hangar with Buildable Lot ! Aviation enthusiasts and investors—here's your chance to own a 46'x60' hangar at Eatonville (2W3) with the unique option to build a home next to it! 40'x12' hangar door and a spacious 14' interior ceiling, providing ample clearance for aircraft storage. Power a



Envision

9010 Delridge Way SW
Seattle, WA 98106

Owner Robert Burns
Buyer 9010 Delridge Way SW LLC
Class
Building Size 935 SF
Year Built 1962

Land Sold

15

Sale Price \$725,000.00
\$/SF \$775.40 Per SF
Office SF
Industrial SF 935 SF
Retail SF
Land Size 0.12 Acres
Parking Ratio
Sale Date 08/06/2025



408 Roosevelt Ave E

408 Roosevelt Ave E
Enumclaw, WA 98022

Owner John A Abbott
Buyer Peter J Schmidt & Lisa L Schmidt
Class
Building Size 12,073 SF
Year Built 1977

Industrial Sold

16

Sale Price \$1,765,824.00
\$/SF \$146.26 Per SF
Office SF 1,200 SF
Industrial SF 10,873 SF
Retail SF
Land Size 1.33 Acres
Parking Ratio
Sale Date 08/01/2025



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Olympic Industrial Park

19111 Des Moines Memorial Dr S
SeaTac, WA 98148

Owner Glenn B Stearns
Buyer BKM Olympic Industrial Park 954 LLC
Class
Building Size 74,095 SF
Year Built 1983

Industrial Sold

17

Sale Price \$16,942,000.00
\$/SF \$228.65 Per SF
Office SF 3,345 SF
Industrial SF 70,750 SF
Retail SF
Land Size 3.82 Acres
Parking Ratio 0
Sale Date 08/01/2025



Visko Building

4229-4329 W Marginal Way SW
Seattle, WA 98106

Owner Alma Planacich, John Plancich
Buyer Emerald Path LLC
Class C
Building Size 31,521 SF
Year Built 1953

Industrial Sold

18

Sale Price \$8,350,000.00
\$/SF \$264.90 Per SF
Office SF
Industrial SF 31,521 SF
Retail SF
Land Size 2.66 Acres
Parking Ratio
Sale Date 07/31/2025



McAlpin Building

11301 17th Ave E
Tacoma, WA 98445

Owner Stephen Poff, Monica Poff
Buyer Lanway Development LLC
Class
Building Size 4,520 SF
Year Built 1985

Industrial Sold

19

Sale Price \$1,450,000.00
\$/SF \$320.80 Per SF
Office SF 2,072 SF
Industrial SF 2,448 SF
Retail SF
Land Size 0.44 Acres
Parking Ratio
Sale Date 07/28/2025

Office Size: 2,072 SF Warehouse: 2,448 SF Land Size: 19,166 SF (0.44 AC) Bay Doors: 4 Zoning: Ecor Sale Price: \$1,500,000 Property Features • Lobby/reception area, oversized conference room with an attached Kitchen, 2 additional office workspaces & conference area • Professionally landscaped w/irrigation &



12119 E Marginal Way S

12119 E Marginal Way S
Tukwila, WA 98168

Owner Terreno Realty Corporation
Buyer King County
Class
Building Size 12,500 SF
Year Built 1996

Industrial Sold

20

Sale Price \$9,500,000.00
\$/SF \$760.00 Per SF
Office SF 5,000 SF
Industrial SF 7,500 SF
Retail SF
Land Size 2.14 Acres
Parking Ratio 0
Sale Date 07/28/2025



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Mountain Highway Mini's

26215 Mountain Hwy E
Spanaway, WA 98387

Owner Mountain Hwy Storage LLC
Buyer Mountain Self Storage LLC
Class
Building Size 14,000 SF
Year Built 1993

Industrial Sold

21

Sale Price \$1,650,000.00
\$/SF \$117.86 Per SF
Office SF
Industrial SF 14,000 SF
Retail SF
Land Size 2.27 Acres
Parking Ratio
Sale Date 07/25/2025

Priced below replacement cost this 100-unit storage plus rental property could be for you. Total of 2.27 acres. Possible expansion for RV's, outside storage or additional building(s). Address is 26211 Mountain Hwy E. Parcel number is 0318251067 for additional property.



19607 Orillia Rd S

19607 Orillia Rd S
Kent, WA 98032

Owner Richard L. Buck & Elizabeth P. Buck
Buyer Denali Enterprise LLC
Class
Building Size 2,560 SF
Year Built

Industrial Sold

22

Sale Price \$630,000.00
\$/SF \$246.09 Per SF
Office SF
Industrial SF 2,560 SF
Retail SF
Land Size 1.12 Acres
Parking Ratio
Sale Date 07/18/2025



4820 S Washington Street

4820 S Washington St
Tacoma, WA 98409

Owner David Lucchetti, John & Kinberly Waterstraat
Buyer VE Holdings LLC
Class B
Building Size 5,536 SF
Year Built 1974

Industrial Sold

23

Sale Price \$1,550,000.00
\$/SF \$279.99 Per SF
Office SF 1,600 SF
Industrial SF 3,936 SF
Retail SF
Land Size 0.25 Acres
Parking Ratio
Sale Date 07/18/2025

The property is situated in an established commercial and industrial area, making it ideal for business operations that benefit from high accessibility. The site includes dedicated parking, a key asset for customers and staff convenience. The property appears to have adaptable space that can be used for



Hinkleman Building

28316 Hinkleman Rd
Buckley, WA 98321

Owner Mimi & Papa LLC
Buyer Stella & Zin LLC
Class
Building Size 14,518 SF
Year Built 1973

Industrial Sold

24

Sale Price \$2,400,000.00
\$/SF \$165.31 Per SF
Office SF
Industrial SF 14,518 SF
Retail SF
Land Size 1.76 Acres
Parking Ratio
Sale Date 07/18/2025



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2743 4th Avenue S

2743 4th Ave S
Seattle, WA 98134

Owner Leavitt-Wolff NW Portfolio
Buyer SODO Industrial Property LLC
Class
Building Size 4,040 SF
Year Built 1947

Industrial Sold

25

Sale Price \$1,692,000.00
\$/SF \$418.81 Per SF
Office SF
Industrial SF 4,040 SF
Retail SF
Land Size 0.21 Acres
Parking Ratio
Sale Date 07/18/2025



West Valley @ 212th - Building T

21019 66th Ave S
Kent, WA 98032

Owner Jay Likness, Judy Likness
Buyer Grapeview Real Estate LLC
Class
Building Size 19,629 SF
Year Built 2006

Industrial Sold

26

Sale Price \$5,960,000.00
\$/SF \$303.63 Per SF
Office SF 2,638 SF
Industrial SF 16,991 SF
Retail SF
Land Size 1.01 Acres
Parking Ratio
Sale Date 07/16/2025

19,629 SF warehouse (2,638 SF office) Free-standing building with lots of parking 24' clear height 3 DH, 2 GL loading 2,638 SF Unfinished Structured Mezzanine Heavy, highly upgraded power Fully insulated warehouse Sale Price: \$6,000,000 Available May 1st, 2025



235 Airport Way

235 Airport Way
Renton, WA 98057

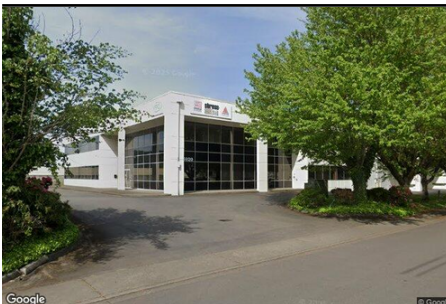
Owner Scott Yarnell
Buyer 235 Airport Way LLC
Class
Building Size 12,520 SF
Year Built 1958

Industrial Sold

27

Sale Price \$2,700,000.00
\$/SF \$215.65 Per SF
Office SF 2,500 SF
Industrial SF 10,000 SF
Retail SF
Land Size 0.37 Acres
Parking Ratio 1
Sale Date 07/15/2025

Total Building Size: 12,520 SF 10,000 SF warehouse; 2,520 SF office Owner-User Opportunity CA Zoning: Permits Wholesale, Auto Repair, Retail, Office, Light Manufacturing (AD). Grade Level Loading Ample Parking Sale Price: \$2,700,000



Stress-tek Building

5920 S 194th St
Kent, WA 98032

Owner Daniel Damstra, William Clancy
Buyer King County
Class
Building Size 47,321 SF
Year Built 1996

Industrial Sold

28

Sale Price \$11,500,000.00
\$/SF \$243.02 Per SF
Office SF
Industrial SF 47,321 SF
Retail SF
Land Size 2.71 Acres
Parking Ratio
Sale Date 07/10/2025



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2202 Center Street

2202 Center St
Tacoma, WA 98409

Owner Steven Melot, Cynthia Carroll
Buyer Steadfast Property Management LLC
Class
Building Size 5,929 SF
Year Built 1955

Industrial Sold

29

Sale Price \$1,100,000.00
\$/SF \$185.53 Per SF
Office SF
Industrial SF 5,737 SF
Retail SF
Land Size 0.49 Acres
Parking Ratio
Sale Date 07/09/2025



13826 50th Avenue E

13826 50th Ave E
Tacoma, WA 98446

Owner Exacto Land LLC
Buyer CROGHOMES LLC
Class
Building Size 5,860 SF
Year Built 1977

Industrial Sold

30

Sale Price \$975,000.00
\$/SF \$166.38 Per SF
Office SF
Industrial SF
Retail SF
Land Size 0.83 Acres
Parking Ratio
Sale Date 07/01/2025

Operating machine shop located off Canyon Road includes 4,800 square feet shop space, 880 square feet of office space and 725 square feet for storage. Perfect for owner/occupant buyer! Situated on a 36,000 square foot lot with a double wide manufactured home on site allows for a "live/work" situation



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Address	Status	Floor/Suite	Land	Building SF	Available SF	Price
130 Corrin Ave NW	Industrial Sold		0.28 Acres	5,454 SF	5,454 SF	\$675,000.00
631 S 96th St	Industrial Sold		1.44 Acres	17,170 SF	17,170 SF	\$4,850,000.00
2010 S 344th St	Industrial Condo Sold	Suite B-16	4.22 Acres	71,433 SF	1,149 SF	\$360,000.00
7226 S 262nd St	Industrial Sold		8.10 Acres	23,970 SF	23,970 SF	\$12,000,000.00
18525 Veterans Memorial Dr E	Industrial Sold		0.75 Acres	3,200 SF	3,200 SF	\$1,100,000.00
5323 Joppa St SW	Industrial Sold		3.01 Acres	22,668 SF		\$1,900,000.00
7402 150th St SW	Industrial Sold		4.28 Acres	92,740 SF	92,740 SF	\$21,086,500.00
8301 S 216th St	Industrial Sold		0.64 Acres	5,240 SF	5,240 SF	\$2,300,000.00
3701 7th Ave S	Industrial Sold		0.82 Acres	24,305 SF	24,305 SF	\$7,300,000.00
1503 Thornton Ave SW	Land Sold		2.40 Acres		104,544 SF	\$6,250,000.00
1206 112 St E	Land Sold		12.96 Acres		564,538 SF	\$12,050,000.00
3423 Klickitat Ave SW	Industrial Sold		1.12 Acres	5,820 SF		\$2,436,600.00
8208 River Dr SE	Industrial Sold		2.44 Acres	28,750 SF		\$6,000,000.00
425 Jet St E	Industrial Sold		0.49 Acres	2,500 SF	2,500 SF	\$340,000.00
9010 Delridge Way SW	Land Sold		0.12 Acres	935 SF	935 SF	\$725,000.00
408 Roosevelt Ave E	Industrial Sold		1.33 Acres	12,073 SF	12,073 SF	\$1,765,824.00
19111 Des Moines Memorial Dr S	Industrial Sold		3.82 Acres	74,095 SF	74,095 SF	\$16,942,000.00
4229-4329 W Marginal Way SW	Industrial Sold		2.66 Acres	31,521 SF	31,521 SF	\$8,350,000.00
11301 17th Ave E	Industrial Sold		0.44 Acres	4,520 SF	4,520 SF	\$1,450,000.00
12119 E Marginal Way S	Industrial Sold		2.14 Acres	12,500 SF	12,500 SF	\$9,500,000.00
26215 Mountain Hwy E	Industrial Sold		2.27 Acres	14,000 SF	14,000 SF	\$1,650,000.00
19607 Orillia Rd S	Industrial Sold		1.12 Acres	2,560 SF	2,560 SF	\$630,000.00
4820 S Washington St	Industrial Sold		0.25 Acres	5,536 SF	5,536 SF	\$1,550,000.00
28316 Hinkleman Rd	Industrial Sold		1.76 Acres	14,518 SF		\$2,400,000.00
2743 4th Ave S	Industrial Sold		0.21 Acres	4,040 SF	4,040 SF	\$1,692,000.00
21019 66th Ave S	Industrial Sold		1.01 Acres	19,629 SF	19,629 SF	\$5,960,000.00
235 Airport Way	Industrial Sold		0.37 Acres	12,520 SF	12,520 SF	\$2,700,000.00
5920 S 194th St	Industrial Sold		2.71 Acres	47,321 SF	47,321 SF	\$11,500,000.00
2202 Center St	Industrial Sold		0.49 Acres	5,929 SF	5,929 SF	\$1,100,000.00
13826 50th Ave E	Industrial Sold		0.83 Acres	5,860 SF		\$975,000.00



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