

NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 2/6/26



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	INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
	W Marginal Way Business Park Suite A1-2 4101 West Marginal Way Seattle	2,232		Rate: \$1.33/psf \$2,968.56 per month plus NNN's	Available 03/01/2026 Grade level doors
	Laukala Building Suite A 420 37th St NW Auburn	2,400		Lease rate not published	Available now 14' Clear height 1 Grade level door Zoning M-2
	Laukala Building Suite F 420 37th St NW Auburn	2,400	350	Lease rate not published	Available now 14' Clear height 2 Grade level doors Zoning M-2
	6335 1st Ave S, Suite G Seattle	3,092		Lease rate not published	Easy access to I-5, Highway 99 and I-90 22' Clear height Dock high doors Grade level doors
	South Park Industrial Building 735 South Monroe Street Seattle	4,802		\$8,000.00 per month plus NNN's	Also Available for Sale 10,000 SF Land 5,000 SF of Side Yard 16' Clear height 2 Grade level doors UI U/45 Zoning 3-Phase power
	Pacific West Business Center Bldg B 18870 72nd Ave S Kent	5,000	600	Lease rate not published	LED lighting Ample parking 22' Clear height 1 Dock high door M2, City of Kent Zoning



6335 1st Ave S, Suite D
Seattle

5,087

Lease rate not
published

Easy access to I-5, Highway 99
and I-90
22' Clear height
Dock high doors
Grade level doors



6335 1st Ave S, Suite C
Seattle

5,165

Lease rate not
published

Easy access to I-5, Highway 99
and I-90
22' Clear height
Dock high doors
Grade level door



6335 1st Ave S, Suite E
Seattle

7,465

Lease rate not
published

Easy access to I-5, Highway 99
and I-90
22' Clear height
1 Dock high door
Grade level doors



Wulff Industrial Park
Bldg B, Suite 202
3104 C Street NE
Auburn

9,480

1,028

Blended: \$1.30/psf
\$12,324.00 per
month plus NNN's

Sublease thru 12/31/2029
24' Clear height
3 Dock high doors
1 Grade level door
200 Amps of 3-phase power



780 S. Michigan
Seattle

9,803

2,287

Rate: \$1.30/psf
\$12,743.90 per
month plus NNN's

Available now
Ample parking
18' Clear height
4 Dock high doors
1 Drive in bay door



North Valley Business Park
17640 West Valley Highway
Tukwila

13,484

836

\$12,600.00 per
month plus NNN's

Short-term Sublease thru
10/29/2026
24' Clear height
4 Dock high doors
3 Grade level doors



6335 1st Ave S, Suite B
Seattle

16,729

Lease rate not
published

Easy access to I-5, Highway 99
and I-90
22' Clear height
6 Dock high doors
1 Grade level door



212th Business Park
Building E, Suite 100
8002 S 208th St
Kent

18,507

1,126

Lease rate not
published

Available now
20' Clear height
4 Dock high doors
1 Grade level door



212th Business Park
Building G, Suite 105
8226 S 208th St
Kent

19,745

1,135

Lease rate not
published

Available now
20' Clear height
4 Dock high doors
2 Grade level doors



212th Business Park
Building B, Suite 110
7817 S 210th St
Kent

31,500

1,805

Lease rate not
published

Available now
20' Clear height
6 Dock high doors
4 Grade level doors



212th Business Park
Building D, Suite 107
7815 S 208th St
Kent

35,873

2,973

Lease rate not
published

Available now
20' Clear height
4 Dock high doors
4 Grade level doors

	INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
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South Park Industrial Building
735 South Monroe Street
Seattle

4,802

\$

2,190,000

Also Available for Lease
10,000 SF Land
5,000 SF of Side Yard
16' Clear height
2 Grade level doors
UI U/45 Zoning
3-Phase power



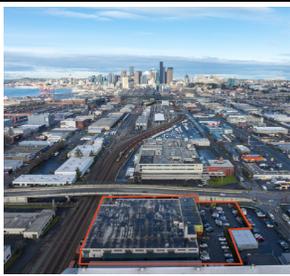
2511 70th Ave West
Tacoma

10,000

\$

2,900,000

1 Acre Site
Fully Fenced
4 Dock high doors
IB Zoning



Seattle Pacific Business Park
241 S Lander St
Seattle

83,346 17,272 \$ 18,500,000

Investment Sale
2.37 Acres
Grade level doors
Parking 77 Stalls
Zoning MML U/85



240 15th St SE
Puyallup

129,040

Sale price not published

New Construction
Delivery Q4 2026
7.95 Acres
32' Clear height
21 Dock high doors
2 Grade level doors
29 Trailer Stalls

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

PRICE/LEASE RATE

COMMENTS



Pier 1 South Seattle Yard
2130 Harbor Ave SW
Seattle

3.5 154,076

\$0.40/psf
\$61,630.40 per
month plus NNN

For Lease
South Seattle Yard
Fenced and graveled
Zoned UI U/85



Adjacent ECOR Properties
XXX 28th Ave E
Tacoma

4.5 194,277

\$ 1,700,000

For Sale
Ideal for contractor yards
Immediate Access to SR-512
Zoned ECOR