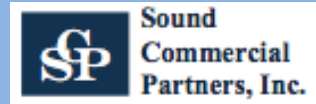


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
11/28/25



phil@soundcommercialpartners.com
phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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10715 Pacific Hwy SW
Tacoma

2,088

Lease rate not
published

Also Available for Sale
Has fenced yard



South Seattle Industrial
Unit 102
1128 Poplar Place South
Seattle

2,860

Rate: \$1.25/psf
\$3,575.00 per
month plus
NNN's

NNN:
\$0.61/psf

Available February 1, 2026
Yard space
11'5" Clear height
Grade level doors
Three Phase Power



4710 S Adams St
Tacoma

3,600

Lease rate not
published

Available 12/01/2025
2 Grade level doors
Zoning M2-STGPD-ST-M/IC



South Hill Warehouse-Yard-
Office
16609 110th Ave E
Puyallup

5,492

1,416

\$7,100.00 per
month plus
NNN's

1.10 Acres
12' Clear height
5 Grade level doors
Fenced Yard
Zoning EC



4813 Airport Way S
Seattle

6,571

1,326

Lease rate not
published

Available 2/1/2026
18' Clear height
1 Dock high door
1 Grade level door



Prologis Park O'Donnell 1
21238 72nd Ave S
Kent

10,570

3,440

Lease rate not
published

Available 1/1/2026
Lighting LED Motion Sensor
24' Clear height
2 Dock high doors
1 Grade level door
Zoning Designated I1



Auburn Business Center
Suite 105
1307 West Valley Hwy N
Auburn

11,609

1,380

Lease rate not
published

Available June 1, 2026
24' Clear height
2 Dock high doors
1 Grade level door



Auburn Business Center
Suite 103
1307 West Valley Hwy N
Auburn

11,879

1,965

Lease rate not
published

Available June 1, 2026
24' Clear height
2 Dock high doors
1 Grade level door



Osterman Building
4237 24th Ave W
Seattle

13,365

6,000

Rate: \$1.75/psf
\$23,388.75 per
month plus
NNN's

24' Clear height
1 Dock high door
2 Grade level doors
3-Phase 208v Power
Zoning MML U/65



Walker Business Plaza
Suite C 101-108
19625 62nd Ave S
Kent

15,488

Lease rate not
published

Available now
3,360 SF warehouse
Grade level doors
18' Clear height
Multiple private offices, restrooms, &
conference rooms



Verus
4101 Industry Dr E, Option A
Fife

16,480

1,962

Lease rate not
published

For Sublease
Master Lease Term thru November
30, 2028
2 Dock high doors
1 Grade level door



Building 4412
4412 4th Avenue South
Seattle

20,794

1,900

Rate: \$1.00/psf
\$20,794.00 per
month, gross

For Sublease
Master Lease Expires 06/30/2027
3 Dock high doors



826 3rd Street S
Kent

21,700

Rate: \$0.65/psf
\$14,105.00 per
month plus
NNN's

14' Clear height
Dock high doors
400 AMP, 3 Phase Power
Zoned M-2



4901 Center St
Tacoma

23,654

9,201

Rate: \$1.15/psf
\$27,202.10 per
month plus
NNN's

Also Available for Sale
Available now
10' Clear height
4 Dock high doors
1 Grade level door
Zoning C2-STGPD



Verus
4101 Industry Dr E, Option B
Fife

23,980

1,962

Lease rate not
published

For Sublease
Master Lease Term thru November
30, 2028
2 Dock high doors
1 Grade level door



Low cost Warehouse in Sodo
3301 1st Ave S
Seattle

36,000

Lease rate not
published

10'2" Clear height
1 Drive-in door
Heavy Power



Tamarack Building
1607 136th Ave E
Sumner

48,873

Blended:
\$0.75/psf
\$36,654.75 per
month plus
NNN's

30' Clear height
4 Dock high doors
1 Grade level door



Hogum Bay Logistics Center
Building 4, Suite A
8110 31st Avenue NE
Lacey

64,322

Lease rate not
published

32' Clear height
2 Dock high doors
1 Drive-in door



Hogum Bay Logistics Center
Building 5
8000 31st Avenue NE
Lacey

74,462

1,833

Lease rate not
published

LED lighting
32' Clear height
16 Dock high doors
1 Grade level door



Hogum Bay Logistics Center
Building 4, Suite B
8110 31st Avenue NE
Lacey

74,525

2,617

Lease rate not
published

32' Clear height
16 Dock high doors
1 Drive-in door



Hogum Bay Logistics Center
Building 4
8110 31st Avenue NE
Lacey

138,847

2,617

Lease rate not
published

32' Clear height
18 Dock high doors
2 Drive-in doors



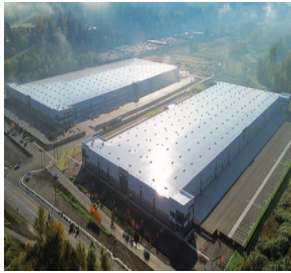
Clover Creek Logistics Center
6933 176th St E
Puyallup

192,163

3,820

\$199,734.50
per month plus
NNN's

36' Clear height
25 Dock high doors
2 Drive-in doors
214 Parking Stalls
97 Trailer Stalls
102,424 SF Excess Trailer Yard @
\$0.20/SF
3,000 Amps of Power



Pacific NW Logistics Center
Building C, Phase 2
14504 Stewart Road SE
Sumner

217,443

15,221

Lease rate not
published

40' Clear height
42 Dock high doors
2 Grade level doors
157 Parking Stalls
121 Trailer Stalls



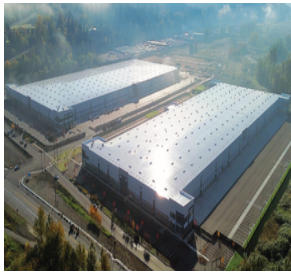
Kent 228th Logistics Center
7650 S 228th St
Kent

288,035

8,731

Lease rate not
published

Available now
30' Clear height
75 Dock high doors
2 Grade level doors
6 Rail doors
137 Trailer Positions
Fenced, Lit, Secured



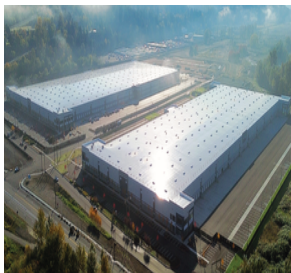
Pacific NW Logistics Center
Building A, Phase 1
14504 Stewart Road SE
Sumner

476,362

5,972

Lease rate not
published

40' Clear height
114 Dock high doors
6 Grade level doors
38 Dock levelers
290 Parking Stalls
138 Trailer Stalls
4000 Amps Power



Pacific NW Logistics Center
Building B, Phase 1
14504 Stewart Road SE
Sumner

705,680

7,086

Lease rate not
published

40' Clear height
136 Dock high doors
4 Grade level doors
45 Dock levelers
347 Parking Stalls
311 Trailer Stalls
4000 Amps Power

	INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	10715 Pacific Hwy SW Tacoma	2,088		Sale price not published	Also Available for Lease Available now Fenced yard
	6349 6th Ave S Seattle	3,847	1,392	\$ 1,650,000	7,840 SF Lot 2 Grade level doors Zoning MML U/85
	9243 Martin Luther King Jr Way S Seattle	6,110	240	\$ 3,500,000	Available 3/01/2026 0.66 Acres (Yard Area) Grade level doors 16' Clear height Zoning C2-75(M)
	6348 6th Ave S Seattle	7,243		\$ 1,900,000	12,152 SF Lot 4 Grade level doors Zoning MML U/85
	6363 6th Ave S Seattle	19,769		\$ 5,950,000	20,906 SF Lot 4 Grade level doors Zoning MML U/85
	4901 Center St Tacoma	23,654	9,201	\$ 4,750,000	Also Available for Lease Available now 10' Clear height 4 Dock high doors 1 Grade level door Zoning C2-STGPD

	INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	South Hill Warehouse-Yard- Office 16609 110th Ave E Puyallup	1.1	47,916	Not published	For Lease 4,076 SF Warehouse 1,416 SF Office area 12' Clear height 5 Grade level doors Fenced Yard Zoning EC
	Mount Baker Development Site 3201-3211 Martin Luther King Jr Way S Seattle	1.8	78,290	Not published	For Lease Rare Development Opportunity Steps From Mt. Baker Light Rail Station Zoned NC3-55 (M)
	17911 & 17915 52nd Ave E Tacoma	3.6	157,252	\$0.28/psf \$44,030.448 per month plus NNN	Yard For Lease Yard Lease \$.20-\$.28 per sq ft Zoning Employment Community
	7240 Martin Way East Olympia	4.6	200,376	\$ 4,200,000	Yard For Sale Zoning High Density Commercial City of Lacey Sewer & Water