

NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
12/26/25



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INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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4222 6th Ave S
Seattle

5,000

200

Rate: \$1.50/psf
NNN:
\$0.36/psf
\$7,500.00 per
month plus
NNN's

14' Clear height
1 Grade level door



Gateway CC
Bldg 6
12779-12787 Gateway Dr
Tukwila

16,321

10,361

Shell:
\$1.25/psf
Office:
\$1.25/psf
NNN:
\$0.6052/psf
\$33,352.50 per
month plus
NNN's

Available November 1, 2026
2 Grade level doors



Lakewood IOS Gem
10807 Pacific Hwy SW
Lakewood

20,255

2,000

Shell:
\$1.00/psf
Office:
\$1.50/psf
\$36,875.00 per
month plus
NNN's

Available March 1, 2026
2.38 Acres Land
52,500 SF Yard @\$0.26 PSF
5 Grade level doors
Zoning TOC



Bricmar Building
18 42nd St NW
Auburn

21,779

2,760

Shell:
\$1.00/psf
Office:
\$1.35/psf
\$25,505.00 per
month plus
NNN's

28 Striped parking stalls
2,737 SF Bonus mezzanine storage
Small fenced side yard
22' Clear height
2 Dock high doors
2 Grade level doors



Northwest Corporate Park Kent
13
8427 S 208th St
Kent

36,000

2,044

Lease rate not
published

Available October 1, 2026
22' Clear height
12 Dock high doors
4 Grade level doors



196th Commerce Center
8240 S 196th St
Kent

56,744

1,852

Lease rate not
published

Available 10/1/2026
24' Clear height
8 Dock high doors
1 Grade level door
1,200 Amps Power



Prologis Park Seattle Portside 4140 East Marginal Way S Seattle	161,788	3,550	Sublease rate not published	Available now Sublease term through 3/31/2027 \$0.75/SF NNN for All Deals Above 50,000 SF for 6 Months or Less 30' Clear height 48 Dock high doors
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INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
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INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
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Auburn Touchdown Yard 121 49th St NW Auburn	2.3	100,624	\$0.37/psf \$37,230.732 per month plus NNN	For Lease Easy access to Hwy 167 & I-5 Trailer parking allowed \$0.37/SF yard 1,500 SF Office building @\$1.75/SF Zoned M-1
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Light Industrial Land 8838 Blomberg Street SW Olympia	9.9	429,937	\$ 1,500,000	For Sale Located in the UGA Close Proximity to I-5 Zoning LI
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