

**NEW INDUSTRIAL LISTINGS**  
 (SOUTH SEATTLE TO OLYMPIA)  
 3/13/26



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INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
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Suite 1914 C 1900 - 1948 Occidental Ave S Seattle	2,548		Rate: \$1.10/psf \$2,802.80 per month plus NNN's	Available now 1 Dock high door Zoning IG1-U/85
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24th Street Business Park Bldg C8/9 24th St E & 138th Ave S Sumner	4,006	562	Lease rate not published	Available now 20' Clear height 1 Grade level door M-1 Zoning 3-Phase power
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Suite 1906 B 1900 - 1948 Occidental Ave S Seattle	4,973		Rate: \$1.10/psf \$5,470.30 per month plus NNN's	Available now Zoning IG1-U/85
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Suite 1904 O 1900 - 1948 Occidental Ave S Seattle	5,001		Rate: \$1.10/psf \$5,501.10 per month plus NNN's	Available now 1 Dock high door Zoning IG1-U/85
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1415 22nd St NW, Unit A, B, C Auburn	5,574	1,500	Lease rate not published	Sublease Through 4/30/27 3 Grade level doors Small Storage Yard
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24th Street Business Park Bldg E1/2/9/10 24th St E & 138th Ave S Sumner	8,012	1,539	Lease rate not published	Available now 20' Clear height 4 Grade level doors M-1 Zoning 3-Phase power
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1017 S Myrtle Street  
Seattle

9,000

2,000

Blended: \$1.15/psf  
\$10,350.00 per  
month plus NNN's

Available January 1, 2027  
24' Clear height  
1 Dock high door  
1 Grade level door



22405 72nd Avenue S  
Kent

9,101

2,069

Lease rate not  
published

16' Clear height  
3 Dock high doors  
1 Grade level door



Lydig Business Park  
Unit 102  
830 Valentine Ave SE  
Pacific

9,900

Lease rate not  
published

Available 1/1/2027  
24' Clear height  
2 Dock high doors  
1 Grade level door



212th Business Park  
Building A #106  
7818 S 212th St  
Kent

10,500

1,553

Lease rate not  
published

Available August 1, 2026  
20' Clear height  
2 Grade level doors  
1 Dock high door



West Valley @ 224th  
Building B  
6848 South 224th Street  
Kent

10,810

1,683

NNN: \$0.41/psf  
Lease rate not  
published

Available November 1, 2026  
24' Clear height  
4 Dock high doors  
1 Grade level door



Koolance Building  
Unit 102  
2840 W Valley Hwy N  
Auburn

11,635

4,358

Shell: \$1.00/psf  
Office: \$1.35/psf  
NNN: \$0.35/psf  
\$17,518.30 per  
month plus NNN's

Ample parking  
30' Clear height  
2 Dock high doors  
1 Grade level door  
277A/480V, 3-phase power



Seattle Great Floors  
711 S Fidalgo St  
Seattle

14,200

Lease rate not  
published

For Sublease  
Grade level doors



Auburn Hill Building  
Suite B  
4118 B Pl NW  
Auburn

18,820 2,100

Rate: \$1.10/psf  
\$20,702.00 per  
month plus NNN's

Available 9/15/2026  
24' Clear height  
2 Dock high doors  
1 Grade level door  
Zoning M-1



Black River Corporate Park  
927 Thomas Ave SW  
Renton

19,400 2,192

Lease rate not  
published

Available June 1, 2026  
Easy access to I-5, I-405 & SR  
167  
24' Clear height  
1 Dock high door  
1 Grade level door



Lydig Business Park  
Unit 101 & 102  
830 Valentine Ave SE  
Pacific

20,000

Lease rate not  
published

Available 1/1/2027  
24' Clear height  
4 Dock high doors  
2 Grade level doors



1006 Andover Park E  
Tukwila

20,370

Shell: \$0.70/psf  
Office: \$1.00/psf  
\$14,259.00 per  
month plus NNN's

24' Clear height  
4 Dock high doors  
Sprinklered, Extra power



Wulff Industrial Park  
Suite 205  
3104 C Street NE  
Auburn

25,000 2,948

Shell: \$1.00/psf  
Office: \$1.35/psf  
\$28,979.80 per  
month plus NNN's

Available September 1, 2026  
Ample parking  
24' Clear height  
6 Dock high doors  
2 Grade level doors  
200 Amps of 3-phase power



West Valley @ 216th  
Building E  
6529 South 216th Street  
Kent

29,823 4,730

NNN: \$0.35/psf  
Lease rate not  
published

Available January 1, 2027  
22' Clear height  
8 Dock high doors  
2 Grade level doors



Hill Industrial - 190A  
8805 South 190th St  
Kent

48,000 1,900

Lease rate not  
published

Available 05/01/2026  
24' Clear height  
11 Dock high doors  
1 Grade level door  
3-Phase power



Tacoma Logistics Center  
Building A  
927 E 11th St  
Tacoma

52,000

Lease rate not  
published

Available Sept. 1, 2026  
32' Clear height  
15 Dock high doors  
7 Trailer stalls  
400 amps, 277/480v



Emerson Lake Cold Logistics  
Building B  
7124 146th Street SW  
Lakewood

82,656

Lease rate not  
published

Also Available for Sale  
Planned construction  
36' Clear height  
Dock high doors  
Heavy power  
Industrial Zoning



Canyon East Logistics  
17433 63rd Avenue East  
Puyallup

127,843

2,916

Lease rate not  
published

36' Clear height  
28 Dock high doors  
1 Grade level door  
2.40 Acre Paved Yard



Emerson Lake Cold Logistics  
Building A  
7129 150th Street SW  
Lakewood

202,951

Lease rate not  
published

Also Available for Sale  
Planned construction  
36' Clear height  
Dock high doors  
Heavy power  
Industrial Zoning



West Valley Twenty Nine  
3102 W Valley Hwy N  
Auburn

222,120

19,408

Lease rate not  
published

30' Clear height  
48 Dock high doors  
12 Grade level doors  
279 Parking Stalls  
57 Trailer Stalls  
3-Phase 480-Volt Power



Kent Manufacturing &  
Innovation Campus  
Corner of Meeker St & Naden  
Ave  
Kent

300,000

Lease rate not  
published

Planned construction  
Dock high doors  
Grade level doors  
20MW Available Power  
Capacity  
DCE Flexible Zoning

INDUSTRIAL BLDGS FOR SALE		TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	13003 Tukwila International Blvd Tukwila	5,856		\$ 2,300,000	Available now 0.22 Acres Land Zoning NCC
	15106 10th Ave SW Burien	14,425		\$ 3,500,000	15,240 SF Land 20' Clear height 2 Dock high doors 1 Grade level door 480 volt; 3-phase power
	Emerson Lake Cold Logistics Building B 7124 146th Street SW Lakewood	82,656		Sale price not published	Planned construction Also Available for Lease 36' Clear height Dock high doors Heavy power Industrial Zoning
	Emerson Lake Cold Logistics Building A 7129 150th Street SW Lakewood	202,951		Sale price not published	Planned construction Also Available for Lease 36' Clear height Dock high doors Heavy power Industrial Zoning

INDUSTRIAL LAND FOR LEASE/SALE		TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	10320 122nd Street East Puyallup	2.0	85,378	Not published	Sublease Exp September 30, 2030 4,000 SF Building Drive thru four service bays Zoning: UCOR
	Emerson Lake Cold Logistics Parcel C Lakewood	3.8	165,528	Not published	For Sale or Lease 2.50 AC usable Economic Opportunity Zone EB-5 Regional Target Zone Industrial zoning



Emerson Lake Cold Logistics  
Parcel B  
7124 146th Street SW  
Lakewood

4.8

209,088

Not published

For Sale or Lease  
Permitted for 82,656 SF  
Economic Opportunity Zone  
EB-5 Regional Target Zone  
Industrial zoning



Former Doka Facility  
1217 140th Ave CT E  
Sumner

5.0

217,800

Not published

Available now  
Excellent SR-167 access  
7,350 SF under roof  
400 SF warehouse office node  
4 Grade level doors  
Graveled fenced yard  
480 3-Phase  
Industrial Zoning



Emerson Lake Cold Logistics  
Parcel C  
Lakewood

8.0

348,044

Not published

For Sale or Lease  
Economic Opportunity Zone  
EB-5 Regional Target Zone  
Industrial zoning



Emerson Lake Cold Logistics  
Parcel A  
7129 150th Street SW  
Lakewood

9.5

415,562

Not published

For Sale or Lease  
Permitted for 202,951 SF  
Economic Opportunity Zone  
EB-5 Regional Target Zone  
Industrial zoning