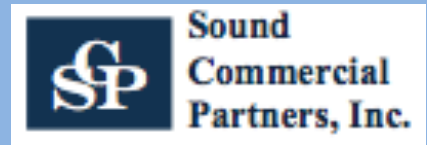


**NEW INDUSTRIAL LISTINGS**  
 (SOUTH SEATTLE TO OLYMPIA)  
 5/1/26



phil@soundcommercialpartners.com  
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS	
	Park 25 Building C, Suite A 11102 25th Ave E Tacoma	3,299	60	Lease rate not published	Available 07/01/2026 Great access to Hwy-512 Ample parking 18' Clear height 1 Grade level door
	Park 25 Building C, Suite B 11102 25th Ave E Tacoma	3,299	178	Lease rate not published	Available 07/01/2026 Great access to Hwy-512 Ample parking 18' Clear height 1 Grade level door
	Park 25 Building C, Suite C 11102 25th Ave E Tacoma	3,299	570	Lease rate not published	Available 09/01/2026 Great access to Hwy-512 Ample parking 18' Clear height 1 Grade level door
	Versatile Warehouse & Office Suite A 8910 Martin Way E Lacey	4,410		Rate: \$0.689/psf \$3,038.49 per month plus NNN's	Sublease Available now 2 Grade level doors Zoning: MHDC
	Auto Shop 7301 Pacific Ave SE Lacey	4,624	1,424	Rate: \$2.08/psf \$9,617.92 per month plus NNN's	Available now 14' Clear height 4 Grade level doors Yard Available Zoning MMDC
	Meeker Street 1 704 W Meeker Kent	5,000		Rate: \$0.90/psf \$4,500.00 per month, gross	Available now Also Available for Sale Zoning DCE



3635 E Marginal Way S  
Seattle

8,000

800

Rate: \$1.40/psf  
\$11,200.00 per  
month plus NNN's

Available July 1, 2026  
Small Yard Area  
16' Clear height  
4 Drive-in doors



Park 76  
22437 76th Ave S  
Kent

10,150

1,100

Lease rate not  
published

Available December 1, 2026  
20' Clear height  
3 Dock high doors  
Above Standard Power  
M-3 Zoning, City of Kent



Suite 7835  
7835-7845 S 212th St  
Kent

10,545

1,006

Lease rate not  
published

Easy access to SR 167 and I-5  
24' Clear height  
2 Dock high doors



Holgate Center  
Suite 2  
1737 Airport Way  
Seattle

13,035

Lease rate not  
published

Available now  
Ample Parking  
18.5' Clear height  
Heavy Mega Watts of Power



Holgate Center  
Suite 3  
1737 Airport Way  
Seattle

13,288

Lease rate not  
published

Available 08/01/2026  
Ample Parking  
18.5' Clear height  
Heavy Mega Watts of Power



Holgate Center  
Suite 1  
1737 Airport Way  
Seattle

13,360

Lease rate not  
published

Available now  
Ample Parking  
18.5' Clear height  
Heavy Mega Watts of Power



1525 45th Street E  
Sumner

20,795

5,333

Lease rate not  
published

Available now  
Ample parking  
24' Clear height  
4 Dock high doors  
4 Grade level doors



1607 45th St E  
Sumner

25,856

8,804

Lease rate not  
published

Available June 1, 2026  
Ample parking  
24' Clear height  
4 Dock high doors  
4 Grade level doors

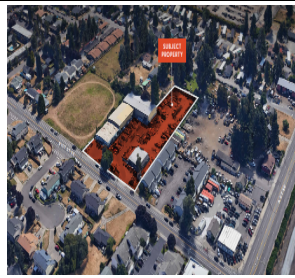


Holgate Center  
Suite 1, 2  
1737 Airport Way  
Seattle

26,395

Lease rate not  
published

Available now  
Ample Parking  
18.5' Clear height  
Heavy Mega Watts of Power



214 21st St SE  
Auburn

26,920

3,750

Lease rate not  
published

Available January 1, 2027  
2.15 Acres Land  
22' Clear height  
6 Grade level doors  
1 Acre Yard  
2,400 SF Mezzanine  
Zoning C-2 Heavy Commercial



7835-7845 S 212th St  
Kent

27,511

3,500

Lease rate not  
published

Easy access to SR 167 and I-5  
24' Clear height  
7 Dock high doors



Seattle South Business Park  
Bldg 5  
18271 Andover Park W  
Tukwila

34,560

4,138

Lease rate not  
published

Available December 1, 2026  
24' Clear height  
9 Dock high doors  
1 Drive-in door  
800 Amps  
LED Lighting



Des Moines Creek Business  
Park  
Building 1B  
2231 S 208th Street  
Des Moines

35,369

3,652

Lease rate not  
published

Available September 1, 2026  
Ample parking  
30' Clear height  
14 Dock high doors  
1 Grade level door



Holgate Center  
1737 Airport Way  
Seattle

39,683

Lease rate not  
published

Available now  
Ample Parking  
18.5' Clear height  
Heavy Mega Watts of Power



Kent Valley 1 Distribution Center  
Suite 101  
6329 S 226th Street  
Kent

40,991 12,055

Lease rate not published

Available now  
Easy access to I-5 and SR-167  
24' Clear height  
16 Dock high doors  
1 Grade level door  
3-Phase power



Des Moines Creek Business Park  
Building 1B  
2231 S 208th Street  
Des Moines

41,559 1,346

Lease rate not published

Available September 1, 2026  
Ample parking  
30' Clear height  
14 Dock high doors  
1 Grade level door



Warehouse Distribution Facility  
1000-1020 Andover Park  
West  
Tukwila

54,540 2,910

Shell: \$0.70/psf  
Office: \$1.00/psf  
\$41,088.00 per month plus NNN's

7 Dock high doors  
2 Grade level doors  
Secured Yard



Des Moines Creek Business Park  
Building 1B  
2231 S 208th Street  
Des Moines

76,928 4,988

Lease rate not published

Available September 1, 2026  
Ample parking  
30' Clear height  
28 Dock high doors  
2 Grade level doors



Flexible Logistics Solutions  
14545 Stewart Rd SE  
Sumner

140,000 950

Blended: \$0.76/psf  
\$106,400.00 per month plus NNN's

Easy access to SR-167 and I-5  
40' Clear height  
19 Dock high doors  
2 Grade level doors





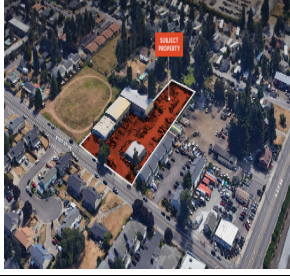


Lakewood Logistics Center  
7530 150th Street SW  
Lakewood

205,030 3,160

Lease rate not published

Available December 1, 2026  
4 Acres Yard  
36' Clear height  
42 Dock high doors  
4 Drive-in doors  
LED Lighting  
183 Trailer parking stalls

INDUSTRIAL BLDGS FOR SALE		TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	Meeker Street 1 704 W Meeker Kent	5,000		\$ 1,495,000	Available now Also Available for Lease Zoning DCE
	601 S Andover St Seattle	17,401	3,758	\$ 4,600,000	Also Available for Lease Upgraded LED Lighting 18' Clear height 2 Dock Platforms w/Dock Leveler 400 Amps of 208V 3-Phase Power

INDUSTRIAL LAND FOR LEASE/SALE		TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	214 21st St SE Auburn	2.2	93,685	Not published	For Lease Available January 1, 2027 26,920 SF Building 3,750 SF Office 22' Clear height 6 Grade level doors 1 Acre Yard
	Canyon Road IOS Site 13018 Canyon Road East Puyallup	2.6	111,557	Not published	For Lease Available 07/01/2026 5,088 SF Office 1,168 SF Shop 3,600 SF Tent 16' Clear Height 1 Grade level door NNN Rate \$0.23/SF/Mo
	37405 Pacific Hwy S Federal Way	8.0	348,480	\$ 2,700,000	For Sale Available now 2,560 SF Building Zoning RS15.0