



12014 44th PI S

12014 44th PI S
Tukwila, WA 98178

Owner Philip Bononcini
Buyer Schucks LLC
Class
Building Size 2,949 SF
Year Built 1959

Industrial Sold

1

Sale Price \$1,600,000.00
\$/SF \$542.56 Per SF
Office SF
Industrial SF 2,949 SF
Retail SF
Land Size 0.72 Acres
Parking Ratio
Sale Date 03/30/2026

Owner-User Opportunity – Delivered Vacant 2,949 SF Shop Building on 0.71-Acre Lot, 1,500 SF Exterior Shed Structure (not included in leasable building area) 480V, 3-Phase Power Three (3) Grade Level Loading Doors Fenced and Secure Yard Zoned LDR – City of Tukwila Grandfathered, Non-Conforming Use for Heavy



128 S Orcas St & 5622 1st Ave S

128 S Orcas St
Seattle, WA 98108

Owner Jill C Leslie
Buyer OLAM 5622 1st Ave S & 128 S Orcas St LLC
Class
Building Size 5,760 SF
Year Built 1964

Industrial Sold

2

Sale Price \$2,650,000.00
\$/SF \$460.07 Per SF
Office SF 216 SF
Industrial SF 2,184 SF
Retail SF 3,360 SF
Land Size 0.81 Acres
Parking Ratio
Sale Date 03/27/2026

The adjacent parcel is also available for sale, totaling 0.81 acres. Existing Tenant in Convenience Store See OM for more details.



East Valley RV & Boat Storage

3330 E Valley Rd
Renton, WA 98057

Owner Theresa D Skagen, Kim Sharp, Charisma Nesland
Buyer Renton WA Storage LLC
Class
Building Size 60,650 SF
Year Built 1969

Industrial Sold

3

Sale Price \$7,450,000.00
\$/SF \$122.84 Per SF
Office SF 1,600 SF
Industrial SF 59,050 SF
Retail SF
Land Size 4.27 Acres
Parking Ratio
Sale Date 03/26/2026



Gateway North - Buildings 1-6

3215-3425 S 116th St
Tukwila, WA 98168

Owner RREEF Management LLC
Buyer NWB Gateway North LLC
Class
Building Size 267,570 SF
Year Built 1990

Industrial Sold

4

Sale Price \$76,500,000.00
\$/SF \$285.91 Per SF
Office SF
Industrial SF 267,570 SF
Retail SF
Land Size 17.64 Acres
Parking Ratio
Sale Date 03/24/2026



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Stadium Works

1964 4th Ave S
Seattle, WA 98134

Owner Adrian Hanauer, Nicolas Hanauer

Buyer Taroko Holdings Inc

Class

Building Size 99,047 SF

Year Built 1926

Industrial Sold

5

Sale Price	\$9,400,000.00
\$/SF	\$94.90 Per SF
Office SF	27,603 SF
Industrial SF	71,444 SF
Retail SF	
Land Size	1.86 Acres
Parking Ratio	
Sale Date	03/20/2026

Heavy power. High visibility on 4th Ave S in the heart of SODO. Immediate access to I-5 and I-90. Secure Yard Area with up to 90 Stalls. Available Now.



7043 - 7059 S 190th Street

7043-7059 S 190th St
Kent, WA 98032

Owner Clarion Partners

Buyer Atlantic IIP 7043 South 190th Street LLC

Class

Building Size 72,500 SF

Year Built 1975

Industrial Sold

6

Sale Price	\$16,500,000.00
\$/SF	\$227.59 Per SF
Office SF	3,860 SF
Industrial SF	68,644 SF
Retail SF	
Land Size	3.49 Acres
Parking Ratio	0
Sale Date	03/13/2026



10033 180th Way SW

10033 180th Way SW
Rochester, WA 98579

Owner Jorge Ruiz

Buyer Ronald Radford

Class

Building Size 1,920 SF

Year Built 1988

Industrial Sold

7

Sale Price	\$450,000.00
\$/SF	\$234.38 Per SF
Office SF	
Industrial SF	1,920 SF
Retail SF	
Land Size	3.04 Acres
Parking Ratio	
Sale Date	02/27/2026



Portside 55 East

3402 Lincoln Avenue
Tacoma, WA 98421

Owner Joseph Blattner

Buyer Pacific Maritime Association

Class

Building Size 10,200 SF

Year Built 2021

Industrial Sold

8

Sale Price	\$10,500,000.00
\$/SF	\$1,029.41 Per SF
Office SF	
Industrial SF	10,200 SF
Retail SF	
Land Size	7.14 Acres
Parking Ratio	
Sale Date	02/27/2026



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Indian Motorcycle

1743 W Valley Hwy S
Auburn, WA 98001

Owner Ronald Orr, Laura Baird-Orr
Buyer WSM Holdings LLC
Class
Building Size 11,900 SF
Year Built 2014

Retail Sold

9

Sale Price \$3,750,000.00
\$/SF \$315.13 Per SF
Office SF
Industrial SF
Retail SF 11,900 SF
Land Size 2.76 Acres
Parking Ratio
Sale Date 02/27/2026



Tacoma Hydraulics

2101 S Tacoma Way
Tacoma, WA 98409

Owner Joshua Lavine, Emma Lavine, Ethan Lavine
Buyer 2101 S Tacoma Way LLC
Class B
Building Size 31,200 SF
Year Built 1932

Industrial Sold

10

Sale Price \$3,300,000.00
\$/SF \$105.77 Per SF
Office SF
Industrial SF 31,200 SF
Retail SF
Land Size 0.71 Acres
Parking Ratio 8/1000
Sale Date 02/23/2026



12714 Valley Avenue E

12714 Valley Ave E
Sumner, WA 98372

Owner Indra Finch
Buyer Three J's Sumner LLC
Class
Building Size 10,400 SF
Year Built 1978

Industrial Sold

11

Sale Price \$1,625,000.00
\$/SF \$156.25 Per SF
Office SF
Industrial SF 10,400 SF
Retail SF
Land Size 2.06 Acres
Parking Ratio
Sale Date 02/20/2026



Port-Linc Logistics

2007 Stewart Street
Tacoma, WA 98421

Owner RL Bernstein Investments LP
Buyer Portlink Logistics LLC
Class
Building Size 66,745 SF
Year Built 1971

Industrial Sold

12

Sale Price \$6,000,000.00
\$/SF \$89.89 Per SF
Office SF 3,780 SF
Industrial SF 62,865 SF
Retail SF
Land Size 5.06 Acres
Parking Ratio 0
Sale Date 02/19/2026

Two buildings totaling 66,745 SF located on 5.05 acres. BUILDING 1 - 50,065 SF total with approximately 1,500 SF of office- 21' clear height- Wet sprinkler system- 10 dock doors/positions (all with edge levelers), 4 additional dock door "knockouts" in place- 1 oversized (12' x10') ramped grade door-



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Tacoma Manufacturing Facility

4401-4409 South Orchard Street
Tacoma, WA 98466

Owner	Broadstone Cable LLC
Buyer	Tacoma School District #10
Class	
Building Size	85,856 SF
Year Built	1978

Industrial Sold

13

Sale Price	\$12,094,000.00
\$/SF	\$140.86 Per SF
Office SF	
Industrial SF	96,952 SF
Retail SF	
Land Size	7.96 Acres
Parking Ratio	
Sale Date	02/17/2026



7450 26th Street E

7450 26th St E
Fife, WA 98424

Owner	Link Logistics
Buyer	Syracuse 7450 26th Street East Owner LLC
Class	
Building Size	225,972 SF
Year Built	2015

Industrial Sold

14

Sale Price	\$40,200,000.00
\$/SF	\$177.90 Per SF
Office SF	
Industrial SF	225,800 SF
Retail SF	
Land Size	11.51 Acres
Parking Ratio	1/1000sf
Sale Date	02/12/2026



2544 S Fawcett Avenue

2544 S Fawcett Ave
Tacoma, WA 98402

Owner	Alaska Ice Properties LLC
Buyer	2544 Fawcett Avenue LLC
Class	
Building Size	16,022 SF
Year Built	1992

Industrial Sold

15

Sale Price	\$4,200,000.00
\$/SF	\$262.14 Per SF
Office SF	942 SF
Industrial SF	15,080 SF
Retail SF	
Land Size	0.58 Acres
Parking Ratio	
Sale Date	02/03/2026

Purpose-built high grade food production & cold storage facility in Central Tacoma • Ready for immediate food production and cold storage operations • 2,760 SF Production + 942 SF Office (Building 1) • 3,500 SF Production + 267 SF Cooler (Building 2 Ground) • 3,500 SF Office/Conference room/ Employee b



Garagetown Federal Way

2010 S 344th St
Federal Way, WA 98003

Owner	Rex & Geri Garrett
Buyer	Shane & Jennifer Klingenstein
Class	
Building Size	71,433 SF
Year Built	2007

Industrial Condo Sold

16

Sale Price	\$441,000.00
\$/SF	\$319.80 Per SF
Office SF	
Industrial SF	71,433 SF
Retail SF	
Land Size	4.22 Acres
Parking Ratio	
Sale Date	01/27/2026



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5201 4th Avenue S

5201 4th Ave S
Seattle, WA 98108

Owner Kevin Wyman
Buyer WD Properties LLC
Class
Building Size 6,500 SF
Year Built 1973

Industrial Sold

17

Sale Price \$2,000,000.00
\$/SF \$307.69 Per SF
Office SF
Industrial SF 4,016 SF
Retail SF 2,484 SF
Land Size 0.25 Acres
Parking Ratio
Sale Date 01/26/2026



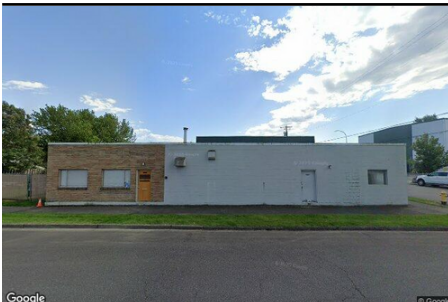
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Owner GCH Puget Sounds Inc
Buyer John Anon
Class
Building Size 21,016 SF
Year Built 1970

Industrial Sold

18

Sale Price \$250,000.00
\$/SF \$11.90 Per SF
Office SF
Industrial SF
Retail SF
Land Size 2.21 Acres
Parking Ratio
Sale Date 01/22/2026



640 1st St SW

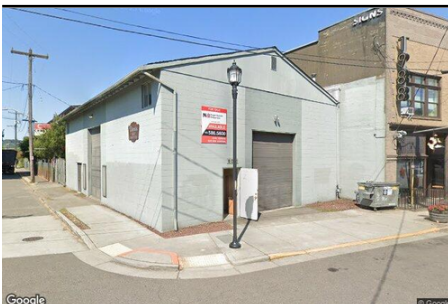
640 1st St SW
Auburn, WA 98001

Owner Thomas & Debra Benson, Albert Thumler, Nancy Paine
Buyer Demchuk Properties Inc
Class
Building Size 7,252 SF
Year Built 1955

Industrial Sold

19

Sale Price \$1,050,000.00
\$/SF \$144.79 Per SF
Office SF
Industrial SF 7,252 SF
Retail SF
Land Size 0.28 Acres
Parking Ratio
Sale Date 01/21/2026



6011 12th Avenue S

6011 12th Ave S
Seattle, WA 98108

Owner Michael & Theresa Schaal
Buyer Y.A.A. International LLC
Class
Building Size 3,080 SF
Year Built 1980

Industrial Sold

20

Sale Price \$1,250,000.00
\$/SF \$405.84 Per SF
Office SF 800 SF
Industrial SF 2,280 SF
Retail SF
Land Size 0.07 Acres
Parking Ratio
Sale Date 01/20/2026

800 SF of 2nd floor office/storage
Large 12' x 10' loading doors
18' clear (10' under mezz)
Two secured parking stalls + abundant street options
1980 Construction
Perfect for small retail w/ shop or service businesses
Unmatched amenities and freeway access



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1302 26th Street NW

1302 26th St NW
Auburn, WA 98001

Owner Daniel H. Temkin
Buyer Trip II WA 26th Street, LLC
Class
Building Size 10,500 SF
Year Built 1986

Industrial Sold

21

Sale Price \$7,090,000.00
\$/SF \$675.24 Per SF
Office SF 3,000 SF
Industrial SF 7,500 SF
Retail SF
Land Size 2.97 Acres
Parking Ratio
Sale Date 01/16/2026



Des Moines Creek Business Park Bldg 1C

2021 S 208th St
Des Moines, WA 98198

Owner Clarion Partners
Buyer PR Des Moines Creek Owner LLC
Class A
Building Size 552,286 SF
Year Built 2016

Industrial Sold

22

Sale Price \$109,900,000.00
\$/SF \$198.99 Per SF
Office SF 17,888 SF
Industrial SF 224,832 SF
Retail SF
Land Size 25.36 Acres
Parking Ratio
Sale Date 01/13/2026



516 Valley Avenue NE

516 Valley Avenue Northeast
Puyallup, WA 98372

Owner Michael O'Brien
Buyer CPREIF Puyallup IOS LLC
Class
Building Size 12,688 SF
Year Built 1979

Industrial Sold

23

Sale Price \$6,400,000.00
\$/SF \$504.41 Per SF
Office SF 1,596 SF
Industrial SF 11,092 SF
Retail SF
Land Size 2.97 Acres
Parking Ratio
Sale Date 01/08/2026



GI Trucking

21320 84th Ave S
Kent, WA 98031

Owner Daniel H. Temkin
Buyer AAA COOPER TRANSPORTATION
Class
Building Size 11,540 SF
Year Built 1989

Industrial Sold

24

Sale Price \$7,100,000.00
\$/SF \$615.25 Per SF
Office SF
Industrial SF 11,000 SF
Retail SF
Land Size 2.40 Acres
Parking Ratio 0
Sale Date 01/07/2026



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Springbrook Business Park 1-4

7611-7857 S 180th St
Kent, WA 98032

Owner Stockbridge Capital & LA County Employees Retirement Assoc
Buyer CLPF Springbrook LLC
Class
Building Size 184,272 SF
Year Built 1982

Industrial Sold

25

Sale Price \$34,750,000.00
\$/SF \$188.58 Per SF
Office SF
Industrial SF 184,272 SF
Retail SF
Land Size 11.13 Acres
Parking Ratio
Sale Date 01/06/2026



5300 Lacey Boulevard SE

5300 Lacey Blvd SE
Lacey, WA 98503

Owner
Buyer ACG Lacey LLC
Class
Building Size 33,416 SF
Year Built 1995

Industrial Sold

26

Sale Price \$2,550,000.00
\$/SF \$76.31 Per SF
Office SF
Industrial SF 33,416 SF
Retail SF
Land Size 2.09 Acres
Parking Ratio
Sale Date 01/02/2026



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Address	Status	Floor/Suite	Land	Building SF	Available SF	Price
12014 44th Pl S	Industrial Sold		0.72 Acres	2,949 SF		\$1,600,000.00
128 S Orcas St	Industrial Sold		0.81 Acres	5,760 SF	5,760 SF	\$2,650,000.00
3330 E Valley Rd	Industrial Sold		4.27 Acres	60,650 SF		\$7,450,000.00
3215-3425 S 116th St	Industrial Sold		17.64 Acres	267,570 SF		\$76,500,000.00
1964 4th Ave S	Industrial Sold		1.86 Acres	99,047 SF		\$9,400,000.00
7043-7059 S 190th St	Industrial Sold		3.49 Acres	72,500 SF		\$16,500,000.00
10033 180th Way SW	Industrial Sold		3.04 Acres	1,920 SF		\$450,000.00
3402 Lincoln Avenue	Industrial Sold		7.14 Acres	10,200 SF		\$10,500,000.00
1743 W Valley Hwy S	Retail Sold		2.76 Acres	11,900 SF		\$3,750,000.00
2101 S Tacoma Way	Industrial Sold		0.71 Acres	31,200 SF		\$3,300,000.00
12714 Valley Ave E	Industrial Sold		2.06 Acres	10,400 SF		\$1,625,000.00
2007 Stewart Street	Industrial Sold		5.06 Acres	66,745 SF	66,745 SF	\$6,000,000.00
4401-4409 South Orchard Street	Industrial Sold		7.96 Acres	85,856 SF		\$12,094,000.00
7450 26th St E	Industrial Sold		11.51 Acres	225,972 SF		\$40,200,000.00
2544 S Fawcett Ave	Industrial Sold		0.58 Acres	16,022 SF	16,022 SF	\$4,200,000.00
2010 S 344th St	Industrial Condo Sold	Suite D5	4.22 Acres	71,433 SF	1,379 SF	\$441,000.00
5201 4th Ave S	Industrial Sold		0.25 Acres	6,500 SF	6,500 SF	\$2,000,000.00
	Industrial Sold		2.21 Acres	21,016 SF	21,016 SF	\$250,000.00
640 1st St SW	Industrial Sold		0.28 Acres	7,252 SF	7,252 SF	\$1,050,000.00
6011 12th Ave S	Industrial Sold		0.07 Acres	3,080 SF	3,080 SF	\$1,250,000.00
1302 26th St NW	Industrial Sold		2.97 Acres	10,500 SF		\$7,090,000.00
2021 S 208th St	Industrial Sold		25.36 Acres	552,286 SF		\$109,900,000.00
516 Valley Avenue Northeast	Industrial Sold		2.97 Acres	12,688 SF		\$6,400,000.00
21320 84th Ave S	Industrial Sold		2.40 Acres	11,540 SF		\$7,100,000.00
7611-7857 S 180th St	Industrial Sold		11.13 Acres	184,272 SF		\$34,750,000.00
5300 Lacey Blvd SE	Industrial Sold		2.09 Acres	33,416 SF	33,416 SF	\$2,550,000.00



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