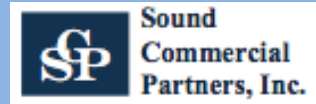


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
11/14/25



phil@soundcommercialpartners.com
phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Sound Machine Building
Suite B
2264 5 76th Ave S
Kent

6,912

1,488

Lease rate not
published

Occupancy Owner/User Ready April
1st, 2026
Grade level doors
Zoning I-1 Industrial Business
1,200 Amps 208 Volt Power



Continuant Building
Suite C
5050 & 4918 20th Street E
Fife

10,912

1,210

Lease rate not
published

23' Clear height
3 Dock high doors



Sound Machine Building
Suite A
2264 5 76th Ave S
Kent

15,312

2,585

Lease rate not
published

Occupancy Owner/User Ready April
1st, 2026
Grade level doors
Zoning I-1 Industrial Business
1,200 Amps 208 Volt Power



Continuant Building
Suite B
5050 & 4918 20th Street E
Fife

15,810

1,686

Lease rate not
published

20' Clear height
5 Dock high doors
4 In-pit dock levelers



Refrigerated & Food
Processing Facility
15509 E Main Street
Sumner

19,500

1,500

Lease rate not
published

3,000 SF Freezer
2,800 SF Cooler
5 Dock high doors
6 Loading positions



Sound Machine Building
2264 5 76th Ave S
Kent

22,224

3,712

Lease rate not
published

Occupancy Owner/User Ready April
1st, 2026
Grade level doors
43,795 SF Land
30 Parking stalls
Zoning I-1 Industrial Business
1,200 Amps 208 Volt Power



Continuant Building
Suite A
5050 & 4918 20th Street E
Fife

25,317

780

Lease rate not published

20' Clear height
2 Dock high doors



4520 S Adams Street
Tacoma

26,068

1,275

Blended:
\$0.78/psf
\$20,333.04 per
month plus
NNN's

16' Clear height
4 Dock high doors
2 Grade level doors
7,000 SF Yard
800 Amps and ~200 amps
Zoned Heavy Industrial



17500 W Valley Highway
Tukwila

27,695

6,430

Lease rate not published

Available March 1, 2026
22' Clear height
6 Dock high doors
4 Drive-in doors
Heavy Power



3802 South Cedar St
Tacoma

30,063

19,133

Rate: \$1.25/psf
\$37,578.75 per
month plus
NNN's

Also Available for Sale
68,000 SF Parcel
Dock high doors
Grade level doors
Zoning: Urban Center Mixed Use
Yard Available



Fife Landing
Suite 100
5655 8th St E
Fife

41,800

3,000

Lease rate not published

Available now
30' Clear height
8 Dock high doors
1 Grade level door
Power 277V/3Ø



6013 South 194th St
Kent

132,000

Lease rate not published

24' Clear height
31 Dock high doors
1 Grade level door
6 Rail doors
LED lighting
2000 Amps of power

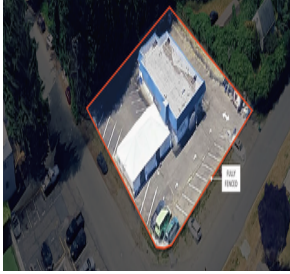
**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS



North Highline Center Building
107 SW 110th Street
Seattle

2,608

\$ 800,000

Grade level doors
18,913 SF of land
Fully Fenced Yard
R-18 Zoning



Sound Machine Building
2264 S 76th Ave S
Kent

22,224

3,712

\$ 5,100,000

Occupancy Owner/User Ready April 1st, 2026
Grade level doors
43,795 SF Land
30 Parking stalls
Zoning I-1 Industrial Business
1,200 Amps 208 Volt Power



Seatac Office-Flex Building
19119 16th Ave S
SeaTac

27,794

5,233

Sale price not published

1.5 Acre fenced and secured
109 Parking stalls
2 Dock high doors



Retail/Flex
3802 South Cedar St
Tacoma

30,063

19,133

\$ 5,950,000

Grade level doors
Dock high doors
Yard available
68,000 SF Parcel
Zoning: Urban Center Mixed Use
Yard Available



Redevelopment Opportunity
Bryant Motors Building
1300 Bronson Way N
Renton

32,788

\$ 7,425,000

1.48 Acres
23,113 SF Parking/yard storage
16' Clear height
5 Grade level doors
CA & R-10 Zoned

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



1436 Thornton Ave SW
Pacific

2.2

96,268

\$ 5,250,000

For Sale or Lease
\$35,000 Per Month + NNN
Fully fenced yard with gate &
graveled
Zoning Light Industrial - MICO



West Bay Site
2003 West Bay Drive NW
Olympia

14.8

645,124

Not published

For Sale
Only waterfront industrial Zoned
Unique mixed Zoning