

NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 1/16/26



phil@soundcommercialpartners.com
 phone: 206.595.3355

	INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
	Fife Business Park Building 5007-12/12W 5003 Pacific Hwy East Fife	2,078	440	NNN: \$.493/psf Lease rate not published	20' Clear height 1 Grade level door Electric HVAC
	Fife Business Park Building 5007-2 5003 Pacific Hwy East Fife	2,078	990	NNN: \$.493/psf Lease rate not published	20' Clear height 1 Grade level door Electric HVAC
	Fife Business Park Building 5007-7/7W 5003 Pacific Hwy East Fife	3,117	1,485	NNN: \$.493/psf Lease rate not published	20' Clear height 1 Grade level door Electric HVAC
	White River Corporate Park Building 2002, Suite 200 2002 West Valley Hwy N Auburn	4,000	626	Lease rate not published	Immediate Access to SR 167 & SR 18 16' Clear height 2 Grade level doors
	The Hullin Building 270 S Hanford St Seattle	4,000	2,200	Rate: \$2.00/psf \$8,000.00 per month, gross	Available now Freight elevator Abundant Onsite Parking
	Federal Way Business Park North Building D, Suite 33755 801 S 336th St - 33759 9th Ave S Federal Way	4,045	1,045	NNN: \$.047/psf Lease rate not published	Ample parking Easy access to I-5, SR-18, SR-167 1 Grade level door

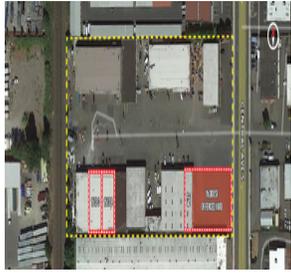


Georgetown Center
 Building A, Suite C-4
 5963 - 5959 Corson Ave S
 Seattle

4,461

Lease rate not published

Available now
 Grade level doors



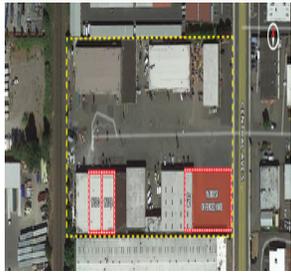
Totem Industrial Park
 Suite 1513 B
 1501 - 1531 Central Ave S
 Kent

4,667

641

Lease rate not published

Available now
 Abundant parking
 LED lighting
 16' Clear height
 1 Grade level door
 3-Phase power



Totem Industrial Park
 Suite 1513 C
 1501 - 1531 Central Ave S
 Kent

4,667

1,009

Lease rate not published

Available now
 Abundant parking
 LED lighting
 16' Clear height
 1 Grade level door
 3-Phase power



228th Manufacturing Campus
 Building C
 8825-8835 S 228th St
 Kent

5,205

Lease rate not published

Also Available for Sale
 8'10" Clear height
 1 Grade level door
 800 Amp 3 PH 120/208 V
 CM-1 Zoning



228th Manufacturing Campus
 Building D
 8825-8835 S 228th St
 Kent

5,887

Lease rate not published

Also Available for Sale
 11'7" Clear height
 2 Grade level doors
 800 Amp 3 PH 120/208 V
 CM-1 Zoning



Georgetown Center
 Building A, Suite B
 5963 - 5959 Corson Ave S
 Seattle

6,156

Lease rate not published

Available now
 Grade level doors



14423 Pacific Ave S
 Tacoma

6,875

\$6,000.00 per month plus NNN's

Available now
 Grade level doors
 Zoning TCTR



Georgetown Center
 Building A, Suite C-2
 5963 - 5959 Corson Ave S
 Seattle

6,955

Lease rate not published

Available now
 Grade level doors



Suite 203
 1111 S 344th Street
 Federal Way

8,985

1,016

Lease rate not published

6 Dock high doors
 2 Grade level doors



Georgetown Center
 Building B, Suite 101
 5963 - 5959 Corson Ave S
 Seattle

10,668

Lease rate not published

Available now
 Grade level doors



Cedar River Corporate Park
 Building C, Suite 110
 2230 Lind Ave SW
 Renton

10,797

4,005

Lease rate not published

Available September 1, 2026
 16' Clear height
 2 Grade level doors
 250 Amps, 3-phase 480/277



Georgetown Center
 Building A, Suite C
 5963 - 5959 Corson Ave S
 Seattle

11,416

Lease rate not published

Available now
 Grade level doors



Lakewood Industrial Park
 Bldg 16, Suite C & D
 100th St SW & 47th Ave SW
 Lakewood

14,305

1,175

NNN:
 \$0.29/psf

Lease rate not published

Available 5/1/2026
 Grade level doors
 Private restroom plus access to common area restrooms for building tenants only; Heavy Power



1862 Ives Avenue
 Kent

16,000

Lease rate not published

4 Grade level doors
 2.65 Acres Yard
 Zoning CM



Valley Corporate Center
 Building A
 22259 68th Avenue South
 Kent

16,574 2,026

Lease rate not published

Available June 1, 2026
 25' Clear height
 4 Dock high doors
 2 Grade level doors
 5,000 SF Paved and Fenced yard



Georgetown Center
 Building A
 5963 - 5959 Corson Ave S
 Seattle

17,572

Lease rate not published

Available now
 Grade level doors



Southcenter West
 Building C
 1145 Andover Park West
 Tukwila

18,882 1,525

Sublease rate not published

For Sublease
 Dock high doors
 Ample parking
 Energy efficient LED lighting
 24' Clear height
 277/480V Power



Mill Creek Distribution Center
 22122 76th Ave S
 Kent

22,347 804

Lease rate not published

Available now
 22' Clear height
 8 Dock high doors
 1 Grade level door
 I3 Heavy Industrial zoning



228Th Manufacturing
 Campus
 8825-8835 S 228th St
 Kent

24,543

Lease rate not published

Also Available for Sale
 1.31 Acres
 3 Grade level doors
 800 Amp 3 PH 120/208 V
 CM-1 Zoning



Fife Corporate Center
 Bldg 2
 2105 51st Ave
 Fife

25,772 6,847

Lease rate not published

Available September 1, 2026
 24' Clear height
 11 Dock high doors
 1 Grade level door
 Heavy power



8607 Durango St SW
 Lakewood

27,500 2,500

Lease rate not published

Available now
 Immediate access to I-5
 Secured yard
 24' Clear height
 10 Dock high doors
 1 Grade level door
 Heavy three-phase power



1862 Ives Avenue
Kent

64,500

Lease rate not
published

5.19 Acres
Fenced yard
Grade level doors
With yard
Zoning CM



6013 South 194th St
Kent

77,000

Lease rate not
published

24' Clear height
19 Dock high doors
2 Rail doors
LED lighting
2000 Amps of power



Tall Firs Industrial Park
Building B
14621 and 14719 170th
Avenue East
Bonney Lake

86,092

Lease rate not
published

30' Clear height
Dock high doors
Grade level doors



SODO Transload-Last Mile
Site
1762 6th Avenue South
Seattle

110,613

13,990

Lease rate not
published

5.23 acres yard area
24' Clear height
24+ Dock high, Loading positions
12 Rail served cars
110,000 SF Yard



Tall Firs Industrial Park
Building A
14621 and 14719 170th
Avenue East
Bonney Lake

130,151

Lease rate not
published

30' Clear height
Dock high doors
Grade level doors



2340 Taylor Way
Tacoma

250,000

5,865

Rate: \$0.67/psf
\$167,500.00
per month plus
NNN's

Sublease Expiration 7/31/2029
36' Clear height
41 Dock high doors
1 Grade level door
48 Trailer Stalls
600 Amps Power
Zoning PMI



Seaport Logistics Center
Building 7
14505 Stewart Road
Pacific

321,060

Lease rate not
published

Available Q4 2026
40' Clear height
62 Dock high doors
3 Grade level doors
85 Trailer Stalls

	INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	228Th Manufacturing Campus Option 2 8825-8835 S 228th St Kent	14,368		\$ 3,200,000	0.98 Acres Grade level doors CM-1 Zoning
	Martin Way Redevelopment Opportunity 7707-7803 Martin Way E Olympia	14,741	6,006	\$ 3,025,000	2.17 Acres Fenced Yard Doors: 3 Garage, 2 Exterior 3-Phase power Zoning: Mixed Use High Density Corridor
	228Th Manufacturing Campus Option 1 8825-8835 S 228th St Kent	24,543		\$ 5,750,000	Also Available for Lease 3 Grade level doors 1.31 Acres 800 Amp 3 PH 120/208 V CM-1 Zoning
	Field Roast Building 3901 7th Avenue S Seattle	35,655	10,481	Sale price not published	3/31/2026 Lease Ends Temperature controlled production area
	600 S 334th St Federal Way	37,250	7,000	\$ 7,000,000	25' Clear height 4 Dock high doors 1 Grade level door 4,000 Amps, 3-phase Zoned Federal Way Office Park

INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	366 Railroad Ave S Kent	0.2	7,200 \$ 395,000	For Sale Zoning DCE
	Columbia City 4551 - 4567 Rainier Avenue S Seattle	0.8	33,105 \$ 7,500,000	For Sale Zoning NC2-55(M)
	1862 Ives Avenue Kent	5.2	225,918 Lease rate not published	For Lease 16,000 SF Building 20' clear under hook 4 Grade Doors 2.65 Acres Paved Yard Zoning CM