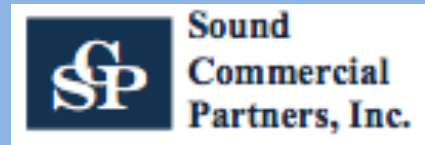


NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 4/24/26



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
 <p>Brewery Tower Building 2509-2515 S Holgate St Tacoma</p>	2,067		\$1,200.00 per month plus NNN's	Available now 12' Clear height 1 Roll-up door 3 Phase power Warehouse/Residential Zoning
 <p>Fife Business Park Building 5009, Unit 10/10W 5003 Pacific Hwy East Fife</p>	2,082	440	NNN: \$0.493/psf Lease rate not published	20' Clear height 1 Grade level door Electric HVAC
 <p>Ste 101 1501 15th St NW Auburn</p>	2,210	1,168	Rate: \$1.70/psf \$3,757.00 per month, gross	1 Grade level door
 <p>Ste 102 1501 15th St NW Auburn</p>	2,210	850	Rate: \$1.70/psf \$3,757.00 per month, gross	1 Grade level door
 <p>Park 26 Bay II 1320 26th St NW Auburn</p>	3,000	570	Blended: \$1.10/psf \$3,300.00 per month plus NNN's	Available now 18' Clear height 3 Grade level doors
 <p>Pacific Georgetown Suite 100 6363 7th Avenue South Seattle</p>	3,190		Lease rate not published	12' Clear height Grade level doors Abundant Natural Light Heavy 220/480 Power



Park 96
 Building B-3006
 3004-3102 South 96th St
 Lakewood

3,273

1,345

Rate: \$1.10/psf
 \$3,600.30 per
 month plus NNN's

Available now
 1 Dock high door
 1 Grade level door
 Zoned - AC-1



Sumner Plains
 Suite 103
 3025 142nd Avenue East
 Sumner

3,598

NNN: \$0.35/psf

Lease rate not
 published

Available now
 1 Grade level door



Occidental Business Park
 Suite 3C
 2454 Occidental Ave S
 Seattle

4,100

2,766

Lease rate not
 published

Available now
 Gated/Fenced & Secured Site



Kent Corporate Park
 Building C, Suite 22414
 22412-22426 72nd Ave S
 Kent

4,320

520

Shell: \$1.15/psf
 Office: \$1.35/psf
 \$5,670.00 per
 month plus NNN's

Available 06/01/2026
 24' Clear height
 1 Dock high door
 2 Grade level doors
 200A; 277/480V; 3P



Park 96
 Building B 3010
 3004-3102 South 96th St
 Lakewood

4,397

2,637

Rate: \$1.10/psf
 \$4,836.70 per
 month plus NNN's

Available now
 1 Dock high door
 1 Grade level door
 Zoned - AC-1



Ste 101-102
 1501 15th St NW
 Auburn

4,420

2,018

Rate: \$1.70/psf
 \$7,514.00 per
 month, gross

2 Grade level doors



Mill Creek DC
 21854 76th Ave S
 Kent

4,800

1,488

Shell: \$1.15/psf
 Office: \$1.35/psf
 \$7,528.80 per
 month plus NNN's

Available November 1, 2026
 22' Clear height
 5 Dock high doors
 1 Grade level door
 Zoning I-3 City of Kent



Pacific Georgetown
Suite 110
6363 7th Avenue South
Seattle

5,168

Lease rate not
published

12' Clear height
Grade level doors
Abundant Natural Light
Heavy 220/480 Power



Seattle Arts & Industry
Building
Suite 3C
35 S Hanford St
Seattle

6,000

Rate: \$1.10/psf
\$6,600.00 per
month plus NNN's

Available now
20' Clear height
Dock high doors (shared)
Grade level doors (shared)



Hill Betti Business Park
2913 Marvin Road NE
Lacey

6,040

Blended: \$1.10/psf
NNN: \$0.22/psf
\$6,644.00 per
month plus NNN's

Available now
16' Clear height
1 Roll up door



1001 Industry Drive
Tukwila

6,157

1,140

Lease rate not
published

For Sublease
Term Expiration 1/31/2029
Available 05/01/2026
Quick Access to I-5, I-405, and
SR-167
2 Dock high doors



Kent Corporate Park
Building C, Suite 22418
22412-22426 72nd Ave S
Kent

6,545

1,031

Shell: \$1.15/psf
Office: \$1.35/psf
\$8,918.60 per
month plus NNN's

Available 09/01/2026
24' Clear height
3 Dock high doors
1 Grade level door
400A; 120/208V; 3P



Madsen Property
3101 S Lawrence St
Tacoma

8,320

\$9,500.00 per
month plus NNN's

Available now
Also Available for Sale
Yard Available
Grade level doors
Zoning M2-STGPD-ST-M/IC



Pacific Georgetown
6363 7th Avenue South
Seattle

8,358

Lease rate not
published

12' Clear height
1 Grade level door
Abundant Natural Light
Heavy 220/480 Power



Kent Corporate Park
Building B, Suite 22440
22412-22426 72nd Ave S
Kent

8,744

606

Shell: \$1.05/psf
Office: \$1.35/psf
\$9,999.30 per
month plus NNN's

Available 10/01/2026
24' Clear height
4 Dock high doors



Springbrook Business Park I
Building 2
South 180th Street
Kent

9,086

2,505

Shell: \$0.97/psf
Office: \$1.35/psf
NNN: \$0.46/psf
\$12,195.17 per
month plus NNN's

14' Clear height
2 Grade level doors



Fife Portal
Building D, Suite D 101
7302 26th St E
Fife

10,520

1,000

Lease rate not
published

Available now
Easy Access to I-5
20' Clear height
2 Dock high doors
2 Grade level doors



3810 4th Avenue South
Seattle

11,000

Rate: \$1.10/psf
\$12,100.00 per
month plus NNN's

Available 10/01/2026
16' Clear height
Dock high doors



Sumner Plains
Building E
14323 32nd St E
Sumner

12,536

1,500

Lease rate not
published

Available July 1, 2026
20' Clear height
1 Dock high door
3 Grade level doors
6,000 SF of Fenced Outside
Storage Yard



Sea King Industrial Park
1521 South 92nd Place
Seattle

18,124

973

Lease rate not
published

Available 06/01/2026
Immediate Access to SR-99
18' Clear height
12 Dock high doors
10 Grade level doors



Sea King Industrial Park
1600 South 92nd Place
Seattle

19,165

3,134

Lease rate not
published

Available now
Immediate Access to SR-99
24' Clear height
5 Dock high doors
3 Grade level doors



2418 Airport Way S
Seattle

19,783

8,000

Lease rate not
published

Available 03/01/2028
Quick Access to I-90, I-5, &
Hwy 99
18' Clear height
9 Grade level doors
1.59 Acres Yard

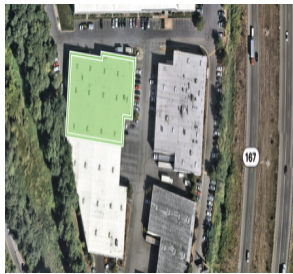


7245 W Marginal Way SW
Seattle

20,000

\$18,000.00 per
month, gross

32' Clear height
1 Grade level door



Prologis Park Sumner 25
Ste A
13630 52nd St E
Sumner

26,983

1,945

Lease rate not
published

Available June 1, 2027
LED Lighting
24' Clear height
4 Dock high doors
17 Auto Spaces



Prologis Park Kent 14
22027 68th Avenue South
Kent

32,000

888

Lease rate not
published

Available November 1, 2026
24' Clear height
14 Dock high doors
3 Drive-in doors



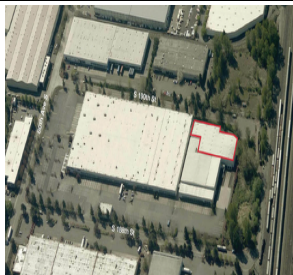
Southcenter South Industrial
Park
Building 469
18289 Olympic Ave S
Tukwila

36,178

2,925

Lease rate not
published

29' Clear height
10 Dock high doors
1 Grade level door
LED lighting
400 Amps power



Springbrook 188
7629 South 188th Street
Kent

36,468

Blended: \$0.79/psf
NNN: \$0.27/psf
\$28,809.72 per
month plus NNN's

Available now
24' Clear height
2 Grade level doors
Ability to fence and secure
some yard



Seattle Distribution Center
6701 E Marginal Way S
Tukwila

38,861

5,481

Lease rate not
published

Available now
26' Clear height
10 Dock high doors
7 Grade level doors
Heavy Power



22601 76th Ave S
Kent

49,412

4,997

Lease rate not published

24' Clear height
2 Dock high doors
4 Grade level doors
1.25 Acres Yard
600 Amps, 277/480 Volt Power



Port Manufacturing Center
1510 St. Paul Ave
Tacoma

52,116

5,572

Lease rate not published

24' Clear height
3 Dock high doors
6 Grade level doors
Approx. 8,000 SF of side yard
Heavy Power
Zoning PMI



Seattle South Business Park
Bldg 3, Suite A
18300A Segale Park Dr B
Tukwila

56,735

3,111

Lease rate not published

28' Clear height
6 Dock high doors
LED lighting
400 Amps



Hill Industrial - 190D
Suite 101
18821 90th Ave S
Kent

96,961

7,581

NNN: \$0.34/psf
Lease rate not published

24' Clear height
23 Dock high doors
4 Grade level doors
6,000 SF fenced laydown yard
3,000 Amps, 480 Volt Power



Tacoma Supply Chain Center
Building C
17612 50th Avenue E
Frederickson

303,866

6,000

Lease rate not published

36' Clear height
46 Dock high doors
2 Grade level doors
59 Trailer stalls
3,000 Amps

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS



Former Wiley'S Water Sports
1417 S Trenton St
Seattle

6,992

412

\$ 2,000,000

12,500 SF Land
Easy access to SR-99 & I-5
freeways
10'5" Clear height
2 Grade level doors



545 Ronlee Ln NW
Olympia

8,000

\$

1,595,000

Available now
1.19 Acres
Grade level doors
Zoning RCC



1900 Airport Way S
Seattle

8,054

\$

3,125,000

6,750 SF Land
Grade level doors
Zoning MML U/85



Madsen Property
3101 S Lawrence St
Tacoma

8,320

\$

3,250,000

Available now
Also Available for Lease
Grade level doors
Zoning M2-STGPD-ST-M/IC



2306 A Street
Tacoma

8,820

2,485

\$

1,895,000

6,000 SF Lot
18' Clear height
1 Grade level door
Heavy Power
Zoning WR

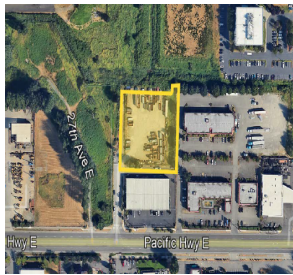
**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

PRICE/LEASE RATE

COMMENTS



XXX 29th Avenue East
Fife

1.2

54,014

\$

1,800,000

For Sale
Easy access to Pacific Highway
and I-5.
Zoned RC



Peak Pacific Shop & Yard
931 Valentine Ave SE
Pacific

1.3

55,000

\$0.35/psf
\$19,250.00 per
month plus NNN

For Sublease
Available now
Sublease term runs through
October 2027
9,500 SF Shop/Bldg
Yard Available
8 Grade level doors



Freeway Frontage Storage
Yard, Shop and Office
10902 59th Ave E
Puyallup

1.5

64,033

\$ 1,250,000

For Sale or Lease
1,328 SF Office
1,271 SF Shop
Well Located Storage Yard



1827 West Valley Hwy E
Sumner

1.5

66,647

Not published

For Sale
1,600 SF Office
300 SF Storage Shed
Immediate Access to HWY
167
Frontage along HWY 167
Mostly Paved
Gated and Fenced



Peak Pacific Shop & Yard
931 Valentine Ave SE
Pacific

1.9

84,000

\$0.35/psf
\$29,400.00 per
month plus NNN

For Sublease
Available now
Sublease term runs through
October 2027
9,500 SF Shop/Bldg
Yard Available
8 Grade level doors



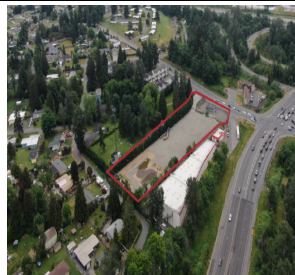
SR 167 Sales & Service
Facility
1512 Thornton Ave SW
Pacific

2.1

92,347

Not published

For Sale
7,200 SF Shop
1,152 SF Office
2,700 SF Covered Storage
6 Service Bays
20' Clear Height



Kent Storage Yard
23612 Military Road S
Kent

2.3

99,088

\$0.35/psf
\$34,680.80 per
month plus NNN

For Sale
Available now
Immediate access to I-5
960 SF Office
Storage Yard
NNN (est.) \$0.035 PSF
Zoned IP



5604 112th St E
Puyallup

2.4

104,979

\$ 2,100,000

For Sale
85,000 SF of Usable yard
Zoning ECOR



Peak Pacific Shop & Yard
931 Valentine Ave SE
Pacific

3.3

139,000

\$0.35/psf
\$48,650.00 per
month plus NNN

For Sublease
Available now
Sublease term runs through
October 2027
9,500 SF Shop/Bldg
Yard Available
8 Grade level doors