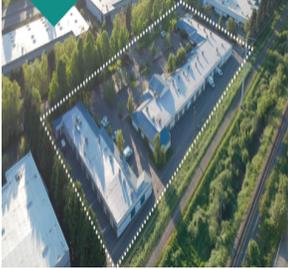


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
3/6/26



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INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS	
	<p>Kent Business Center Building A, Suite 25428 25316 - 25530 74th Avenue S Kent</p>	2,067	767	Lease rate not published	<p>Available now 1 Grade level door 2.86/1,000 SF Parking Ratio</p>
	<p>Century Commerce Center Building 6, Unit 6-3 19622 70th Ave S Kent</p>	2,216	352	Lease rate not published	<p>Available now Monthly NNN \$931 20' Clear height 1 Grade level door 208-V, 3-P power</p>
	<p>5001 Pacific Ave SE, Suite F Lacey</p>	3,750	<p>Rate: \$1.10/psf \$4,125.00 per month plus NNN's</p>	<p>Easy access to I-5 Dock high doors</p>	
	<p>Pacific Business Park Building 2 6814 S 220th St Kent</p>	4,023	1,093	<p>Shell: \$0.90/psf Office: \$1.35/psf \$5,096.25 per month plus NNN's</p>	<p>Available 07/01/2026 Comcast cable available 1 Grade level door</p>
	<p>Kenyon Business Park Building C, Unit 7925 S Kenyon St & Occidental Ave S Seattle</p>	4,827	556	Lease rate not published	<p>Available 07/01/2026 20' Clear height 3 Dock high doors 3 Grade level doors 600 amps, 480v, 3-phase</p>
	<p>Des Moines Logistics Center Building C, Suite 550 19240 Desmoines Memorial Drive South SeaTac</p>	6,777	2,140	Lease rate not published	<p>24' Clear height 3 Dock high doors 1 Ramp door</p>



SODO High Bay Industrial Warehouse
Option 3
3301 6th Avenue S
Seattle

8,147

Lease rate not published

30' Clear height
Grade level doors
Heavy Power



6426 18th Street East
Tacoma

8,720

5,420

\$14,400.00 per month, gross

Sublease term through February 29, 2028
Paved, fenced, lit and secured yard
3 Grade level doors



West Park Corporate Campus
Suite B-106
3500 West Valley Hwy N
Auburn

13,506

2,770

Sublease rate not published

Sublease thru 3/31/2027
24' Clear height
3 Dock high doors
1 Grade level door
200 Amps of 3-phase power



SODO High Bay Industrial Warehouse
Option 2
3301 6th Avenue S
Seattle

16,293

Lease rate not published

30' Clear height
Grade level doors
Heavy Power



Southcenter South Industrial Park
Cascade B, Ste 140
18436 Cascade Ave S
Tukwila

16,611

2,557

Lease rate not published

Available now
24' Clear height
2 Dock high doors
1 Grade level door
LED lighting
200 Amps



Southcenter South Industrial Park
Cascade Bldg, Ste 100
18404 Cascade Ave S
Tukwila

16,930

2,482

Lease rate not published

Available July 1, 2026
24' Clear height
3 Dock high doors
1 Grade level door
LED lighting
200 Amps



3036 S. Walden St. Building
Seattle

20,800

Rate: \$1.10/psf
\$22,880.00 per month plus NNN's

Easy access to I-90 and I-5
14' Clear height
3 Dock high doors
1 Grade level door



Southcenter South Industrial
Park
Building 300
18449 Cascade Ave S
Tukwila

21,711

2,474

Lease rate not
published

24' Clear height
6 Dock high doors
2 Grade level doors
T-5 Lighting
200 Amps of power



Southcenter South Industrial
Park
Glacier Bldg, Ste 140
6540 South Glacier St
Tukwila

24,187

3,060

Lease rate not
published

Available December 1, 2026
24' Clear height
4 Dock high doors
1 Grade level door
LED lighting
300 Amps



700-733 S Chicago St
Seattle

29,521

1,800

\$55,000.00 per
month plus NNN's

Also Available for Sale
Grade level doors
85,000 SF Lot
20,000 SF fenced and graveled
yard
Zoning MML U/85



Sodo Row
4786 first Avenue South
Seattle

31,680

13,043

Lease rate not
published

Available 11.1.2026
Fenced Yard Area
Dock high doors



SODO High Bay Industrial
Warehouse
Option 1
3301 6th Avenue S
Seattle

32,586

Lease rate not
published

30' Clear height
3 Grade level doors
Heavy Power



Portside Industrial Center
Suite 200
6752 20th Street E
Fife

37,827

2,295

Lease rate not
published

Available 10/1/2027
30' Clear height
12 Dock high doors
1 Grade level door
800 amps 480/277 V 3-phase,
4-wire



Portside Industrial Center
6752 20th Street E
Fife

55,000

4,395

Lease rate not
published

Available 10/1/2027
30' Clear height
14 Dock high doors
2 Grade level doors
800 amps 480/277 V 3-phase,
4-wire



Park 277
4503B D Street Northwest
Auburn

60,027

3,347

Lease rate not published

Available now
Unparalleled access to SR-167 & I-5
30' Clear height
9 Dock high doors
1 Grade level door



Prologis Park Seattle Portside
Option 1, Suite B
4140 East Marginal Way S
Seattle

69,338

Lease rate not published

Available April 1, 2027
30' Clear height
18 Dock high doors



Bridge Point Kent 109
6205 S 231st Street
Kent

71,332

3,083

Lease rate not published

24' Clear height
13 Dock high doors
1 Grade level door



Prologis Park Seattle Portside
Option 2, Suite A
4140 East Marginal Way S
Seattle

80,872

3,550

Lease rate not published

Available April 1, 2027
30' Clear height
23 Dock high doors



Prologis Park Seattle Portside
Option 2, Suite B
4140 East Marginal Way S
Seattle

80,916

Lease rate not published

Available April 1, 2027
30' Clear height
21 Dock high doors



Prologis Park Seattle Portside
Option 1, Suite A
4140 East Marginal Way S
Seattle

92,450

3,550

Lease rate not published

Available April 1, 2027
30' Clear height
23 Dock high doors



Portside North
Building A
1514 Taylor Way
Tacoma

102,372

Lease rate not published

Available now
30' Clear height
35 Dock high doors
1 Grade level door
Zoning PMI



Portside Distribution Center
1401 St. Paul Avenue
Tacoma

203,505

2,940

Lease rate not published

30' Clear height
44 Dock high doors
1 Drive-in door
2,400 Amps, 277/480volt
Zoning allows for heavy industrial



Fife Commerce Center
Building B
2511 70th Avenue E
Fife

255,000

3,900

Blended: \$0.72/psf
\$183,600.00 per month plus NNN's

Sublease
Master Lease expires 8/31/2027
30' Clear height
72 Dock high doors
48 Trailer Spots
23 Auto Parking Spaces
800 Amps 277 / 480



Hawks Prairie Logistics Center
Building 2
7816 Hawks Prairie Road
Lacey

274,040

Rate: \$0.59/psf
\$161,683.60 per month plus NNN's

Sublease
36' Clear height
62 Dock high doors
2 Grade level doors
60 Trailer stalls
122 Car stalls

INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
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10714 1st Ave S
Seattle

2,592

330

\$

1,150,000

6,600 SF Land
10' Clear height
2 Drive-in doors
Zoned CB
600 Amps, 240V, 3-Phase



6035 S Adams St
Tacoma

9,900

4,038

\$

2,450,000

21,358 SF of land
Fenced and gated yard
3 Grade level doors
Zoned M2



Georgetown Single Tenant
Warehouse/Showroom
114 S. Findlay St
Seattle

12,800

\$

1,800,000

24' Clear height
Roll-up loading door
Fenced yard
3-Phase power
Zoning MML U/85



700-733 S Chicago St
Seattle

29,521

1,800

\$

7,500,000

Also Available for Lease
Grade level doors
85,000 SF Lot
20,000 SF fenced and graveled
yard
Zoning MML U/85

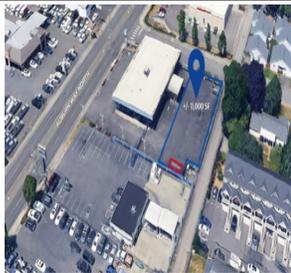
**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

PRICE/LEASE RATE

COMMENTS



Auburn Yard Parking
2326 Auburn Way N
Auburn

0.3

11,000

Not published

Yard For Lease
Fully Fenced / Secured
Paved & Lit
Auburn Yard Parking



Kent IOS Yard
25220 Pacific Highway S
Kent

1.0

43,332

Not published

For Lease
Site is Paved, Fenced, & Lit
Yard
5,000 SF Warehouse
1,000 SF Office
18' Clear Height
4 Ground-level doors
Zoning CM



River Road Yard
5505 - 5507 78th Ave E
Puyallup

1.2

51,400

\$0.20/psf
\$10,280.00 per
month, Gross

Yard For Lease
Great access to SR-512 and
SR-167
Fenced, razor wired, and
graveled yard
Zoned MUD