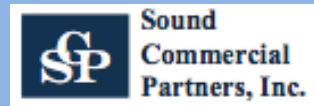


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
12/19/25



phil@soundcommercialpartners.com
phone: 206.595.3355

**INDUSTRIAL SPACE
FOR LEASE**

**TOTAL
SQ. FT.**

**OFFICE
SQ. FT.**

**LEASE
RATE**

COMMENTS



Pacific Business Park
Bldg B
8627 S 212th St
Kent

4,000

450

Lease rate not
published

Available 04/01/2026
14' Clear height
1 Grade level door



116th Steele Street Center
Suite 105
116th Steele Street South
Tacoma

4,000

2,000

Blended:
\$1.15/psf
\$4,600.00 per
month plus
NNN's

Available 04/01/2026
24' Clear height
1 Dock high door
Grade level doors



Valley Freeway Corporate Park
Building B
20604 84th Ave S
Kent

4,405

1,105

Lease rate not
published

Available 07/01/2026
1 Dock high door
1 Grade level door



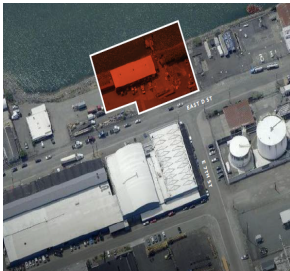
Schenk Business Park
Unit F9-12
1703 19th Ave NW
Puyallup

5,025

950

Lease rate not
published

Available now
New LED Lighting
9 Grade level doors
Fenced / Secure Yard
200 AMPS, 208V, 3Phase



Stand-Alone Industrial Property
700 E D St
Tacoma

5,712

Lease rate not
published

Water access & via East D St
Grade level doors
Fenced Yard
Zoning M1



Rare owner-user opportunity in
Georgetown
808 South Fidalgo Street
Seattle

6,500

1,500

\$11,400.00 per
month plus
NNN's

Also Available for Sale
16,000 SF lot
14' Clear height
1 Grade level door
Yard is fenced and secure
Heavy power, 600 amps of 3-phase
power



Schenk Business Park
Unit E1-4
1703 19th Ave NW
Puyallup

6,700

450

Lease rate not
published

Available now
New LED Lighting
11 Grade level doors
Fenced / Secure Yard
200 AMPS, 208V, 3Phase



424 E 19th Street
Tacoma

9,080

1,500

Shell:
\$0.95/psf
Office:
\$1.25/psf
\$10,501.00 per
month plus
NNN's

10 Dock high doors
5 Grade level doors
11,500 SF Fenced Yard @\$0.25 per
SF



Pacific Business Park
Bldg C
8641 S 212th St
Kent

10,500

950

Lease rate not
published

Available 04/01/2026
3 Dock high doors
1 Grade level door



South 200th St Industrial
Building
2301 South 200th St
SeaTac

13,950

1,623

Shell:
\$1.05/psf
Office:
\$1.25/psf
NNN:
\$0.39/psf
\$16,676.25 per
month plus
NNN's

Available now
Excellent access to I-5 & SR-509
16' Clear height
8 Dock high doors
1 Grade level door
Yard area



Auburn ITC
Bldg E, Ste 120
1704 B Street NW
Auburn

27,610

6,107

Lease rate not
published

Easy access to SR-167 via 277th St
24' Clear height
6 Dock high doors
1 Grade level door
M-1 Zoning



Auburn ITC
Bldg E, Ste 110
1704 B Street NW
Auburn

32,610

4,749

Lease rate not
published

Easy access to SR-167 via 277th St
24' Clear height
6 Dock high doors
1 Grade level door
M-1 Zoning



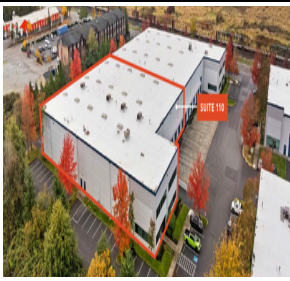
Auburn ITC
Bldg A, Ste 120
2108 B Street NW
Auburn

34,020

1,972

Lease rate not
published

Easy access to SR-167 via 277th St
24' Clear height
6 Dock high doors
1 Grade level door
M-1 Zoning



Auburn ITC
Bldg A, Ste 110
2108 B Street NW
Auburn

35,991

4,310

Lease rate not
published

Easy access to SR-167 via 277th St
24' Clear height
6 Dock high doors
1 Grade level door
M-1 Zoning

INDUSTRIAL BLDGS FOR SALE

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS



Rare owner-user opportunity in
Georgetown
808 South Fidalgo Street
Seattle

6,500

1,500

\$ 3,100,000

Also Available for Lease
16,000 SF lot
14' Clear height
1 Grade level door
Yard is fenced and secure
Heavy power, 600 amps of 3-phase
power

INDUSTRIAL LAND FOR LEASE/SALE

**TOTAL
ACRES**

**SQUARE
FEET**

**PRICE/LEASE
RATE**

COMMENTS



Lakewood Building & Land
9912 Sales Rd South
Lakewood

0.6

25,700

\$ 850,000

For Sale
1,087 SF Building
720 SF Detached Garage
Zoning Air Corridor 1



Port of Tacoma Land
3103 Marine View Drive
Tacoma

0.6

26,572

\$ 275,000

For Sale
Zoning C2-PTD A



809 W Main St
Auburn

0.8

32,990

Not published

For Lease
Available now
Secured Yard
2,274 SF Building
16' Clear Height
2 Exterior dock doors
Zoning: MI - Light Industrial



Industrial Outdoor Storage Site
768 Butte Ave SE
Pacific

0.9

37,462

Not published

For Lease
Available 05/01/2026
Quick access to H-167
5,400 SF clear span warehouse shop
(500 SF Office)
Four oversized grade-level doors
Zoning LI



Milton Truck Yard
300 Birch Street
Milton

2.1

90,605

Not published

For Lease
Prime fenced truck yard
Private, Fenced, and Secure Parking
Industrial Zoning



144Th & Canyon Road
5425 144th St E
Puyallup

2.3

99,334

\$ 2,700,000

For Sale
7,500 SF building along with a 3,125
SF indoor storage area, plus yard
space
Zoning Employment Corridor