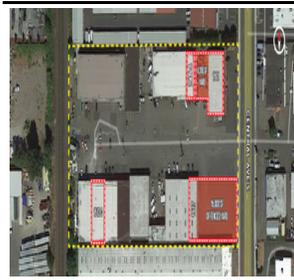
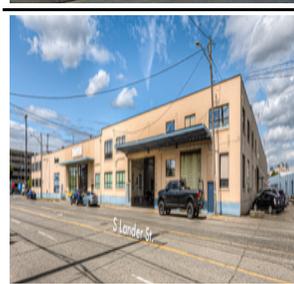
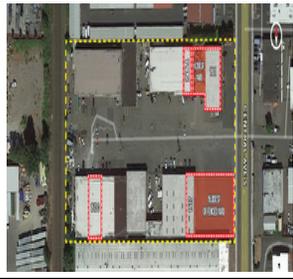


NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 2/13/26



phil@soundcommercialpartners.com
 phone: 206.595.3355

	INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
	Totem Industrial Park Suite 1517 1501 - 1531 Central Ave S Kent	2,677	327	Lease rate not published	Available now Abundant parking LED lighting 15,000 SF Yard 16' Clear height 1 Grade level door 3-Phase power
	Totem Industrial Park Suite 1505 A 1501 - 1531 Central Ave S Kent	2,880	509	Lease rate not published	Available 06/01/2026 Abundant parking LED lighting 16' Clear height 1 Grade level door 3-Phase power
	Schenk Business Park Unit C5-6 1703 19th Ave NW Puyallup	3,350	830	Lease rate not published	Available now New LED Lighting 3 Grade level doors 25,000 SF Yard 200 AMPS, 208V, 3Phase
	Valley Freeway Corporate Park Building B 20648 84th Ave S Kent	5,300	912	Lease rate not published	Available 06/01/2026 1 Dock high door 1 Grade level door Abundant Parking
	SODO 6th & Lander Units 21-23 2450 6th Ave S Seattle	5,383		Rate: \$1.15/psf \$6,190.45 per month plus NNN's	Sub-Lease through June 30, 2027 Grade level doors Easy access to I-5, Hwy 99, and I-90.



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

5,920

260

Lease rate not published

Available 06/01/2026
Abundant parking
LED lighting
4,200 SF Yard
16' Clear height
1 Grade level door
3-Phase power



Schenk Business Park
Unit C1-4
1703 19th Ave NW
Puyallup

6,700

2,150

Lease rate not published

Available now
New LED Lighting
9 Grade level doors
60,000 SF Yard
200 AMPS, 208V, 3Phase



19227 72nd Avenue South
Kent

8,450

600

Blended: \$0.85/psf
\$7,182.50 per month plus NNN's

Excellent Access to I-5 and the Valley Freeway
Abundant Parking
24' Clear height
2 Dock high doors



15666 West Valley Highway
Tukwila

16,503

1,750

NNN: \$0.20/psf
\$18,000.00 per month plus NNN's

10,000 SF Secured parking
16' Clear height
3 Grade level doors
Zoning TUC-TOD



19227 72nd Avenue South
Kent

23,975

600

Blended: \$0.85/psf
\$20,378.75 per month plus NNN's

Excellent Access to I-5 and the Valley Freeway
Abundant Parking
24' Clear height
5 Dock high doors
1 Grade level door



Prologis Park Seattle 6
646 South Holgate Street
Seattle

25,880

Lease rate not published

83,900 SF of Land
18' Clear height
20 Dock high doors
56 Truck Spots
Potential Rail Access
Yard Area
IG1-U85 zoning



Trans-Pacific 1
3600C Industry Drive E
Fife

26,000

1,065

Lease rate not published

Available now
24' Clear height
4 Dock high doors
1 Grade level door
3 Rail doors
22 Auto Parking



SDC Seattle Technology
Campus
Building 3, Suite 180
3333 South 120th Street
Seattle

48,319

Lease rate not published

Heavy floor load
Ample electricity
23' Clear height
On-grade loading dock
Ample parking



SDC Seattle Technology
Campus
Building 3, Suite 110
3333 South 120th Street
Seattle

48,448

Lease rate not published

Heavy floor load
Ample electricity
23' Clear height
On-grade loading dock
Ample parking



Seattle Gateway Center II
Option B
1021 S 146th St
Burien

61,378

2,059

Lease rate not published

30' Clear height
11 Dock high doors
1 Grade level door



SDC Seattle Technology
Campus
Building 3, Suite 160
3333 South 120th Street
Seattle

63,916

10,497

Lease rate not published

Heavy floor load
Ample electricity
23' Clear height
On-grade loading dock
Ample parking



Seattle Gateway Center II
Option A
1021 S 146th St
Burien

72,039

2,675

Lease rate not published

Available September 1, 2026
30' Clear height
15 Dock high doors
1 Grade level door



Lacey Industrial Center
Suite A
2621 Hogum Bay Road
Lacey

93,493

3,107

Lease rate not
published

32' Clear height
26 Dock high doors
2 Drive-in doors
18 Trailer Stalls



Bridge Point Seattle 130
6901 Fox Avenue S.
Seattle

128,796

5,766

Lease rate not
published

Available now
Also Available for Sale
24' Clear height
26 Dock high doors
10 Rail doors
75 Stalls parking
Fully Fenced & Secured



Seattle Gateway Center II
Option A & B
1021 S 146th St
Burien

133,417

4,734

Lease rate not
published

Available September 1, 2026
30' Clear height
26 Dock high doors
2 Grade level doors



SDC Seattle Technology
Campus
Building 3
3333 South 120th Street
Seattle

160,683

10,497

Lease rate not
published

Heavy floor load
Ample electricity
23' Clear height
On-grade loading dock
Ample parking

INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
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10818 Myers Way S
Seattle

10,833

\$

4,000,000

Available now
0.29 Acres
Zoning CB



225 S Lucile St
Seattle

20,220

5,800

\$

6,600,000

30,000 SF Land
20' Clear height
2 Grade level doors
Fenced and Secured Yard
Zoning IG2 U/85, City of
Seattle



Bridge Point Seattle 130
6901 Fox Avenue S.
Seattle

128,796 5,766 \$ 35,418,900

Available now
Also Available for Lease
24' Clear height
26 Dock high doors
10 Rail doors
75 Stalls parking
Fully Fenced & Secured

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

PRICE/LEASE RATE

COMMENTS



Secured Storage Yard
6601 East Marginal Way
Seattle

0.2 7,300

\$4,234.00 per
month plus NNN

For Lease
700 SF Optional 2nd floor
storage
\$500/mo + NNN (\$133/mo)
Graveled and fenced yard



16214 57th Avenue E
Puyallup

0.5 20,000

\$0.25/psf
\$5,000.00 per
month plus NNN

Sublease through March 31,
2027
1,920 SF Warehouse
\$1.00 per warehouse SF, NNN
1 Oversized grade-level
loading door
Secured and Paved Yard



721, 733 S Chicago St
Seattle

0.5 20,000

Not published

For Lease
Fenced and gravelled yard
Zoning MML U/85



Option 2
10002 162nd St. Ct. E
Puyallup

0.6 26,000

\$5,980.00 per
month plus NNN

For Lease
26,000 SF Yard
Quick Access to Meridian Ave
and Hwy 512



7517 Portland Avenue E
Tacoma

0.8 36,000

\$ 1,350,000

For Sale
2,960 SF Office Building
4,440 SF Garage/Warehouse
Zoning MUD



Option 1
10002 162nd St. Ct. E
Puyallup

0.9 38,332

\$8,684.00 per
month plus NNN

For Lease
2,080 SF Industrial Building
4 Grade level doors
26,000 SF Yard
Quick Access to Meridian Ave
and Hwy 512



700, 730 S Chicago St
Seattle

2.0 85,000

Not published

For Lease
29,521 SF Building
20,000 SF Fenced and
graveled yard
Zoning MML U/85



Spanaway Loop Road Mixed
Use
12160 Spanaway Loop Road
South
Tacoma

2.4 102,801

\$6,500.00 per
month plus NNN

For Lease
2,952 SF Building
1 Acre of Usable Yard
Easy access to Interstate 5 &
SR 512
Zoning CE



10111 State Route 162 E
Puyallup

6.7 290,720

\$ 3,200,000

For Sale
Office: 1,319 SF
Shop: 1,440 SF
14' Clearance Height
Grade-level loading only
Zoning Rural 10



22212 State Route 410
Bonney Lake

6.8 296,615

\$ 7,540,000

For Sale or Lease
Eastown Build-To-Suit in Fast
Growing Market



16205 110th Ave E
Puyallup

9.1 396,396

Not published

For Sale
Partial SEPA Approval
Zoning EC