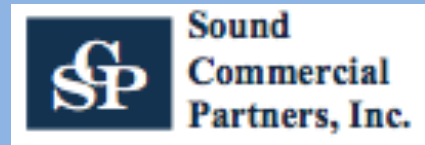


NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 3/27/26



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
 <p>South 200th St Industrial Bldg 2363 S 200th Street SeaTac</p>	2,325	658	NNN: \$0.40/psf Lease rate not published	Available now Excellent Access to I-5 & SR-509 16' Clear height 1 Grade level door
 <p>Davis Commerce Center Suite E-104 22757 72nd Ave S Kent</p>	2,636	716	Lease rate not published	12' Clear height 1 Grade level door 200 Amps 120/208 Volt 3-Phase Power
 <p>Crown Building Suite 103 104 49th St NW Auburn</p>	3,000		Lease rate not published	Available now Immediate access to WA-167 24' Clear height 1 Grade level door 3-Phase power M1 Industrial Zoning
 <p>Lakewood Business Park Building G, Suite G5/G6 10027 South Tacoma Way Lakewood</p>	3,114	1,434	Lease rate not published	2 Grade level doors Zoned Airport Corridor 1
 <p>Davis Commerce Center Suite D-107 22727 72nd Ave S Kent</p>	3,210	853	Lease rate not published	Available now 12' Clear height 1 Grade level door 200 Amps 120/208 volt 3-phase power
 <p>6847 S. 220th Street Kent</p>	3,458	564	Blended: \$1.41/psf \$4,875.78 per month plus NNN's	For Sublease Sublease term through April 30, 2029 Available April 1, 2026 18' Clear height 1 Grade level door



Pacific Business Park
Building 9
7064 S 220th St
Kent

4,700

3,222

Shell: \$1.10/psf
Office: \$1.35/psf
\$9,519.70 per
month plus NNN's

Available 09/01/2026
Comcast cable available
20' Clear height
1 Dock high door
1 Grade level door



Lakewood Business Park
Building C, Suite C1/C2
10109 South Tacoma Way
Lakewood

5,231

1,500

Lease rate not
published

1 Grade level door
Zoned Airport Corridor 1



Lakewood Business Park
Building D, Suite D5
10111 South Tacoma Way
Lakewood

6,136

1,000

Lease rate not
published

2 Grade level doors
Zoned Airport Corridor 1



22425 72nd Avenue S
Kent

6,681

1,525

Lease rate not
published

16' Clear height
3 Grade level door



22431 72nd Ave S
Kent

6,796

1,968

Lease rate not
published

16' Clear height
3 Grade level door



2733 S Ash St
Tacoma

9,659

1,000

Blended: \$0.89/psf
\$8,600.00 per
month plus NNN's

Available now
10' Clear height
2 Grade level doors
1 Pony Dock
Zoning M-1; Light Industrial



22477 72nd Avenue S
Kent

10,500

1,719

Lease rate not
published

24' Clear height
2 Dock high doors
1 Grade level door
1 Rail door



212th Business Park
Building A #107
7818 S 212th St
Kent

14,280

1,505

Lease rate not published

Sublease Expiration
September 30, 2029
Available now
21' Clear height
2 Dock high doors
1 Grade level door
200 Amps, 277/480 and
120/208



Springbrook I Business Park
Building 3, Suite 7877
7863 South 180th Street
Kent

14,543

3,381

Shell: \$1.08/psf
Office: \$1.35/psf
NNN: \$0.46/psf
\$20,270.79 per
month plus NNN's

New Lease Rate Updated
19' Clear height
2 Dock high doors
1 Grade level door



6242 S 196th Street
Kent

17,057

4,202

Lease rate not published

Sublease Through December
31, 2030
24' Clear height
2 Dock high doors
1 Grade level door



Olympic Industrial Park
Suite F
19111 Des Moines Memorial
Dr
SeaTac

17,507

1,406

Lease rate not published

Available now
23' Clear height
8 Dock high doors
1 Ramp door



West Valley @ 216th
Building B
6701 South 216th Street
Kent

17,920

2,254

NNN: \$0.35/psf
Lease rate not published

Available now
15' Clear height
7 Dock high doors
3 Grade level doors



913 Central Avenue South
Kent

20,788

Lease rate not published

Available now
198,648 SF Land
18' Clear height
6 Grade level doors
Yard Fully fenced
Zoning: CM



PWA Building
7700 2nd Ave S
Seattle

37,203

3,118

Lease rate not published

1.27 Acres
26' Clear height
3 Dock high doors
6 Grade level doors
400 Amp, 120 / 240-volt
Zoning IG2 U65



Pacific Coast Corporate Park
Bldg A
3985 70th Ave E
Fife

51,600

4,000

Lease rate not published

Available September 2026
10 Dock high doors
1 Grade level door
Heavy power



Pacific Coast Corporate Park
Bldg B, Suite C
3985 70th Ave E
Fife

52,616

250

Lease rate not published

Available now
13 Dock high doors
1 Grade level door
Heavy power



Prologis Park Tacoma
Building D
4801 E 8th Street
Tacoma

69,335

3,300

Lease rate not published

Sublease 12/31/28 Master
Lease Expiration
Available 04/01/2026
36' Clear height
15 Dock high doors



1615 Puyallup St
Sumner

72,450

4,392

Lease rate not published

Also Available for Lease
5.28 Acres Land
22' Clear height
8 Dock high doors
2 Grade level doors
75,000 SF Fully Secured
Excess Yard



Southcenter South Industrial
Park
Building 255
18351 Cascade Ave S
Tukwila

73,722

7,374

Lease rate not published

24' Clear height
28 Dock high doors
LED lighting
400 Amps, 277/480v, 3-phase



Summit Centre
13306 Canyon Rd E
Puyallup

95,402

3,284

Lease rate not published

Also Available for Sale
LED Lighting
32' Clear height
20 Dock high doors
4 Drive-in doors
3 Phase power
Zoning Employment Corridor



Prologis Park Sumner 17
Suite 200
14810 Puyallup Street
Sumner

99,140

7,984

Lease rate not published

30' Clear height
15 Dock high doors
3 Drive-in doors
6 Pit levelers
600 Amps, 277/480V, 3-phase



Pacific Coast Corporate Park
Bldg B, Suite B
3985 70th Ave E
Fife

121,360

5,130

Lease rate not published

Available now
32 Dock high doors
2 Grade level doors
Heavy power



Northwest Logistics Center
3025 International Place
DuPont

225,000

3,700

Lease rate not published

36' Clear height
68 Dock high doors
4 Grade level doors
2,000 amps of 480/277 3-Phase power

INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
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22 49th St NE
Kent

1,026

500

\$

500,000

Available 04/01/2026
Grade level doors
0.15 Acres Land
Zoning M1



Foreign Auto Repair
8111 Pacific Highway East
Tacoma

5,040

\$

1,450,000

Available now
Grade level doors
0.52 Acres
Zoning B



500 26th St NE
Auburn

7,872

\$

2,200,000

Grade level doors
Fenced yard
3 Phase power
Zoned M2



Seattle Infill IOS
401 S Webster St
Seattle

23,281

1,420

\$

5,510,000

1.26 Acres
15'6" Clear height
4 Dock high doors
3 Grade level doors
Zoning MML U/85



1615 Puyallup St
Sumner

72,450 4,392 \$ 12,950,000

Also Available for Lease
5.28 Acres Land
22' Clear height
8 Dock high doors
2 Grade level doors
75,000 SF Fully Secured
Excess Yard



Summit Centre
13306 Canyon Rd E
Puyallup

95,402 3,284 Sale price not published

Also Available for Lease
LED Lighting
32' Clear height
20 Dock high doors
4 Drive-in doors
3 Phase power
Zoning Employment Corridor

INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
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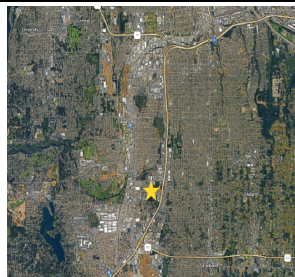


Stewart & Thornton SW
Pacific

0.6 25,011

\$0.65/psf
\$16,257.15 per month plus NNN

For Lease
Zoning: General Commercial



9402 Front Street South
Lakewood

0.8 34,412

Not published

For Sale
Easy access to I-5
Great for contractors yard
Zoning AC1



Portland Street Yard
755 S Portland St
Seattle

0.8 35,000

Not published

For Lease
Available now
2,880 SF Shop
Portland Street Yard
Fully paved, fenced & lit



Sodo Yard
151 S Horton St
Seattle

1.3 58,000

\$0.55/psf
\$31,900.00 per month plus NNN

For Lease
7,000 Additional SF Available
1,750 SF Warehouse
Paved Yard



S Tacoma Way Land
Opportunity
8202 - 8204 South Tacoma
Way
Tacoma

1.8 77,526 \$ 2,500,000

For Sale
4,112 SF Building
7,248 SF Building
Zoned Commercial Two



20245 84th Ave S
Kent

2.2 94,525 Not published

For Lease
Access to SR 167 and I-5
East Valley Warehouse & Yard
7,033 SF Shop
18' Clear Height
7 Grade Level Doors



9845 Martin Luther King Jr.
Way South
Seattle

3.4 147,595 \$0.45/psf
\$66,417.75 per
month plus NNN

For Lease
Available now
Fenced, paved and lit
Immediate access to I-5



Industrial Yard
9229 E Marginal Way S
Tukwila

9.3 404,237 Not published

For Sublease
Sublease term expires
February 28, 2028
Storage yard
Fully paved and fenced
Zoning MIC/H