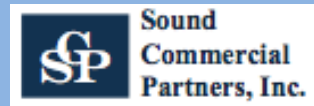
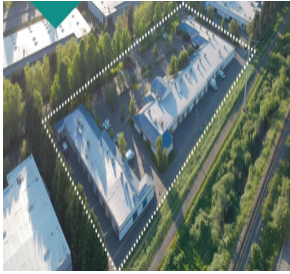


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
12/12/25



phil@soundcommercialpartners.com
phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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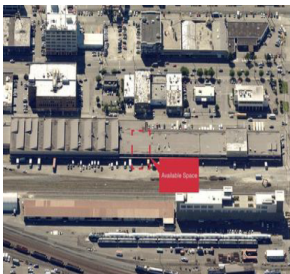
Kent Business Center Building A, Suite 25402 25316 - 25530 74th Avenue S Kent	2,278	1,503	Lease rate not published	Available 06/01/2026 1 Grade level door
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Bldg L, Suite 105 & 6 19226 66th Ave S Kent	2,770	1,220	\$5,150.00 per month plus NNN's	For Sublease Master Lease Expires : 5/31/2026 18' Clear height 2 Grade level doors
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South 93rd Business Park Suite EG-4A 1605 South 93rd Street Seattle	3,578	229	Lease rate not published	Available 01/01/2026 20' Clear height 1 Grade level door
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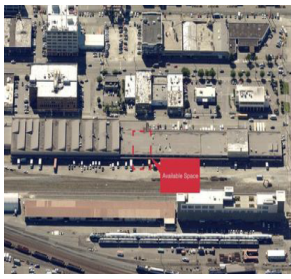
Suite 1920 G 1900 - 1948 Occidental Ave S Seattle	3,612	2,233	Rate: \$1.10/psf \$3,973.20 per month plus NNN's	Available now Zoning IG1-U/85
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Tukwila Commerce Park Bldg A, Suite 140 12606 Interurban Ave S Tukwila	3,975	1,002	NNN: \$.365/psf Lease rate not published	Available January 1, 2026 12' Clear height 2 Drive-in doors
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Clay Street Business Park I Suite A1 116 Clay St NW Auburn	6,533	840	Lease rate not published	Available 02/01/2026 22' Clear height 2 Dock high doors 1 Grade level door
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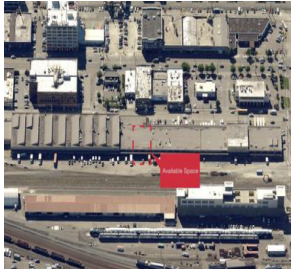
Suite 1914-A
1900 - 1948 Occidental Ave S
Seattle

7,513

2,233

Rate: \$1.00/psf
\$7,513.00 per
month plus
NNN's

Available 12/31/2025
2 Dock high doors
Zoning IG1-U/85

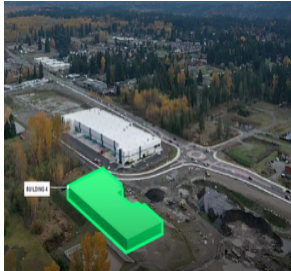


Suite 1914 D
1900 - 1948 Occidental Ave S
Seattle

7,690

Rate: \$1.00/psf
\$7,690.00 per
month plus
NNN's

Available 12/31/2025
2 Dock high doors
Zoning IG1-U/85



Peak 410
Building 4, Condo F
9619 224th Ave E
Bonney Lake

8,459

1,435

Rate: \$1.20/psf
\$10,150.80 per
month plus
NNN's

Under construction
Also Available for Sale
Available Q4 2026
24' Clear height
1 Grade level door
2 Additional knock-out available



Peak 410
Building 4, Condo A
9619 224th Ave E
Bonney Lake

8,950

1,086

Rate: \$1.20/psf
\$10,740.00 per
month plus
NNN's

Under construction
Also Available for Sale
Available Q4 2026
24' Clear height
1 Grade level door
12,101 RSF with Mezzanine
1 Additional knock-out available



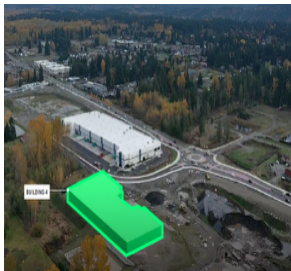
Peak 410
Building 4, Condo E
9619 224th Ave E
Bonney Lake

8,950

1,086

Rate: \$1.20/psf
\$10,740.00 per
month plus
NNN's

Under construction
Also Available for Sale
Available Q4 2026
24' Clear height
1 Grade level door
1 Additional knock-out available



Peak 410
Building 4, Condo B
9619 224th Ave E
Bonney Lake

8,983

1,435

Rate: \$1.20/psf
\$10,779.60 per
month plus
NNN's

Under construction
Also Available for Sale
Available Q4 2026
24' Clear height
2 Grade level doors
11925 RSF with Mezzanine
1 Additional knock-out available



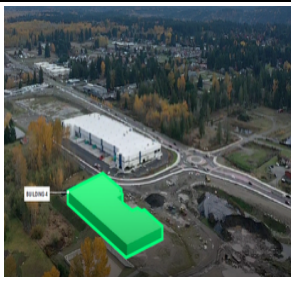
Peak 410
Building 4, Condo C
9619 224th Ave E
Bonney Lake

10,549

1,070

Rate: \$1.20/psf
\$12,658.80 per
month plus
NNN's

Under construction
Also Available for Sale
Available Q4 2026
24' Clear height
2 Dock high doors
2 Grade level doors



Peak 410
Building 4, Condo D
9619 224th Ave E
Bonney Lake

10,549

1,070

Rate: \$1.20/psf
\$12,658.80 per
month plus
NNN's

Under construction
Also Available for Sale
Available Q4 2026
24' Clear height
2 Dock high doors
2 Grade level doors



Auburn Commerce Center
Suite D
3416 B Street NW
Auburn

14,510

4,311

Lease rate not
published

Available April 1, 2026
24' Clear height
2 Dock high doors
1 Grade level door
3 Phase - 277/480v
Zoning: Auburn M2



6405 S. 209th Street, Unit 101
Kent

16,291

4,036

Lease rate not
published

For Sublease
Master lease expires March 31, 2028
Available now
Easy access to I-5 and SR-167
24' Clear height
3 Dock high doors
1 Grade level door



Hill Industrial 187A
Unit 3
18730 80th Place South
Kent

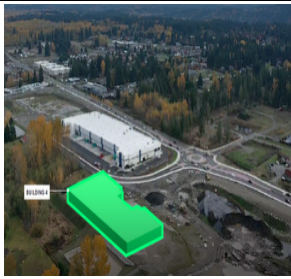
48,029

1,741

NNN:
\$0.32/psf

Lease rate not
published

Available 2/1/2026
24' Clear height
9 Dock high doors
3 Grade level doors



Peak 410
Building 4
9619 224th Ave E
Bonney Lake

56,440

Rate: \$1.20/psf
\$67,728.00 per
month plus
NNN's

Also Available for Sale
Available Q4 2026
24' Clear height
4 Dock high doors
9 Drive-in doors
Parking 44 stalls
Lighting Motion sensor LED
Electric 800 amps



Covington 18
Class A
28009 Covington Way SE
Covington

247,409

Lease rate not
published

36' Clear height
41 Dock high doors
5 Grade level doors
205 Trailer Stalls
7" Reinforced Slab
130' Truck Court
Power: 3,000 Amps, 3-Phase



Auburn 18 Business Park
Building A, Option B
2701, 2703, 2507, 2509 C
Street SW
Auburn

510,360

Lease rate not
published

Planned construction
SEPA Approved
Rail service available
Adjacent yard area available
Zoning with flexibility for warehouse
and distribution, manufacturing,
assembly and processing



Auburn 18 Business Park
Building A, Option A
2701, 2703, 2507, 2509 C
Street SW
Auburn

1,061,760

Lease rate not
published

Planned construction
SEPA Approved
Rail service available
Adjacent yard area available
Zoning with flexibility for warehouse
and distribution, manufacturing,
assembly and processing

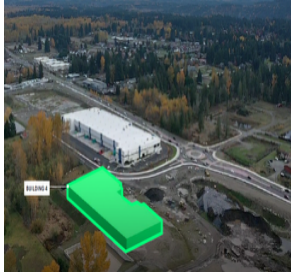
INDUSTRIAL BLDGS FOR SALE

TOTAL
SQ.FT.

OFFICE
SQ.FT.

PRICE

COMMENTS



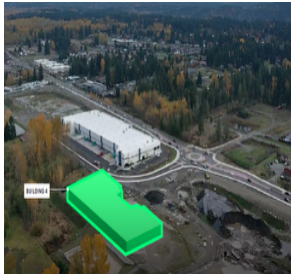
Peak 410
Building 4, Condo F
9619 224th Ave E
Bonney Lake

8,459

1,435

\$295/SF

New construction
Also Available for Lease
Available Q4 2026
24' Clear height
1 Grade level door
2 Additional knock-out available



Peak 410
Building 4, Condo A
9619 224th Ave E
Bonney Lake

8,950

1,086

\$295/SF

New construction
Also Available for Lease
Available Q4 2026
24' Clear height
1 Grade level door
12,101 RSF with Mezzanine
1 Additional knock-out available



Peak 410
Building 4, Condo E
9619 224th Ave E
Bonney Lake

8,950

1,086

\$295/SF

New construction
Also Available for Lease
Available Q4 2026
24' Clear height
1 Grade level door
1 Additional knock-out available



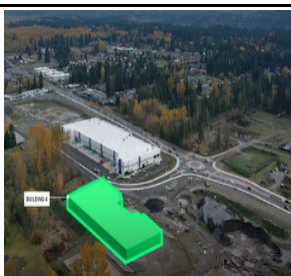
Peak 410
Building 4, Condo B
9619 224th Ave E
Bonney Lake

8,983

1,435

\$295/SF

New construction
Also Available for Lease
Available Q4 2026
24' Clear height
2 Grade level doors
11925 RSF with Mezzanine
1 Additional knock-out available






Peak 410
Building 4, Condo C
9619 224th Ave E
Bonney Lake




10,549

1,070

\$295/SF

New construction
Also Available for Lease
Available Q4 2026
24' Clear height
2 Dock high doors
2 Grade level doors

	Peak 410 Building 4, Condo D 9619 224th Ave E Bonney Lake	10,549	1,070	\$295/SF	New construction Also Available for Lease Available Q4 2026 24' Clear height 2 Dock high doors 2 Grade level doors
	1915 S Corgiat Drive Seattle	35,869		\$ 8,950,000	1.20 Acres 19' Clear height 7 Dock high doors 1 Grade level door Rail Possible Heavy 3-Phase Power IG2 – MML U/85 zoning
	Peak 410 Building 4 9619 224th Ave E Bonney Lake	56,440		\$295/SF	New construction Available Q4 2026 24' Clear height 4 Dock high doors 9 Drive-in doors Parking 44 stalls Lighting Motion sensor LED Electric 800 amps

INDUSTRIAL LAND FOR LEASE/SALE		TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	Fenced yard 2518 16th St NW Puyallup	0.3	12,000	\$2,750.00 per month plus NNN	For Lease Available now
	Entitled Industrial Site 22015 State Route 410 E Bonney Lake	3.7	159,681	\$ 2,997,000	For Lease or Sale Price \$18.77 PSF Fully SEPA approved and ready for building permit submittal Eastown Zoning
	South Hill Industrial Land 11204 154th Street Ct E Puyallup	5.1	223,463	\$ 3,500,000	For Sale 3,500+ SF Home/Office with 5,295 SF Shop Space \$15.66 PSF Ideal for Contractor's Yard EC Zoning