

**NEW INDUSTRIAL LISTINGS**  
 (SOUTH SEATTLE TO OLYMPIA)  
 1/23/26



phil@soundcommercialpartners.com  
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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South Tacoma Business Park 3901 - 3913 Steilacoom Blvd SW Lakewood	3,200		Rate: \$1.00/psf \$3,200.00 per month plus NNN's	Available now 14' Clear height 1 Grade level door 217 Parking stalls
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SeaTac Industrial Park Building 2, Suite 18910 18938 13th Place South SeaTac	3,904	725	Lease rate not published	Available now Close proximity to 1-5, SR-99 and SR-509 17'9" Clear height 3 Dock high doors Zoning I
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24th Street Business Park Bldg E3/8 24th St E & 138th Ave S Sumner	4,070	776	Lease rate not published	Available now 20' Clear height 2 Grade level doors M-1 Zoning 3-Phase power
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Washington Machine Building Suite C 5201 1st Avenue South Seattle	5,100		Rate: \$1.45/psf \$7,395.00 per month plus NNN's	Also Available for Sale Available now 32,000 SF Land Water, Sewer, Natural Gas & Electricity Grade level doors Zoned IG2 U/85
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White River Corporate Park Suite 160 2222 West Valley Hwy N Auburn	7,644	1,598	Lease rate not published	24' Clear height 2 Dock high doors 1 Drive in door 200 Amps, 480V, 3-phase service
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Washington Machine Building Suite A 5201 1st Avenue South Seattle	8,425		Rate: \$1.45/psf \$12,216.25 per month plus NNN's	Also Available for Sale Available now 32,000 SF Land Water, Sewer, Natural Gas & Electricity Grade level doors Zoned IG2 U/85
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Prologis Park Kent 10  
6414 S. 196th Street  
Kent

8,473

1,699

Lease rate not published

Available 10/1/2026  
22' Clear height  
2 Dock high doors  
1 Drive-in door



West Park Corporate Campus  
Suite A103  
1220 37th St NW  
Auburn

9,301

3,766

Lease rate not published

Available now  
Excellent access and proximity to I-5,  
SR-18 and Hwy-167  
30' Clear height  
2 Dock high doors  
1 Grade level door  
3-Phase power



Rainier Corporate Park  
Suite B103  
2505 Frank Albert Rd E  
Fife

11,565

1,221

Lease rate not published

Available now  
Excellent access to I-5  
CAM charges are competitive \$0.24  
PSF, per month  
2 Dock high doors  
1 Grade level door  
Three phase power



Kent 228  
Building B  
22623 83rd Ave S  
Kent

12,375

926

NNN:  
\$0.34/psf

Lease rate not published

Available now  
24' Clear height  
2 Dock high doors  
1 Drive-in door  
125 Amps 277/480 v 3P  
Zoning M-3



South Tacoma Warehouse  
Space  
6220 South Tacoma Way  
Tacoma

13,000

Rate: \$0.55/psf  
\$7,150.00 per  
month plus  
NNN's

Available now  
Zoning: M-1 STGPD



Sodo Industrial Way Corridor  
629 S Industrial Way  
Seattle

13,131

2,645

Blended:  
\$1.67/psf  
NNN:  
\$0.45/psf  
\$21,928.77 per  
month plus  
NNN's

20' Clear height  
2 Dock high doors  
1 Grade level door  
Power: 480 AMP  
Zoning: MML U/85



Washington Machine  
Building  
5201 1st Avenue South  
Seattle

13,525

Rate: \$1.45/psf  
\$19,611.25 per  
month plus  
NNN's

Also Available for Sale  
Available now  
32,000 SF Land  
Water, Sewer, Natural Gas &  
Electricity  
4 Grade level doors  
Zoned IG2 U/85



Rainier Corporate Park  
Suite B107A  
2505 Frank Albert Rd E  
Fife

15,219

397

Lease rate not  
published

Available now  
Excellent access to I-5  
CAM charges are competitive \$0.24  
PSF, per month  
4 Dock high doors  
Three phase power



Fife Industrial  
6407 20th Street East  
Fife

18,754

1,830

Lease rate not  
published

Also Available for Sale  
1.24 Acres  
3 Grade level doors



Fourth Avenue South  
Redevelopment  
2963 4th Ave S  
Seattle

20,000

Lease rate not  
published

25,500 SF Lot  
Zoning: IG1 U85



Rare 2-Location Dealership  
Opportunity  
Building 1  
9625 Provost Rd NW  
Silverdale

23,087

4,087

Lease rate not  
published

Also Available for Sale  
2.07 Acres  
21.5' Clear height  
1 Grade level doors  
44 Car parking spaces  
Zoning Commercial (C)



Rainier Corporate Park  
Suite B100  
2505 Frank Albert Rd E  
Fife

29,135

5,994

Lease rate not  
published

Available now  
Excellent access to I-5  
CAM charges are competitive \$0.24  
PSF, per month  
11 Dock high doors  
1 Grade level door  
Three phase power



Rare 2-Location Dealership  
Opportunity  
Building 1 and 2  
9625 Provost Rd NW  
Silverdale

29,424

4,087

\$27,000.00 per  
month plus  
NNN's

2.07 Acres  
Building 1 SF 23,087 SF includes  
4,087 SF mezzanine office  
Building 2 SF ±6,337 SF with 2,040  
SF Office  
21.5' Clear height  
2 Grade level doors  
66 Car parking spaces



Kent 228  
Building E  
8001 S 224th St  
Kent

29,852

1,349

NNN:  
\$0.34/psf  
  
Lease rate not  
published

Available now  
24' Clear height  
7 Dock high doors  
2 Drive-in doors  
225 Amps 277/480 v 3P  
Zoning M-3



Airport Commerce Center  
18303 8th Ave S  
Burien

30,384

6,693

Lease rate not published

Available May 1, 2026  
24' Clear height  
19 Dock high doors  
1 Grade level door



Rare 2-Location Dealership Opportunity  
2302 Pacific Hwy East  
Fife

33,617

2,275

\$42,500.00 per month plus NNN's

Also Available for Sale  
2.17 Acres  
18' Clear height  
3 Grade level doors  
Zone Regional Commercial



Jacob's Park  
Option 1, Suite C  
23210 71st Pl S  
Kent

37,100

500

Shell: \$1.00/psf  
Office: \$1.25/psf  
NNN: \$0.22/psf  
\$37,725.00 per month plus NNN's

32' Clear height  
6 Dock high doors  
1 Grade level door  
1 Rail door  
1 Edge of dock leveler  
5 Pit levelers  
1,500 Amps of three-phase 480v power



Auburn Park 277  
Suite 101  
4810 D St NW  
Auburn

40,178

3,556

Lease rate not published

Available July 1, 2026  
6.8 Acres  
30' Clear height  
11 Dock high doors  
1 Grade level door



Jacob's Park  
Option 2, Suite C & D  
23210 71st Pl S  
Kent

48,200

Shell: \$1.00/psf  
Office: \$1.25/psf  
NNN: \$0.22/psf  
\$48,200.00 per month plus NNN's

32' Clear height  
6 Dock high doors  
2 Grade level doors  
2 Rail doors  
1 Edge of dock leveler  
5 Pit levelers  
1,500 Amps of three-phase 480v power



Prologis Kent 16  
21108 72nd Avenue South  
Kent

50,016

1,023

Lease rate not published

Available 5/1/2026  
26' Clear height  
8 Dock high doors  
1 Drive-in door  
277/480v Amps  
Zoning M-3



Manufacturing Building  
8311 South 200th Street  
Kent

65,760

9,900

Lease rate not published

4.85 Acres  
Fully Fenced and Secured Site/Yard  
28' Clear height  
3 Dock high doors  
4 Grade level doors  
1,200 Amps 277/480v 3 phase



Fife Commerce Center  
Bldg A  
2205 70th Ave E  
Fife

144,128

3,343

Lease rate not published

Available July 1, 2026  
30' Clear height  
40 Dock high doors  
2 Grade level doors  
25 Trailer parking stalls  
600 Amps, 277/480 volt electrical service



Portside 55  
Bldg C  
3401 Lincoln Ave  
Tacoma

168,150

3,000

Blended:  
\$0.40/psf  
\$67,260.00 per month plus  
NNN's

Available now  
Sublease term expires April 30, 2026  
Lighting LED  
32' Clear height  
28 Dock high doors  
1 Grade level door  
Zoning PMI



Bridge Point Tacoma 2MM  
Building D  
5024 S Madison St  
Tacoma

332,295

Lease rate not published

Available Q2 2026  
40' Clear height  
60 Dock high doors  
2 Grade level doors  
32 Trailer spaces  
192 Car spaces  
3,000 Amps



Bridge Point Tacoma 2MM  
Building A  
3810 S Burlington Way  
Tacoma

517,042

Lease rate not published

Available Q1 2026  
40' Clear height  
125 Dock high doors  
4 Grade level doors  
228 Trailer spaces  
224 Car spaces  
3,000 Amps



Bridge Point Tacoma 2MM  
Building C  
4708 S Burlington Way  
Tacoma

662,044

Lease rate not published

Available Q1 2026  
40' Clear height  
118 Dock high doors  
4 Grade level doors  
223 Trailer spaces  
414 Car spaces  
4,000 Amps



Bridge Point Tacoma 2MM  
Building B  
4204 S Burlington Way  
Tacoma

957,726

Lease rate not published

Available Q1 2026  
40' Clear height  
184 Dock high doors  
4 Grade level doors  
396 Trailer spaces  
424 Car spaces  
4,000 Amps

	INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	Washington Machine Building Suite C 5201 1st Avenue South Seattle	5,100		Sale price not published	Also Available for Lease Available now 32,000 SF Land Water, Sewer, Natural Gas & Electricity Grade level doors Zoned IG2 U/85
	Rare 2-Location Dealership Opportunity Building 2 9625 Provost Rd NW Silverdale	6,337		Sale price not published	Also Available for Lease 2.07 Acres 22' Clear height 1 Grade level door Zoning Commercial 22 Car parking spaces
	3207 C Street NE Auburn	6,714	2,054	\$ 2,500,000	43,150 SF Lot 14' Clear height 1 Grade level door Heavy 3-Phase Power Zoning M2
	Washington Machine Building Suite A 5201 1st Avenue South Seattle	8,425		Sale price not published	Also Available for Lease Available now 32,000 SF Land Water, Sewer, Natural Gas & Electricity Grade level doors Zoned IG2 U/85
	Washington Machine Building 5201 1st Avenue South Seattle	13,525		Sale price not published	Also Available for Lease Available now 32,000 SF Land Water, Sewer, Natural Gas & Electricity 4 Grade level doors Zoned IG2 U/85
	Milton IOS site with I-5 Frontage 405-415 Porter Way Milton	14,898	700	Sale price not published	8.76 Acres I-5 Frontage Fenced and paved yard 22' Clear height Grade level doors Industrial Zoning



Port-Linc Logistics  
Building 2  
2007 Stewart St & 1621  
Lincoln Ave  
Tacoma

16,580 2,280

Sale price not published

220,313 SF (5.05 Acres) Lot  
25K SF fenced yard  
21' Clear height  
3 Dock high doors  
1 Grade level door



Fife Industrial  
6407 20th Street East  
Fife

18,754 1,830

\$ 4,315,000

Also Available for Lease  
1.24 Acres  
3 Grade level doors



Rare 2-Location Dealership  
Opportunity  
Building 1  
9625 Provost Rd NW  
Silverdale

23,087 4,087

Sale price not published

Also Available for Lease  
2.07 Acres  
21.5' Clear height  
1 Grade level door  
44 Car parking spaces  
Zoning Commercial



Rare 2-Location Dealership  
Opportunity  
Building 1 and 2  
9625 Provost Rd NW  
Silverdale

29,424 4,087

\$ 4,250,000

Also Available for Lease  
2.07 Acres  
Building 1 SF 23,087 SF includes  
4,087 SF mezzanine office  
Building 2 SF ±6,337 SF with 2,040  
SF Bonus mezzanine  
21.5' Clear height  
2 Grade level doors  
66 Car parking spaces



Rare 2-Location Dealership  
Opportunity  
2302 Pacific Hwy East  
Fife

33,617 2,275

\$ 8,250,000

Also Available for Lease  
2.17 Acres  
18' Clear height  
3 Grade level doors  
Zone Regional Commercial



Port-Linc Logistics  
Building 1  
2007 Stewart St & 1621  
Lincoln Ave  
Tacoma

50,065 1,500

Sale price not published

220,313 SF (5.05 Acres) Lot  
25K SF fenced yard  
21' Clear height  
10 Dock high doors  
1 Grade level door

	INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	Lakewood Investment Assemblage 9802 & 9804 40th Ave SW Lakewood	0.3	14,400	Not published	For Sale Building ±2,278 SF Zoning Commercial 2 (C-2)
	176Th St Contractor Yard - Heavy Industrial 6715 176th St E Puyallup	0.6	26,000	\$2,500.00 per month plus NNN	For Lease Small Contractor Yard Zoned (EC) Employment Center
	Lakewood Investment Assemblage 9704 40th Ave SW Lakewood	0.8	34,363	Not published	For Sale Zoning Commercial 2 (C-2)
	Lakewood Investment Assemblage 9718 & 9720 40th Ave SW Lakewood	0.9	37,234	Not published	For Sale 9718 Building ±2,224 SF 9720 Building ±2,976 SF plus ±264 SF mezzanine Zoning Commercial 2 (C-2)
	Industrial Outdoor Storage Site 840 Butte Ave SE Pacific	0.9	37,462	Not published	For Lease Available 6/1/2026 Fully Fenced, Secured & Graveled 9,704 SF Warehouse (500 SF Office) 4 Grade-level doors 3,002 SF Storage Building 5 Grade-level doors 1,074 SF Storage Building Grade-level Door
	3207 C Street NE Auburn	1.0	43,150	\$ 2,500,000	For Sale 4,614 SF Main Building (2,054 SF Office/2,560 SF Shop) 2,100 SF Paint Booth 5,070 SF Metal Shed Structure 14' Clear height 1 Grade level door Heavy 3-Phase Power Zoning M2



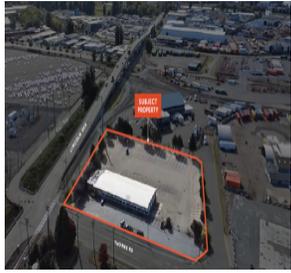
Lakewood Investment  
Assemblage  
9802-9804, 9704 & 9720 40th  
Ave SW  
Lakewood

2.0

85,997

Not published

For Sale  
9720 Building ±3,240 SF  
9718 Building ±2,224 SF plus ±264 SF  
mezzanine  
9802 Building ±2,278 SF  
Zoning Commercial 2 (C-2)



Lincoln Ave Cross Dock  
1955 Lincoln Ave  
Tacoma

2.4

104,544

\$50,000.00 per  
month plus  
NNN

For Lease  
9,700 SF Building  
29 Dock high doors  
1 Ramp  
Fenced/Paved  
Port of Tacoma  
Ample Loading  
Zoning Industrial



River Road Assemblage  
1526 River Road  
Puyallup

7.6

331,643

\$ 13,553,000

For Sale  
Gravel Parking  
General Commercial Zoning City of  
Puyallup



Milton IOS site with I-5  
Frontage  
405-415 Porter Way  
Milton

8.8

381,586

Not published

For Sale  
14,898 SF (3 Bldgs)  
700 SF Office  
Fenced and paved yard  
22' Clear height  
Grade Level Loading  
Industrial Zoning