



Hollingsworth Building

2402 R St NW
Auburn, WA 98001

Owner The Laskey Family Trust
Buyer SREOT WA Auburn 2402 LLC
Class
Building Size 162,400 SF
Year Built 1987

Industrial Sold

1

Sale Price \$27,000,000.00
\$/SF \$166.26 Per SF
Office SF 11,735 SF
Industrial SF 150,665 SF
Retail SF
Land Size 13.04 Acres
Parking Ratio
Sale Date 12/31/2025



808 South Fidalgo Street

808 S Fidalgo St
Seattle, WA 98108

Owner Scott Yarnell, Chris O'Connor
Buyer Brandon Karimi-Naser, Andrew Schmidt
Class
Building Size 6,500 SF
Year Built 1969

Industrial Sold

2

Sale Price \$2,200,000.00
\$/SF \$338.46 Per SF
Office SF 1,000 SF
Industrial SF 5,000 SF
Retail SF
Land Size 0.35 Acres
Parking Ratio 2.17/1000
Sale Date 12/31/2025

6,500 SF building on approximately 16,000 SF lot, 1,500 SF office, 5,000 SF warehouse. 14' ceiling height, 1 grade level loading door, 12' high heavy power, 600 amps of 3-phase power. Yard is fenced and secure. Great location in Georgetown next to marble companies and Design Center.



5615 Marginal Way S

5615 E Marginal Way S
Seattle, WA 98134

Owner Joshua Markus, Brian Brandstatter et al
Buyer Green Start Seattle, LLC
Class
Building Size 415,172 SF
Year Built 1929

Industrial Sold

3

Sale Price \$23,000,000.00
\$/SF \$55.40 Per SF
Office SF 27,315 SF
Industrial SF 387,857 SF
Retail SF
Land Size 12.76 Acres
Parking Ratio
Sale Date 12/30/2025



301 E 11th Street Industrial Site

301 E 11th St
Tacoma, WA 98421

Owner John Pugh
Buyer Boss International LLC
Class
Building Size 2,460 SF
Year Built 1925

Industrial Sold

4

Sale Price \$1,350,000.00
\$/SF \$548.78 Per SF
Office SF
Industrial SF 23,244 SF
Retail SF
Land Size 1.21 Acres
Parking Ratio
Sale Date 12/23/2025



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2233 & 2245 1st Avenue S

2233-2245 1st Ave S
Seattle, WA 98134

Owner Jo Lynn Allen, Ada Healey, Alison Ivey, Danielle Harper
Buyer Sea Otter Group LLC
Class
Building Size 79,988 SF
Year Built 1910

Industrial Sold

5

Sale Price	\$7,300,000.00
\$/SF	\$91.26 Per SF
Office SF	
Industrial SF	79,988 SF
Retail SF	
Land Size	0.81 Acres
Parking Ratio	
Sale Date	12/18/2025

We, as exclusive advisor, are pleased to present the opportunity to acquire the fee simple interest in SODO Flex (the "property"), a two property flex office/industrial project on 0.81 acres in Seattle, Washington's trendy SODO (south of downtown) submarket. The opportunity includes a 59,311 square



Knight Transportation

7800 S 206th St
Kent, WA 98032

Owner Gary Knight, Adam Miller, Kevin Knight, Andrew Hess et al
Buyer 7800 S 206th LLC
Class
Building Size 20,629 SF
Year Built 1979

Industrial Sold

6

Sale Price	\$11,600,000.00
\$/SF	\$562.32 Per SF
Office SF	3,965 SF
Industrial SF	16,664 SF
Retail SF	
Land Size	4.54 Acres
Parking Ratio	
Sale Date	12/15/2025



7003 132nd Place SE

7003 132nd Pl SE
Newcastle, WA 98059

Owner Frances Nanette Finelli
Buyer NW 7005 LLC
Class
Building Size 41,134 SF
Year Built 1989

Industrial Sold

7

Sale Price	\$8,200,000.00
\$/SF	\$199.35 Per SF
Office SF	9,220 SF
Industrial SF	31,914 SF
Retail SF	
Land Size	1.71 Acres
Parking Ratio	0
Sale Date	12/15/2025



Harrison Building

2407 Harrison Avenue Northwest
Olympia, WA 98502

Owner
Buyer Oly Retail West LLC
Class
Building Size 13,644 SF
Year Built 2003

Industrial Sold

8

Sale Price	\$2,100,000.00
\$/SF	\$153.91 Per SF
Office SF	3,006 SF
Industrial SF	6,000 SF
Retail SF	3,006 SF
Land Size	0.78 Acres
Parking Ratio	
Sale Date	12/12/2025



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510-550 Andover Park W

510-550 Andover Park W
Tukwila, WA 98188

Owner Samuel Roffe, Diane Roffe
Buyer Terreno Andover Park LLC
Class
Building Size 122,740 SF
Year Built 1976

Industrial Sold

9

Sale Price \$27,080,000.00
\$/SF \$220.63 Per SF
Office SF 7,421 SF
Industrial SF 115,319 SF
Retail SF
Land Size 7.11 Acres
Parking Ratio 0
Sale Date 12/12/2025



3701-3709 50th Avenue E

3701-3709 50th Ave E
Tacoma, WA 98443

Owner Michael & Heather Kelly
Buyer Active Future LLC
Class
Building Size 6,106 SF
Year Built 1986

Industrial Sold

10

Sale Price \$1,200,000.00
\$/SF \$196.53 Per SF
Office SF
Industrial SF 6,106 SF
Retail SF
Land Size 1.14 Acres
Parking Ratio
Sale Date 12/10/2025



Fife 2523

2523 Pacific Hwy E
Fife, WA 98424

Owner David Yeh, Qian Wang
Buyer Gracie Lynn LLC
Class
Building Size 43,180 SF
Year Built 1978

Industrial Sold

11

Sale Price \$7,900,000.00
\$/SF \$182.96 Per SF
Office SF 4,642 SF
Industrial SF 38,538 SF
Retail SF
Land Size 2.62 Acres
Parking Ratio
Sale Date 12/01/2025

43,180 SF total ± 2.62 AC land 100% Occupancy 7 DH and 5 GL doors Built in 1978 Exceptional value-add investment opportunity Sale Price: \$8,925,000 Current NOI: \$467,950.08



1441 & 1449 Thornton Avenue SW

1441-1449 Thornton Ave SW
Pacific, WA 98047

Owner Simrandeep Dhaliwal, Jagpreet Singh, Jagjeet Singh
Buyer HD Fowler Company
Class C
Building Size 2,352 SF
Year Built 1977

Industrial Sold

12

Sale Price \$2,400,000.00
\$/SF \$1,020.41 Per SF
Office SF 1,152 SF
Industrial SF 1,200 SF
Retail SF
Land Size 1.17 Acres
Parking Ratio
Sale Date 11/26/2025



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Southend Machine

1802 Pike St NW
Auburn, WA 98001

Owner Mary Churchill, Kenneth Churchill

Buyer Lisa Building LLC

Class

Building Size 22,300 SF

Year Built 1987

Industrial Sold

13

Sale Price	\$5,800,000.00
\$/SF	\$260.09 Per SF
Office SF	2,830 SF
Industrial SF	19,470 SF
Retail SF	
Land Size	0.94 Acres
Parking Ratio	0
Sale Date	11/26/2025



McKillican American

512 Boundary Boulevard
Algona, WA 98001

Owner Prologis, LP

Buyer Seoul Trading Inc

Class

Building Size 50,900 SF

Year Built 1988

Industrial Sold

14

Sale Price	\$15,500,000.00
\$/SF	\$304.52 Per SF
Office SF	3,872 SF
Industrial SF	47,028 SF
Retail SF	
Land Size	2.40 Acres
Parking Ratio	
Sale Date	11/26/2025



Pollard Printing & Tacoma Eagles

4820-4824 S Tacoma Way
Tacoma, WA 98409

Owner Chandler Investment I LLC

Buyer Tacoma/Pierce County Habitat for Humanity

Class

Building Size 28,642 SF

Year Built 1959

Industrial Sold

15

Sale Price	\$1,900,000.00
\$/SF	\$66.34 Per SF
Office SF	3,700 SF
Industrial SF	28,596 SF
Retail SF	
Land Size	2.20 Acres
Parking Ratio	
Sale Date	11/25/2025



Cabot Auburn

4620 B St NW
Auburn, WA 98001

Owner Cabot Industrial Value Fund VI Operating Partnership

Buyer Trea Auburn B Street NW LLC

Class

Building Size 69,760 SF

Year Built 1995

Industrial Sold

16

Sale Price	\$13,400,000.00
\$/SF	\$192.09 Per SF
Office SF	7,140 SF
Industrial SF	62,620 SF
Retail SF	
Land Size	3.10 Acres
Parking Ratio	
Sale Date	11/25/2025



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Frederickson West 281

4417 192nd St E
Tacoma, WA 98446

Owner Cabot Industrial Value Fund VI
Buyer Trea Tacoma 192nd Street LLC
Class
Building Size 281,181 SF
Year Built 2021

Industrial Sold

17

Sale Price	\$41,050,000.00
\$/SF	\$145.99 Per SF
Office SF	
Industrial SF	281,181 SF
Retail SF	
Land Size	18.67 Acres
Parking Ratio	
Sale Date	11/21/2025



Madrona Electric

1500 Raymond Ave SW
Renton, WA 98057

Owner Chris Lermusik
Buyer Elegant Real Estate Holding LLC
Class
Building Size 1,755 SF
Year Built 2021

Industrial Sold

18

Sale Price	\$1,200,000.00
\$/SF	\$683.76 Per SF
Office SF	
Industrial SF	
Retail SF	
Land Size	0.44 Acres
Parking Ratio	
Sale Date	11/17/2025

1,755 SF (255 SF Office & 281 SF Heated Storage Room) on 0.44 acres, 255 SF is 2nd floor mezz. storage. Renton CA zoning - contractor shop use is grandfathered. Site is paved, fully fenced/secured with an automatic gate, 2021 construction - metal frame building, HVAC mini splits inside all offices.



River Street Yard & Shop

150 S River St
Seattle, WA 98108

Owner Heidi Babler Butler
Buyer Muckleshoot Indian Tribe
Class
Building Size 5,080 SF
Year Built 1955

Industrial Sold

19

Sale Price	\$4,320,000.00
\$/SF	\$850.39 Per SF
Office SF	1,200 SF
Industrial SF	3,880 SF
Retail SF	
Land Size	0.98 Acres
Parking Ratio	
Sale Date	11/14/2025



Lynch Industrial Park - Building 4

848 3rd Ave S
Kent, WA 98032

Owner Jerry Penington
Buyer SRP Real Estate Holdings LLC
Class
Building Size 11,200 SF
Year Built 1975

Industrial Sold

20

Sale Price	\$3,625,000.00
\$/SF	\$323.66 Per SF
Office SF	1,000 SF
Industrial SF	10,200 SF
Retail SF	
Land Size	1.04 Acres
Parking Ratio	
Sale Date	11/04/2025

Asking Price: \$3,900,000 Usable SF: 13,200 SF Building SF: 11,200 SF Covered Dock Platform: Approx. 2,000 SF Office: 3,200 SF of High-Quality Office Space Clear Height: 20' Land Area: 45,277 SF (1.04 acres) Parcel Number: 000660-0114 Construction Type: Concrete Tilt Zoning: I-1 (Industrial Business) Loading:



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957 S Doris Street

957 S Doris St
Seattle, WA 98108

Owner	Mason Helms
Buyer	Helentown LLC
Class	C
Building Size	3,075 SF
Year Built	1963

Industrial Sold

21

Sale Price	\$1,800,000.00
\$/SF	\$585.37 Per SF
Office SF	
Industrial SF	3,075 SF
Retail SF	
Land Size	0.18 Acres
Parking Ratio	
Sale Date	10/31/2025

Newly renovated warehouse in the heart of Georgetown.



Pro Sales Inc Building

4230 B St NW
Auburn, WA 98001

Owner	Robert Merkel
Buyer	Dolores Investments LLC
Class	
Building Size	10,796 SF
Year Built	1989

Industrial Sold

22

Sale Price	\$2,850,000.00
\$/SF	\$263.99 Per SF
Office SF	3,007 SF
Industrial SF	7,789 SF
Retail SF	
Land Size	0.75 Acres
Parking Ratio	
Sale Date	10/31/2025



Inkon Building

8803 S 218th St
Kent, WA 98031

Owner	Youngkeun Chon
Buyer	218 Building LLC
Class	
Building Size	7,569 SF
Year Built	1988

Industrial Sold

23

Sale Price	\$2,500,000.00
\$/SF	\$330.29 Per SF
Office SF	1,224 SF
Industrial SF	6,345 SF
Retail SF	
Land Size	0.75 Acres
Parking Ratio	
Sale Date	10/20/2025

We are pleased to present 8803 S 218th St, Kent, WA for sale. This functional 7,569-square-foot warehouse building is strategically located in the heart of the Kent Industrial Valley. Situated on a 32,810 SF lot with yard space in both the front and rear, the building includes 1,224 square feet of



Practical Truck

6307 Pacific Hwy E
Tacoma, WA 98424

Owner	Ciera McTighe, Herbert Rendel, Leah Campbell Lana Rendel
Buyer	Chandi Group LLC
Class	
Building Size	5,800 SF
Year Built	1980

Industrial Sold

24

Sale Price	\$2,100,000.00
\$/SF	\$362.07 Per SF
Office SF	800 SF
Industrial SF	5,000 SF
Retail SF	
Land Size	1.25 Acres
Parking Ratio	
Sale Date	10/20/2025



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Seattle Gateway Center 2

1039 S 146th St
Burien, WA 98168

Owner MetLife & Panattoni Development

Buyer Comref Burien LLC

Class

Building Size 135,875 SF

Year Built 2018

Industrial Sold

25

Sale Price	\$20,900,000.00
\$/SF	\$153.82 Per SF
Office SF	2,675 SF
Industrial SF	133,200 SF
Retail SF	
Land Size	9.09 Acres
Parking Ratio	
Sale Date	10/16/2025



5450 & 5490 A Street SE

5450-5490 A St SE
Auburn, WA 98092

Owner Gregory O'Farrell, Jon Cheetham

Buyer Lift IV A Street LLC

Class

Building Size 18,360 SF

Year Built 1932

Industrial Sold

26

Sale Price	\$10,670,000.00
\$/SF	\$581.15 Per SF
Office SF	6,444 SF
Industrial SF	11,916 SF
Retail SF	
Land Size	5.62 Acres
Parking Ratio	
Sale Date	10/15/2025

This versatile 5.62 acre industrial property is ideal for a contractor yard, truck parking, manufacturing, or equipment sales. Its M1 zoning allows for a wide range of uses—see link on flyer for the Auburn Municipal Code Use Chart for details. Conveniently situated with easy access to SR 167.



South Seattle Land

515 S 96th St
Seattle, WA 98108

Owner Judith A Lackstrom Trust & Lackstrom Morrow Trust

Buyer SPTI 96th Seattle LLC

Class

Building Size 3,600 SF

Year Built 1988

Industrial Sold

27

Sale Price	\$6,000,000.00
\$/SF	\$1,666.67 Per SF
Office SF	
Industrial SF	3,600 SF
Retail SF	
Land Size	2.61 Acres
Parking Ratio	
Sale Date	10/15/2025



Seattle Gateway Center 1

14237 Des Moines Memorial Dr S
Burien, WA 98168

Owner MetLife Core Property Fund

Buyer Comref Burien LLC

Class

Building Size 325,494 SF

Year Built 2018

Industrial Sold

28

Sale Price	\$67,200,000.00
\$/SF	\$206.46 Per SF
Office SF	13,279 SF
Industrial SF	312,215 SF
Retail SF	
Land Size	23.53 Acres
Parking Ratio	
Sale Date	10/15/2025



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7010 S 188th St, Kent, WA 98032

7010 S 188th St
Kent, WA 98032

Owner Nancy Richards, Catherine Lile

Buyer 7010 Trackside LLC

Class

Building Size 25,200 SF

Year Built 1976

Industrial Sold

29

Sale Price	\$7,540,000.00
\$/SF	\$299.21 Per SF
Office SF	2,250 SF
Industrial SF	22,950 SF
Retail SF	
Land Size	1.80 Acres
Parking Ratio	0
Sale Date	10/10/2025

• Single-Tenant Building • 24' Clear Height • 3 Grade Level Doors • Zoned I2 (City of Kent) • Drive-Through Loading • Power Determined by Buyer



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Address	Status	Floor/Suite	Land	Building SF	Available SF	Price
2402 R St NW	Industrial Sold		13.04 Acres	162,400 SF		\$27,000,000.00
808 S Fidalgo St	Industrial Sold		0.35 Acres	6,500 SF	6,500 SF	\$2,200,000.00
5615 E Marginal Way S	Industrial Sold		12.76 Acres	415,172 SF	415,172 SF	\$23,000,000.00
301 E 11th St	Industrial Sold		1.21 Acres	2,460 SF		\$1,350,000.00
2233-2245 1st Ave S	Industrial Sold		0.81 Acres	79,988 SF	79,988 SF	\$7,300,000.00
7800 S 206th St	Industrial Sold		4.54 Acres	20,629 SF		\$11,600,000.00
7003 132nd Pl SE	Industrial Sold		1.71 Acres	41,134 SF		\$8,200,000.00
2407 Harrison Avenue Northwest	Industrial Sold		0.78 Acres	13,644 SF		\$2,100,000.00
510-550 Andover Park W	Industrial Sold		7.11 Acres	122,740 SF		\$27,080,000.00
3701-3709 50th Ave E	Industrial Sold		1.14 Acres	6,106 SF		\$1,200,000.00
2523 Pacific Hwy E	Industrial Sold		2.62 Acres	43,180 SF	43,180 SF	\$7,900,000.00
1441-1449 Thornton Ave SW	Industrial Sold		1.17 Acres	2,352 SF		\$2,400,000.00
1802 Pike St NW	Industrial Sold		0.94 Acres	22,300 SF	22,300 SF	\$5,800,000.00
512 Boundary Boulevard	Industrial Sold		2.40 Acres	50,900 SF		\$15,500,000.00
4820-4824 S Tacoma Way	Industrial Sold		2.20 Acres	28,642 SF		\$1,900,000.00
4620 B St NW	Industrial Sold		3.10 Acres	69,760 SF		\$13,400,000.00
4417 192nd St E	Industrial Sold		18.67 Acres	281,181 SF		\$41,050,000.00
1500 Raymond Ave SW	Industrial Sold		0.44 Acres	1,755 SF	1,755 SF	\$1,200,000.00
150 S River St	Industrial Sold		0.98 Acres	5,080 SF		\$4,320,000.00
848 3rd Ave S	Industrial Sold		1.04 Acres	11,200 SF	11,200 SF	\$3,625,000.00
957 S Doris St	Industrial Sold		0.18 Acres	3,075 SF	3,075 SF	\$1,800,000.00
4230 B St NW	Industrial Sold		0.75 Acres	10,796 SF	10,796 SF	\$2,850,000.00
8803 S 218th St	Industrial Sold		0.75 Acres	7,569 SF	7,569 SF	\$2,500,000.00
6307 Pacific Hwy E	Industrial Sold		1.25 Acres	5,800 SF	5,800 SF	\$2,100,000.00
1039 S 146th St	Industrial Sold		9.09 Acres	135,875 SF		\$20,900,000.00
5450-5490 A St SE	Industrial Sold		5.62 Acres	18,360 SF		\$10,670,000.00
515 S 96th St	Industrial Sold		2.61 Acres	3,600 SF	3,600 SF	\$6,000,000.00
14237 Des Moines Memorial Dr S	Industrial Sold		23.53 Acres	325,494 SF		\$67,200,000.00
7010 S 188th St	Industrial Sold		1.80 Acres	25,200 SF	25,200 SF	\$7,540,000.00



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