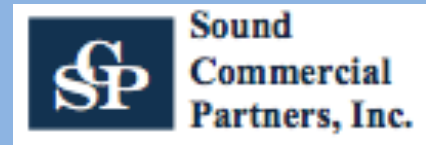


NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 4/10/26



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS	
	543 South Monroe Street Seattle	3,424	544	\$6,000.00 per month plus NNN	15,000 SF Yard Fully Fenced 1 Grade-level door
	Sound Machine Building 22637 76th Ave S Kent	6,912	1,152	Shell: \$0.95/psf Office: \$1.25/psf \$8,006.40 per month plus NNN's	Available now 1 Grade level door Heavy power
	760 Central Ave N Kent	8,380		Lease rate not published	Available August 1, 2026 42,500 SF Yard Partially Paved & Graveled Fenced, Lit, & Secured Zoned GCMU
	7226 S 262nd St Kent	18,231	7,299	Lease rate not published	Cross dock 2,400 SF Maintenance Shop LED lighting 14' Clear height 44 Dock high doors 3 Grade level doors Zoning I-3
	Renton Commerce Center Ste 130/140 3600 Lind Ave SW Renton	21,419	6,360	Lease rate not published	LED lighting 24' Clear height 3 Dock high doors 2 Grade level doors 400 Amps
	Andover Distribution Center Bldg. B 561 Strander Boulevard Tukwila	21,578	2,055	Lease rate not published	27' Clear height 2 Dock high door 1 Drive-in door 10,000 SF Paved and Fenced Yard Zoning TUC



Former Carlson Formetec
Aero Precision Building
2202-2212 A St
Tacoma

27,000

\$18,000.00 per
month plus NNN's

12' Clear height
1 Dock high door
2 Grade level doors
8,000 SF Fenced Yard
Zoning:
Warehouse/Residential (WR)
Heavy 3 phase power



Lincoln Distribution Center
Building A
6012 S 196th St
Kent

30,212

1,378

Lease rate not
published

28' Clear height
11 Dock high doors
3 Grade level doors
4 Rail doors
200 Amps 120/208V panels



10720 26th Ave S
Lakewood

32,142

3,032

Lease rate not
published

20' Clear height
9 Grade level doors
Paved and Graveled yard
Overhead crane
Air Corridor 1 Industrial Zoning



Andover Distribution Center
Bldg. B
561 Strander Boulevard
Tukwila

40,082

4,317

Lease rate not
published

27' Clear height
7 Dock high door
10,000 SF Paved and Fenced
Yard
Zoning TUC



Hill Industrial - 5
1601 15th Street NW
Auburn

42,000

3,500

Lease rate not
published

Available 01/01/2027
24' Clear height
6 Dock high doors
2 Grade level doors



Pacific Logistics North
109 Roy Road SE
Pacific

42,579

1,500

Shell: \$0.85/psf
Office: \$1.35/psf
NNN: \$0.24/psf
\$38,217.15 per
month plus NNN's

Available now
Immediate access to SR-167
LED warehouse lighting
30' Clear height
8 Dock high doors
1 Grade level door



7811-7915 South 188th
Street
Kent

60,000

9,775

Rate: \$0.50/psf
\$30,000.00 per
month plus NNN's

Sublease term through
12/31/2028
12 Dock high doors



Andover Distribution Center
Bldg. B
561 Strander Boulevard
Tukwila

61,660

6,372

Lease rate not published

27' Clear height
9 Dock high door
1 Drive-in door
10,000 SF Paved and Fenced Yard
Zoning TUC



1302 29th St NW, Suite B
Auburn

64,657

1,538

Lease rate not published

Direct access to SR 167
1,434 SF Mezzanine
25' Clear height
22 Dock high doors
1 Grade level door



Pacific Logistics North
109 Roy Road SE
Pacific

68,832

1,342

Shell: \$0.85/psf
Office: \$1.35/psf
NNN: \$0.24/psf
\$60,318.90 per month plus NNN's

Available now
Immediate access to SR-167
LED warehouse lighting
30' Clear height
8 Dock high doors
1 Grade level door



Riverton Distribution Center
Building B
915 S 96th St
Seattle

76,280

1,450

Lease rate not published

30' Clear height
14 Dock high doors
2 Grade level doors
3-Phase power



1302 29th St NW, Suite C
Auburn

79,281

833

Lease rate not published

Direct access to SR 167
1,434 SF Mezzanine
25' Clear height
10 Dock high doors
1 Grade level door



Prologis Park Tukwila 7
12855 48th Ave S
Tukwila

84,390

6,311

Lease rate not published

Cross dock
12.80 Acres Land
18' Clear height
128 Dock high doors
250' Truck Court Depth
400+ Trailer Parking Spaces
80 Car Parking Spaces



North Auburn Logistics
Ste B
6607 S 287th St
Auburn

91,767

1,000

Lease rate not published

LED lighting
32' Clear height
14 Dock high doors
2 Grade level doors
600 Amps of power



Sterling Organization
11013 Pacific Hwy SW
Lakewood

100,178

Lease rate not published

Immediate access to I-5 & SR-512
30' Clear height
6 Dock high doors
1 Grade level door
230,000+ SF Yard area
2,000 Amps of power



Pacific Logistics North
109 Roy Road SE
Pacific

111,411

2,842

Shell: \$0.85/psf
Office: \$1.35/psf
NNN: \$0.24/psf
\$98,536.05 per month plus NNN's

Available now
Immediate access to SR-167
LED warehouse lighting
30' Clear height
16 Dock high doors
2 Grade level doors



North Valley 64 Distribution Warehouse
19005 64th Ave S
Kent

126,750

2,025

Lease rate not published

Ample parking
24' Clear height
28 Dock high doors
1 Grade level door
12 Dock leveler packages



Prologis Park Sumner 3
Suite 400
3514 142nd Ave E
Sumner

161,200

4,314

Lease rate not published

Available now
30' Clear height
54 Dock high doors
4 Grade level doors
2.45 Acres Yard
114 Car Parking Spaces

INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
---------------------------	--------------	---------------	-------	----------



Able Pest Control
112 E Willis St
Kent

1,860

\$

800,000

Available now
3,920 SF Land
Zoning CM



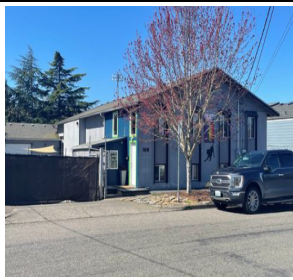
South 74th Street Warehouse
5124 74th St W, Lakewood &
7410 S Orchard St
Tacoma

5,922

\$

1,750,000

Available now
22,813 SF Lot
Grade level doors



5838 South Adams Street
Tacoma

7,520

\$

1,600,000

Available now
13,504 SF Land
12' Clear height
4 Grade level doors
Zoning M2-STGPD-ST-M/IC



Kodiak Building
1922 Airport Way S
Seattle

12,153

\$

3,650,000

Available now
16,117 SF Land
Zoning IG2-U/85



2600 Willamette Dr NE
Lacey

20,714

\$

4,050,000

8 Dock high doors
8 Grade level doors
52 Stalls Parking



SeaTac Airport Vicinity Fleet
Service Bldg
18060 Des Moines Memorial
Dr SW
Burien

36,690

5,745

\$

8,500,000

100,475 SF of Land
28' Clear height
13 Grade level doors
Zoning I



VECA Electric & Technologies
HQ
700 S Homer St
Seattle

61,950

\$

17,525,000

3.16 Acres
1 Dock high door
19 Grade level doors
119 Parking stalls
UI65 upzoning





Rainier View Industrial Park
6221-6311 Rich Rd SE
Olympia

66,722

\$

13,050,000

Multi tenant business park
5.86 Acres
Grade level doors
\$195.59 Price/SF
LI-C Zoning

INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
 <p data-bbox="386 243 639 306">1446 Valentine Ave SE Pacific</p>	0.4	17,000	\$6,000.00 per month, Gross	Yard for Lease Available 07/01/2026 Zoned for Outside Storage Uses Flat, Graveled and Fenced 17,000 SF of Yard
 <p data-bbox="386 512 610 604">BSB Diversified Site 8202 S 200th St Kent</p>	3.8	165,528	\$0.35/psf \$57,934.80 per month, Gross	Yard for Lease Available now Excellent access to I-5 and Hwy-167 Paved & Fenced Yard Zoned I-2