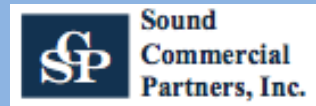


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
11/7/25



phil@soundcommercialpartners.com
phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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White River Corporate Park
Building 2002, Suite 300
2002 West Valley Hwy N
Auburn

3,000

689

Lease rate not
published

Available 3/1/2026
Immediate Access to SR 167 & SR 18
16' Clear height
2 Grade level doors



White River Corporate Park
Building 2002, Suite 200 + 300
2002 West Valley Hwy N
Auburn

7,000

1,315

Lease rate not
published

Available 3/1/2026
Immediate Access to SR 167 & SR 18
16' Clear height
4 Grade level doors



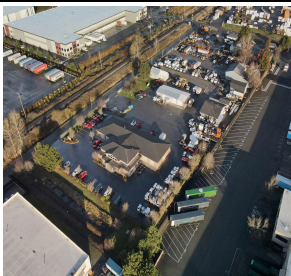
Springbrook I Business Park
Suite 7868
South 180th Street
Kent

9,860

942

Shell:
\$1.08/psf
Office:
\$1.35/psf
NNN:
\$0.46/psf
\$11,920.50 per
month plus
NNN's

Available Now
19' Clear height
1 Dock high door
1 Grade level door



1813 137th Avenue East
Sumner

16,751

4,775

Lease rate not
published

Available May 2026
Three buildings:
1,440sf office, 2,700sf secondary
shop, 12,611sf office & shop
155,754 SF Land (Yard Area)
14'-18' Clear height
17 Grade level dors



3902 B SW
Auburn

20,000

5,712

Lease rate not
published

Available May 1, 2026
20' Clear height
2 Dock high doors
1 Oversize Ramp Door



Northwest Corporate Park
Building B
6015 6th Avenue S
Seattle

24,000

2,549

Shell:
\$1.35/psf
Office:
\$1.50/psf
NNN:
\$0.45/psf
\$36,223.50 per
month plus
NNN's

Available March 1, 2026
22' Clear height
8 Dock high doors
1 ramp door



1905 E Marc Avenue
Tacoma

56,765

2,000

Lease rate not
published

Sublease
Available with 30 days notice
36' Clear height
14 Dock high doors
2 Grade level doors



Bridge Point Frederickson 400
5702 128th St E
Puyallup

417,592

3,000

Lease rate not
published

Planned construction
Est. Delivery Q1 2028
447 Auto stalls
40' Clear height
63 Dock high doors
2 drive in doors
4,000 amps of power

INDUSTRIAL BLDGS FOR SALE

TOTAL
SQ.FT.

OFFICE
SQ.FT.

PRICE

COMMENTS



4745 W Marginal way SW
Seattle

4,500

\$ 3,000,000

9,370 SF Land
30' Clear height
2 Grade level doors
Zoned: MML U/85



Fix Auto
23765 - 23831 SE 264th St
Maple Valley

13,824

\$ 3,760,000

Investment Property
1.75 Acres Land
Grade level doors

INDUSTRIAL LAND FOR LEASE/SALE

TOTAL
ACRES

SQUARE
FEET

PRICE/LEASE
RATE

COMMENTS



1813 137th Avenue East
Sumner

3.6

155,754

Lease rate not
published

Available May 2026
Three buildings:
1,440sf office, 2,700sf secondary
shop, 12,611sf office & shop
155,754 SF Land (Yard Area)
14'-18' Clear height
17 Grade level dors"



River Road Industrial 7702 River Rd E Puyallup	7.1	307,098	Lease rate not published	Fully graveled and partially paved Fully fenced with razor wire Zoned: MUD
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