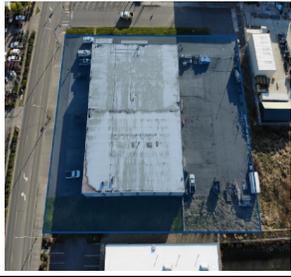


NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 2/20/26



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS	
	<p>Fife Business Park Building 5009-21 5003 Pacific Hwy East Fife</p>	2,122	910	<p>NNN: \$0.493/psf Lease rate not published</p>	<p>20' Clear height 1 Grade level door Electric HVAC</p>
	<p>Windmill Warehouse Suite C-2 2624 112th St S Lakewood</p>	4,500	1,000	<p>Lease rate not published</p>	<p>Available April 1, 2026 1 Grade level door Small side yard</p>
	<p>Versatile Warehouse & Office 8910 Martin Way E Lacey</p>	7,344	<p>\$5,980.00 per month plus NNN's</p>	<p>2 Dock high doors 4 Grade level doors Zoning: Mixed Use High Density</p>	
	<p>Northwest Corporate Park Kent 9 20210 87th Ave S Kent</p>	7,800	422	<p>Lease rate not published</p>	<p>Available now 24' Clear height 2 Dock high doors 1 Rail doors 100 Amps</p>
	<p>Northwest Corporate Park Kent 9 20218 87th Ave S Kent</p>	7,800	1,000	<p>Lease rate not published</p>	<p>Available now 24' Clear height 2 Dock high doors 1 Rail doors</p>



JE Industrial Building
1724 Garrett St
Enumclaw

9,956

3,014

Rate: \$1.10/psf
\$10,951.60 per
month plus NNN's

1.42 Acres
20,000 SF of Secured yard
Grade level doors
Zoning LI



Andover Distribution Center
Bldg. A
571 Strander Boulevard
Tukwila

10,000

325

Lease rate not
published

27' Clear height
1 Dock high door
1 Grade level door
Zoning TUC



West Park Corporate Campus
Suite B104
3500 W Valley Hwy N
Auburn

11,633

1,000

Lease rate not
published

Available now
30' Clear height
2 Dock high doors
1 Grade level door
3-Phase power



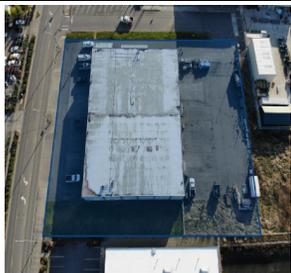
Tukwila Commerce Park
Bldg D, Suite 100
12606 Interurban Ave S
Tukwila

12,000

1,685

NNN: \$0.42/psf
Lease rate not
published

Available now
Ample parking
24' Clear height
4 Dock high doors
1 Drive-in door



JE Industrial Building
1724 Garrett St
Enumclaw

20,560

3,014

Rate: \$1.10/psf
\$22,616.00 per
month plus NNN's

1.42 Acres
20,000 SF of Secured yard
Grade level doors
Zoning LI



Northwest Corporate Park
Kent 16
8660 S 208th St
Kent

26,050

2,101

Lease rate not
published

Available now
15' Clear height
8 Dock high doors
1 Grade level door
3 Rail doors



Prologis Park Trans-Pacific
Building 10
2105 Frank Albert Rd. E.
Fife

38,600 4,283

Blended: \$0.90/psf
NNN: \$0.293/psf
\$34,740.00 per
month plus NNN's

For sublease
Lease expiration date -
3/31/2029
Available now
24' Clear height
10 Dock high doors
1 Grade level door
24 Trailer stalls



Northwest Corporate Park
Kent 8
20201 87th Ave S
Kent

57,600 2,156

Lease rate not
published

Available now
30' Clear height
11 Dock high doors
1 Grade level door
4 Rail doors



Sumner One Sixty Seven
Logistics Center
13515 48th Street E
Sumner

90,037

Lease rate not
published

30' Clear height
23 Dock high doors
1 Drive-in door
Zoned M-1



Bridge Point Kent 180
7730 S 202nd St
Kent

181,702 3,500

Lease rate not
published

Available Q1 2026
40' Clear height
27 Dock high doors
3 Grade level doors
219 Car Parking
11 Trailer Parking



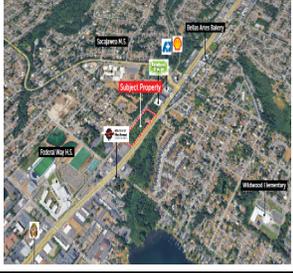
Prologis Park Sumner 7
3520 142nd Avenue East
Sumner

185,700 8,777

Lease rate not
published

Available November 1, 2025
30' Clear height
64 Dock high doors
4 Drive-in doors
2.45 Acres Yard
3p Heavy

	INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	13411 Pacific Ave S Tacoma	3,000		\$ 585,000	Available now Grade level doors 0.24 Acres Zoning UCOR
	Port of Tacoma Industrial 1938 Milwaukee Way Tacoma	5,950		\$ 1,650,000	Also Available for Lease 0.88 Acres 12' Clear height 4 Dock high doors Fenced contractor yard 3-Phase Power PMI Zoning
	Prime tukwila industrial/flex 950 Andover Park E Tukwila	41,286		Sale price not published	80,678 SF Lot 22' Clear height 1 Dock high door 7 Grade level doors Zoning TUC-WP
	Rainier View Industrial Park 6221-6311 Rich Rd SE Olympia	66,752		\$ 13,050,000	Investment Sale 8.15% Cap Rate 85% Leased Grade level doors 5.72 Acres Lot
	Food Processing Facility 1515 Puyallup St Sumner	77,500		\$ 18,000,000	Investment Sale 8.8% Cap Rate 4.25 Acres Lot 60' Clear height 4 Dock high doors 6 Grade level doors 5,000 amps of 3-phase, 480 volt

	INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	Edgewood Shop & Yard 824 West Valley Hwy E Edgewood	1.0	43,560	Not published	For Lease 1,250 SF Shop 1,800 SF Office 16' Clear height 4 Grade-level doors Secure Yard
	635 South Edmunds Street Seattle	2.2	94,049	Not published	For Lease Fenced, paved Power: 600 amps 270/480 volt 3-phase Rail Siding available
	1503 Thornton Ave SW Pacific	2.4	104,544	Not published	For Lease 3,000 SF Shop 800 SF Office 2 Grade level doors Yard in Pacific
	Pacific Highway South Development Property 30200 Pacific Hwy S Federal Way	4.3	185,708	\$ 2,975,000	For Sale Zoning: Community Business - BC
	Spanaway Industrial Land 20919 Mountain Hwy E Spanaway	6.0	261,360	\$0.12/psf \$31,363.20 per month plus NNN	For Lease Contractor yard Zoned CE