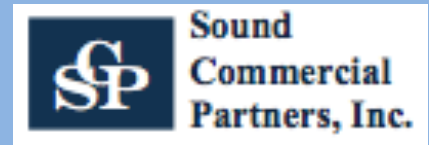


NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 4/3/26



phil@soundcommercialpartners.com
 phone: 206.595.3355

	INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
	Park 96 Building A 3030 3004-3102 South 96th St Lakewood	2,396	652	Rate: \$1.10/psf \$2,635.60 per month plus NNN's	Available now 1 Dock high door 1 Grade level door Zoned - AC-1
	Century Commerce Center Unit 3-5 S 196th St & 70th Ave S Kent	3,098	352	Lease rate not published	Available now 20' Clear height 1 Grade level door 208-V, 3-P power
	Pacific Business Park Building 2, Suite 6814 6818 South 220th Street Kent	4,023	1,093	Rate: \$1.27/psf \$5,109.21 per month plus NNN's	Available now 20' Clear height 1 Grade level door Zoning I1
	Century Commerce Center Unit 1-1 S 196th St & 70th Ave S Kent	4,465	425	Lease rate not published	Available now 20' Clear height 1 Grade level door 208-V, 3-P power
	Cumberland Industrial Center 22022-24 68th Ave S Kent	5,605	1,279	Lease rate not published	Sublease Expiration 06/30/2027 20' Clear height 2 Grade level doors
	Prologis Park Puyallup 2 Suite 105 402 Valley Ave NW Puyallup	7,875	908	Lease rate not published	Available February 1, 2026 LED Lighting 24' Clear height 1 Dock high door 2 Drive-in doors



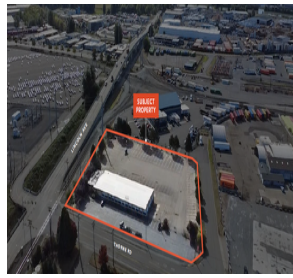
Southcenter West
Building B
1161 Andover Park West
Tukwila

9,555

1,179

Lease rate not
published

Available July 1, 2026
Ample Parking
Lighting Energy efficient LED
24' Clear height
2 Dock high doors
277/480V Power



Lincoln Ave Cross Dock
1955 Lincoln Ave
Tacoma

9,700

\$50,000.00 per
month plus NNN's

Cross dock
2.40 Acres
29 Dock-level doors
1 Grade-level door
Fenced/Paved
Zoning Industrial



851 Houser Way N
Renton

10,000

2,081

Lease rate not
published

Direct access to I-405
15' Clear height
Dock high doors
Grade level doors



212th Business Park
Building B, Suite 104
7817 S 210th St
Kent

10,552

1,052

Lease rate not
published

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



Park 222
8531 S 222nd St
Kent

12,757

2,100

Lease rate not
published

Available 08/01/2026
24' Clear height
2 Dock high doors
1 Grade level door
6,000 SF Fenced & Secured
Yard
3-Phase power



Airport Commerce Center
18319 8th Ave S
Burien

14,760

1,791

Lease rate not
published

Available now
24' Clear height
13 Dock high doors
3 Grade level doors



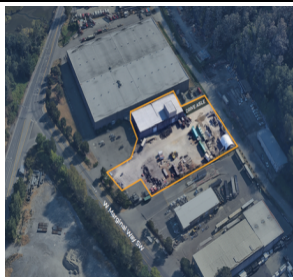
Southcenter West
Building C
1147 Andover Park West
Tukwila

15,925

1,588

Lease rate not
published

Available May 1, 2026
Ample Parking
Lighting Energy efficient LED
24' Clear height
4 Dock high doors
100 Amps, 277/480v Power



7245 W Marginal Way SW
Seattle

16,000

800

\$35,000.00 per
month plus NNN's

19' Clear height
2 Grade level doors
2.0 Acre Yard



22441 72nd Ave S
Kent

17,536

Sublease rate not
published

Sublease Expiration January
31, 2027
Available June 1, 2026
Dock high doors
Grade level doors
24' Clear height



Andover Park East
770 Andover Park East
Tukwila

18,874

Lease rate not
published

Available now
Ample parking
Great access to I-5 and SR-
167
1 Dock high door



Prologis Park Kingsport
8051 S. 198th Street
Kent

27,361

3,576

Lease rate not
published

Available now
23' Clear height
9 Dock high doors
1 Grade level door



Prologis Park Seattle 4
Suite 4521
4201 6th Ave S
Seattle

27,560

2,395

Lease rate not
published

32' Clear height
5 Dock high doors



M2 Industrial Center
7250 S 227th Place
Kent

38,400

3,450

Shell: \$1.10/psf
Office: \$1.35/psf
\$46,897.50 per
month plus NNN's

Available 09/01/2026
2.53 Acre fully fenced, gated
and supports Yard
8 Dock high doors
2 Ramped doors
Heavy power
Zoned I2



BTC III Kent Industrial Center
8030 S 194th Street
Kent

42,049

866

Lease rate not
published

Available now
Excellent access to SR 167
24' Clear height
9 Dock high doors
3 Rail doors



Pacific Gateway
20021 59th Place South
Kent

57,546

Blended: \$0.90/psf
\$51,791.40 per
month plus NNN's

Sublease term through
october 2029
Available now
30' Clear height
9 Dock high doors
1 Ramp door
3-Phase power
Zoning M1



STB
Building C
23400 71st Pl S
Kent

73,060

3,900

Lease rate not
published

32' Clear height
22 Dock high doors
2 Grade level doors
Zoning I2



Port Manufacturing Center
1616 St. Paul Ave
Tacoma

86,960

10,160

Lease rate not
published

Available August 1, 2026
24' Clear height
3 Dock high doors
10 Grade level doors
24,000 SF of Paved Yard
2,000 Amps of 277/480 volt
Zoning PMI



Prologis Park Sumner 7
Suite 100
3520 142nd Avenue East
Sumner

89,700

4,375

Lease rate not
published

Available now
30' Clear height
32 Dock high doors
2 Drive-in doors
2.45 Acres Yard
3p Heavy



VanDorens West
Suite 22430
22430 & 22714 Russell Road
Kent

102,400

3,832

Lease rate not
published

Available now
24' Clear height
21 Dock high doors
2 Drive-in doors
3,000 Amps 277/480V



Canyon Road Commerce
Center
West Building
5103 & 5223 136th St E
Frederickson

112,957

4,895

Lease rate not
published

Available now
32' Clear height
21 Dock high doors
2 Grade level doors
65 Auto Parking
Zoning: Employment Corridor



Prologis Park Sumner 1
3012 142nd Avenue East
Sumner

147,289

3,105

Lease rate not
published

Available now
30' Clear height
52 Dock high doors
2 Drive-in doors
2.45 Acres Yard



VanDorens West
Suite 22714
22430 & 22714 Russell Road
Kent

148,550

3,832

Lease rate not published

Available now
24' Clear height
25 Dock high doors
2 Drive-in doors
3,000 Amps 277/480V



Canyon Road Commerce Center
East Building
5103 & 5223 136th St E
Frederickson

161,733

4,610

Lease rate not published

Available now
36' Clear height
21 Dock high doors
2 Grade level doors
93 Auto Parking
Zoning: Employment Corridor



Kent North Corporate Park
Building B
18209 80th Ave S
Kent

165,463

10,023

Lease rate not published

Available now
30' Clear height
45 Dock high doors
1 Grade level door
23 Trailer Stalls



East Valley Distribution Center
20401 - 20421 84th Avenue S
Kent

228,300

18,283

Lease rate not published

30' Clear height
55 Dock high doors
3 Grade level doors
28 Pit levelers
2 Edge of dock
1,200 Amps power



VanDorens West
22430 & 22714 Russell Road
Kent

250,950

7,664

Lease rate not published

Available now
24' Clear height
46 Dock high doors
4 Drive-in doors
212 Parking Stalls
3,000 Amps 277/480V



Canyon Road Commerce Center
5103 & 5223 136th St E
Frederickson

274,690

9,505

Lease rate not published

Available now
36' Clear height
42 Dock high doors
4 Grade level doors
158 Auto Parking
10 Dock Levelers
Zoning: Employment Corridor



Portside Distribution Center
1401 St. Paul Avenue
Tacoma



416,050

8,786

Lease rate not published

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

INDUSTRIAL BLDGS FOR SALE		TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	S Tacoma Warehouse 3847 S Union Ave Tacoma	3,792		\$ 999,999	7,000 SF Lot 16' Clear height 1 Grade level door
	2366 Tacoma Ave S Tacoma	9,000		\$ 1,800,000	22' Clear height 1 Grade level door 3 Phase 120/240 power Zoning: Downtown Residential
	Lakewood IOS Gem 10807 Pacific Hwy SW Lakewood	20,255	2,000	\$ 6,500,000	2.38 Acres Land Bonus: 2,055 SF mezzanine Immediate access to I-5 and SR-512 5 Grade level doors 52,500 SF Yard Zoning TOC

INDUSTRIAL LAND FOR LEASE/SALE		TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	Kent Industrial Land 8425 S 216th St Kent	0.7	30,510	\$ 1,400,000	For Sale Easy access to Hwy 167, I-5, and I-405 Zoning I2
	Lakewood Freeway Ios Yard 11221 Pacific Hwy SW Lakewood	0.7	32,234	Not published	For Sale 2,350 SF Office Graveled Yard Zoned Transit Oriented Commercial



13922 Canyon Road E
Puyallup

2.2

95,832

Not published

For Lease
500 SF Modular office
Fully fenced
Fully lighted
Fully graveled



Lakewood los Gem
10807 Pacific Hwy SW
Lakewood

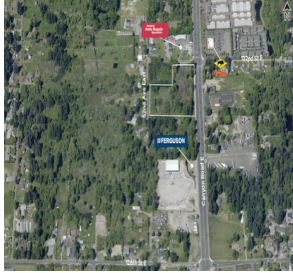
2.4

103,673

\$

6,500,000

For Sale
20,255 SF Building
2,000 SF Office
Bonus: 2,055 SF mezzanine
5 Grade level doors
52,500 SF Yard
Zoning TOC



12324 Canyon Rd E
Tacoma

6.3

275,299

\$

1,200,000

For Sale
Available now
Zoning ECOR



Rare Paved Yard Area
26850 72nd Avenue South
Kent

12.2

532,288

Not published

For Lease
Fully fenced, lit, and paved
Paved Yard