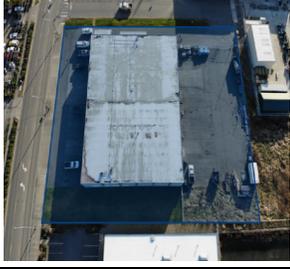


**NEW INDUSTRIAL LISTINGS**  
 (SOUTH SEATTLE TO OLYMPIA)  
 2/27/26



phil@soundcommercialpartners.com  
 phone: 206.595.3355

| INDUSTRIAL SPACE<br>FOR LEASE  | TOTAL<br>SQ. FT.  | OFFICE<br>SQ. FT. | LEASE<br>RATE | COMMENTS   |   |
|--|---|-------------------|---------------|--|---|
|    | Anderson Commerce Center<br>Building D, Unit 8714-D<br>8602-8718 S 222nd St<br>Kent | 2,019             | 458           | Rate: \$1.35/psf<br>NNN: \$0.40/psf<br>\$2,725.65 per<br>month plus NNN's  | Available now<br>Direct access to Hwy-167<br>16' Clear height<br>1 Grade level door         |
|    | West Valley DC II<br>18616 72nd Ave<br>Kent   | 6,000             | 479           | Lease rate not<br>published  | Sublease Through Aug. 31,<br>2027<br>Available now<br>24' Clear height<br>2 Dock high doors |
|   | M Street Industrial<br>2905 South M Street<br>Tacoma                                | 8,500             | 600           | Lease rate not<br>published  | 17,200 SF Lot<br>2 Grade level doors  |
|  | Center Plaza<br>Building 5, Suite 128-132<br>2665 Williamson Place<br>DuPont        | 8,662             | 750           | Lease rate not<br>published  | Available now<br>24' Clear height<br>2 Dock high doors<br>3 Drive-in doors<br>3-Phase power |
|  | JE Industrial Building<br>Suite A<br>1724 Garrett St<br>Enumclaw                    | 10,604            | 2,048         | Rate: \$1.10/psf<br>\$11,664.40 per<br>month plus NNN's                    | 1.42 Acres<br>20,000 SF of Secured yard<br>Grade level doors<br>Zoning LI                   |
|  | SODO Warehouse<br>2760 4th Avenue S<br>Seattle                                      | 10,840            |               | Rate: \$1.40/psf<br>NNN: \$0.35/psf<br>\$15,176.00 per<br>month plus NNN's | Available now<br>24' Clear height<br>6 Dock high doors                                      |



Prologis Park Tukwila 1  
1125 Andover Park W  
Tukwila

12,000

2,711

Lease rate not published

Available 4/1/2026  
LED Lighting  
Easy access to I-5, I-405, and SR-167  
24' Clear height  
2 Dock high doors  
125 Amps Power



Freestanding Flex Building  
4809 Airport Way South  
Seattle

13,070

502

Lease rate not published

Available now  
14' Clear height  
3 Grade level doors  
Zoning MML U/85  
Heavy Electrical



Lakewood Industrial Park  
Bldg 15, Suite B  
100th St SW & 47th Ave SW  
Lakewood

13,130

869

NNN: \$0.29/psf  
Lease rate not published

Available now  
Heavy Power



Othello Distribution Center  
Suite A  
660 S Othello St  
Seattle

18,807

1,813

Lease rate not published

Immediate access to I-5, SR-509 & Hwy-99  
24' Clear height  
3 Dock high doors  
2 Rail doors  
IG1 U/85 Zoning



Othello Distribution Center  
Suite D  
660 S Othello St  
Seattle

19,897

1,425

Lease rate not published

Immediate access to I-5, SR-509 & Hwy-99  
24' Clear height  
4 Dock high doors  
2 Rail doors  
IG1 U/85 Zoning



Othello Distribution Center  
Suite C  
660 S Othello St  
Seattle

20,147

1,308

Lease rate not published

Immediate access to I-5, SR-509 & Hwy-99  
24' Clear height  
2 Dock high doors  
1 Recessed dock  
2 Rail doors  
IG1 U/85 Zoning



Othello Distribution Center  
Suite E  
660 S Othello St  
Seattle

30,198

1,305

Lease rate not published

Immediate access to I-5, SR-509 & Hwy-99  
24' Clear height  
6 Dock high doors  
1 Grade level door  
4 Rail doors  
IG1 U/85 Zoning



Othello Distribution Center  
Suite B  
660 S Othello St  
Seattle

30,810

2,380

Lease rate not published

Immediate access to I-5, SR-509 & Hwy-99  
24' Clear height  
5 Dock high doors  
1 Recessed dock  
3 Rail doors  
IG1 U/85 Zoning



Gateway North Building 10  
11521 E Marginal Way S  
Tukwila

31,363

14,000

\$40,647.95 per month plus NNN's

Also Available for Sale  
91,608 SF Land  
24' Clear height  
6 Dock high doors  
2 Grade level doors  
Zoning MIC/L



Hill Industrial - 190B  
8939 S 190th St  
Kent

34,574

1,814

Lease rate not published

Available 06/01/2026  
24' Clear height  
Dock high doors  
Grade level doors  
277/480V 3-Phase, 1,800 amps



3705 W Valley Hwy N  
Auburn

48,350

14,374

Lease rate not published

Also Available for Sale  
Available August 2026  
5.59 Acres  
Grade level doors  
Paved and fenced yard area  
Zoning M-1  
Heavy power



Hill Industrial - 190B  
8939 S 190th St  
Kent

63,595

3,317

Lease rate not published

Available 06/01/2026  
24' Clear height  
Dock high doors  
Grade level doors  
277/480V 3-Phase, 1,800 amps



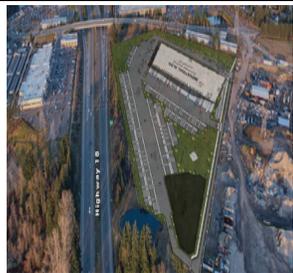
Prologis Park Puyallup 1  
Suite 104  
1601 Industrial Park Way  
Puyallup

64,000

2,512

Lease rate not published

Available now  
30' Clear height  
15 Dock high doors  
1 Grade level door  
LED lighting  
Heavy Power



Covington Fulfillment Center  
27631 Covington Way SE  
Covington

93,600

2,500

Lease rate not published

19.74 Acres  
32' Clear height  
32 Dock high doors  
2 Grade level doors  
358 Trailer stalls  
115 Auto Stalls  
7.85 Acres of Yard



Hill Industrial - 190B  
8939 S 190th St  
Kent

98,169

5,131

Lease rate not  
published

Available 06/01/2026  
24' Clear height  
18 Dock high doors  
3 Grade level doors  
277/480V 3-Phase, 1,800  
amps



Lakewood Industrial Park  
Bldg 19  
100th St SW & 47th Ave SW  
Lakewood

106,720

3,977

NNN: \$0.29/psf  
Lease rate not  
published

Available now  
24 Dock high doors  
1 Grade level door  
10 Rail doors  
55,000 SF Yard  
Heavy Power



Othello Distribution Center  
660 S Othello St  
Seattle

119,859

Lease rate not  
published

24' Clear height  
23 Dock high doors  
1 Grade level door  
2 Recessed Docks  
13 Rail doors  
IG1 U/85 Zoning



510-555 Andover Park West  
Tukwila

121,206

11,700

Lease rate not  
published

24' Clear height  
19 Dock high doors  
5 Grade level doors  
76,493 SF of Fenced Yard



Tacoma Logistics Center  
Building A  
927 E 11th St  
Tacoma

136,724

2,453

Lease rate not  
published

Available Sept. 1, 2026  
32' Clear height  
28 Dock high doors  
1 Grade level door  
800 Amps, 277/480v



167 Industrial  
7450 26th St E  
Fife

225,972

Lease rate not  
published

Available now  
32' Clear height  
70 Dock high doors  
4 Grade level doors  
166 Auto stalls  
Three phase power

| INDUSTRIAL BLDGS<br>FOR SALE   |  | TOTAL<br>SQ.FT. | OFFICE<br>SQ.FT. | PRICE                    | COMMENTS  |
|--|--|-----------------|------------------|--------------------------|---|
|  | Gateway North Building 10<br>11521 E Marginal Way S<br>Tukwila | 31,363          | 14,000           | Sale price not published | Also Available for Lease<br>91,608 SF Land<br>24' Clear height<br>6 Dock high doors<br>2 Grade level doors<br>Zoning MIC/L                      |
|  | 8151 Occidental Ave South<br>Seattle                           | 32,000          | 5,000            | Sale price not published | 2.48 Acres<br>26' Clear height<br>8 Dock high doors<br>2 Grade level doors<br>1 Acre Yard<br>Zoning MML U/85<br>Ample Power                     |
|  | 3705 W Valley Hwy N<br>Auburn                                  | 48,350          | 14,374           | Sale price not published | Also Available for Lease<br>Available August 2026<br>5.59 Acres<br>Grade level doors<br>Paved and fenced yard area<br>Zoning M-1<br>Heavy power |

| INDUSTRIAL LAND<br>FOR LEASE/SALE  |  | TOTAL<br>ACRES | SQUARE<br>FEET | PRICE/LEASE RATE                               | COMMENTS   |
|--|--|----------------|----------------|--|--|
|  | 10017 Portland Ave E<br>Tacoma   | 0.5            | 21,867         | \$ 635,000                                     | For Sale<br>Office Trailer on site   |
|  | Lakewood Industrial Park<br>Yard 26<br>100th St SW & 47th Ave SW<br>Lakewood | 0.7            | 28,500         | \$0.25/psf<br>\$7,125.00 per<br>month plus NNN | For Lease<br>Fully fenced and striped for 24<br>trailer stalls                           |
|  | 301 E 11th St<br>Tacoma  | 1.0            | 43,560         | Not published                                  | For Lease<br>2,400 SF Building<br>16' Clear Height<br>2 Grade level doors<br>Heavy power |



Prime I-5 Visible  
Development Site  
2620 El St / 1112 E 26th St  
Tacoma

1.5 64,033 \$ 3,950,000

For Sale  
M1/M2 Zoning



926 Auburn Way N  
Auburn

1.6 68,543 \$ 4,000,000

For Sale  
Available now  
5,000 SF Building  
Zoning C-1



3600 S 124th Street  
Tukwila

4.9 213,444 Not published

For Sublease  
9,950 SF Building  
1,500 SF Office  
Industrial Yard  
Zoning MIC/H



1702 39th Avenue  
Puyallup

5.2 224,769 \$ 1,700,000

For Sale  
Zoned ML



Tehaleh Commerce Center  
Lot 4  
Tehaleh Industrial Park  
Bonney Lake

9.0 392,040 \$ 7,840,800

For Sale  
\$20.00/USF  
Entitlements complete  
including Zoning



Tehaleh Commerce Center  
Lot 6  
Tehaleh Industrial Park  
Bonney Lake

14.7 639,460 Not published

For Sale  
Entitlements complete  
including zoning



Tehaleh Commerce Center  
Lot 7  
Tehaleh Industrial Park  
Bonney Lake

71.1 Not published

For Sale  
Entitlements complete  
including zoning