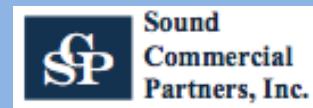


**NEW INDUSTRIAL LISTINGS**  
**(SOUTH SEATTLE TO OLYMPIA)**  
**12/26/25**



phil@soundcommercialpartners.com  
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
				
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

**INDUSTRIAL BLDGS  
FOR SALE**

**TOTAL  
SQ.FT.** **OFFICE  
SQ.FT.**

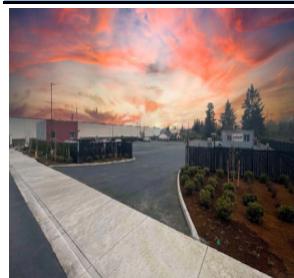
**PRICE**

**COMMENTS**

**INDUSTRIAL LAND  
FOR LEASE/SALE**

**TOTAL  
ACRES** **SQUARE  
FEET** **PRICE/LEASE  
RATE**

**COMMENTS**



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



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