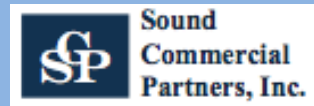


**NEW INDUSTRIAL LISTINGS**  
(SOUTH SEATTLE TO OLYMPIA)  
12/5/25



phil@soundcommercialpartners.com  
phone: 206.595.3355

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



Building 2  
18908 13th Place South  
SeaTac

2,469

750

Lease rate not  
published

For Sublease  
Master Lease Expires: August 31,  
2028  
Access to I-5, SR-99, & SR-509  
16' Clear height  
2 Grade level doors



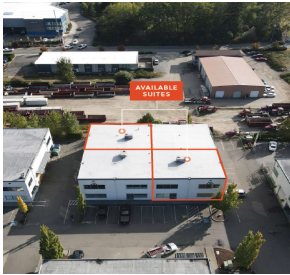
1402 Maple Avenue SW  
Renton

4,350

2,150

NNN:  
\$0.34/psf  
\$6,500.00 per  
month plus  
NNN's

Available January 1, 2026  
Fully Fenced Yard  
Grade level doors  
IM Zoning



3001 S Huson St, Suite B2 & B4  
Tacoma

5,000

Shell:  
\$1.05/psf  
\$5,250.00 per  
month plus  
NNN's

Available now  
Fully Air Conditioned  
24' Clear height  
2 Grade level doors  
10 Parking Stalls



M3 Commerce Center  
Building A  
1001-1061 Andover Park East  
Tukwila

10,752

967

Lease rate not  
published

Available now  
24' Clear height  
3 Dock high doors



M3 Commerce Center  
Building A  
1001-1061 Andover Park East  
Tukwila

16,200

1,329

Lease rate not  
published

Available now  
24' Clear height  
3 Dock high doors  
1 Grade level door



M3 Commerce Center  
Building A  
1001-1061 Andover Park East  
Tukwila

26,952

2,296

Lease rate not  
published

Available now  
24' Clear height  
6 Dock high doors  
1 Grade level door



1100 SW 27th St  
Renton

120,948

10,348

Lease rate not  
published

Sublease term through 5/31/2032  
Trailer parking available  
Ample car parking  
24' Clear height  
10 Dock high doors  
3 Grade level doors



Kent Valley 1 Distribution  
Center  
22615 64th Avenue S  
Kent

145,871

14,829

Lease rate not  
published

Available now  
30' Clear height  
39 Dock high doors  
3 Drive-in doors  
7 Pit levelers



Woodbridge Corporate Park  
33855 Weyerhaeuser Way S  
Federal Way

214,266

4,198

Lease rate not  
published

LED warehouse lighting  
32' Clear height  
35 Dock high doors  
2 Grade level doors  
249 Auto parking stalls  
4,000 Amps 227/480 volt power

**INDUSTRIAL BLDGS  
FOR SALE**

**TOTAL  
SQ.FT.**

**OFFICE  
SQ.FT.**

**PRICE**

**COMMENTS**



Accessibath  
817 E Main Ave  
Puyallup

4,260

\$ 1,065,000

Available now  
Grade level doors  
13,294sf land  
Zoning CG

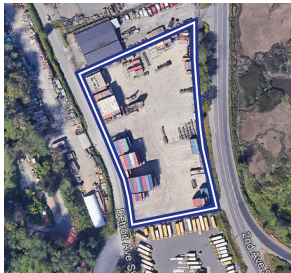
**INDUSTRIAL LAND  
FOR LEASE/SALE**

**TOTAL  
ACRES**

**SQUARE  
FEET**

**PRICE/LEASE  
RATE**

**COMMENTS**



7500 Detroit Ave SW  
Seattle

2.8

121,097

Not published

For Lease  
Available January 1, 2026  
Fully Fenced and Secured  
Immediate Access to Sr-509 and Sr-99  
Graveled Yard



7800 S 206th St  
Kent

4.5

196,891

Not published

For Lease  
Available Q4 2025  
15,000 SF Covered Storage  
4,645 SF Office  
785 SF Shop  
Paved Yard  
Heavy Power (3-phase 1,200 amps)  
Zoning I3



Tibeda Investments LLC  
36510 Mountain Hwy E  
Eatonville

7.1 Acres    309,276    \$    1,550,000

Available 9/26/2026  
11,158sf Building  
Grade level doors  
Zoning R10