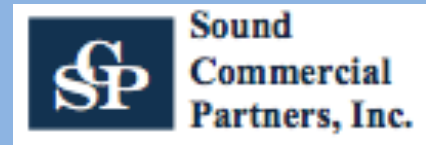


NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 5/23/26



phil@soundcommercialpartners.com
 phone: 206.595.3355

	INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
	Campus Park Building 1, Suite 111 34310 9th Ave S Federal Way	2,509	654	\$3,136.00 per month plus NNN's	Available August 2026 15' Clear height 1 Grade level door 3 Phase power
	30th & B St Business Park Bldg 61, Unit KN/LN 1 30th St NW Auburn	3,021	215	NNN: \$0.46/psf Lease rate not published	Available now New LED lighting Fully fenced site with gate card 22' Clear height 2 Grade level doors Drive-through access Ample power
	Port 106 Industrial Center Suite 4700C 4746 Ohio Ave S Seattle	3,206		Lease rate not published	Available now Ample parking on-site Small Footprint, Truck Height, Roll Up Door Access 3-Phase electrical
	PNC Building Suite 2 3901 100th St SW Lakewood	3,500		NNN: \$0.41/psf Lease rate not published	Available now Easy access to I-5 and Hwy- 512 1 Grade level door
	2523 Pacific Highway E, Suite D Fife	4,213	665	Rate: \$1.15/psf \$4,845.00 per month plus NNN's	Available now 18' Clear height 1 Grade level door 2,000 SF Small side yard Industrial Zoning
	Hill Betti Business Park Suite M 2629 Reinhardt Lane NE Lacey	4,500		Rate: \$1.10/psf NNN: \$0.22/psf \$4,950.00 per month plus NNN's	Available now 14' Clear height Grade level doors



Hill Betti Business Park
Suite R
2629 Reinhardt Lane NE
Lacey

4,500

Rate: \$1.10/psf
NNN: \$0.22/psf
\$4,950.00 per
month plus NNN's

Available now
14' Clear height
Grade level doors



Gateway CC
Bldg 3
12648 Interurban Ave S
Tukwila

4,753

2,128

Shell: \$1.25/psf
Office: \$1.25/psf
NNN: \$0.63/psf
\$8,601.25 per
month plus NNN's

Available now
Dock high doors
2 Grade level doors



Oliver Industrial Park
4210 B St NW
Auburn

4,825

1,060

Lease rate not
published

24' Clear height
2 Grade level doors



PNC Building
Suite 1
3901 100th St SW
Lakewood

5,000

3,500

NNN: \$0.41/psf
Lease rate not
published

Available now
Easy access to I-5 and Hwy-
512
1 Grade level door



Gateway CC
Bldg 3
12664 Interurban Ave S
Tukwila

5,000

1,483

Shell: \$1.25/psf
Office: \$1.25/psf
NNN: \$0.63/psf
\$8,103.75 per
month plus NNN's

Available now
Dock high doors
2 Grade level doors



Standalone Industrial
Building with Yard
640 1st Street Southwest
Auburn

5,200

\$6,500.00 per
month plus NNN's

1 Grade level door
12,000 SF Yard @ \$2,500 per
Month + NNN



Port 106 Industrial Center
Suite 4700D
4746 Ohio Ave S
Seattle

5,611

Lease rate not
published

Available now
Ample parking on-site
Small Footprint, Truck Height,
Roll Up Door Access
3-Phase electrical



Gateway CC
Bldg 3
12668 Interurban Ave S
Tukwila

5,786

3,319

Shell: \$1.25/psf
Office: \$1.25/psf
NNN: \$0.63/psf
\$11,381.25 per
month plus NNN's

Available now
Dock high doors
2 Grade level doors



Port 106 Industrial Center
Suite 4731
4746 Ohio Ave S
Seattle

6,040

Lease rate not
published

Ample parking on-site
Truck Height Dock
Roll Up Door
3-Phase electrical



Port 106 Industrial Center
Suite 4750
4746 Ohio Ave S
Seattle

6,040

Lease rate not
published

Available now
Ample parking on-site
Flexible Layout, Truck Dock,
Upgraded Electrical
3-Phase electrical



Gateway CC
Bldg 1
12856 Interurban Ave S
Tukwila

6,246

4,818

Shell: \$1.25/psf
Office: \$1.25/psf
NNN: \$0.62/psf
\$13,830.00 per
month plus NNN's

Available now
1 Dock high door
1 Grade level door



835 S 192nd Street, Suite
1200
SeaTac

7,365

799

Sublease rate not
published

Sublease Term Expires
5/31/2028
Ample Parking
24' Clear height
3 Dock high doors
1 Grade level door



Thermatech Northwest
10312 Sales Rd S
Lakewood

7,608

2,940

\$10,500.00 per
month plus NNN's

1 Dock high door
1 Grade level door
27,000 SF of Fully Fenced and
Paved Yard
Zoned I-1



Hill Betti Business Park
2901 Marvin Road NE
Lacey

9,000

1,200

Rate: \$1.10/psf
NNN: \$0.22/psf
\$9,900.00 per
month plus NNN's

36,000 SF Lot
16' Clear height
Grade level doors



Hill Betti Business Park
Suite M, R & S
2629 Reinhardt Lane NE
Lacey

10,500

Rate: \$1.10/psf
NNN: \$0.22/psf
\$11,550.00 per
month plus NNN's

Available now
14' Clear height
Grade level doors



Gateway CC
Bldg 3
12664 & 12668 Interurban
Ave S
Tukwila

10,786

4,802

Shell: \$1.25/psf
Office: \$1.25/psf
NNN: \$0.63/psf
\$19,485.00 per
month plus NNN's

Available now
Dock high doors
4 Grade level doors



Auburn ITC
Bldg B, Ste 170
1808 B Street NW
Auburn

11,100

1,270

Shell: \$1.15/psf
Office: \$1.25/psf
\$14,352.50 per
month plus NNN's

Available November 1, 2026
24' Clear height
4 Dock high doors
1 Grade level door
M-1 Zoning



919 Houser Way N
Renton

12,500

1,300

\$16,500.00 per
month plus NNN's

Available now
28,000 SF Land
Oil / water separator
New LED lights
Small secure yard
20' Clear height
2 Grade level doors



2710 First Avenue South
Seattle

20,400

5,720

Lease Rate
1st and 2nd Floors
\$18.00
PSF/YR/NNN
9,000 SF
Basement
Basement Storage
\$6.00
PSE/YR/NNN

Available January 1, 2027
18' Clear height
1 Dock high door
1st Floor
3,320 SF Office
5,680 SF Warehouse
2nd Floor 2,400 SF office
Zoning – II U/160



Prologis Park O'Donnell 3
Suite 7025
7025 - 7035 S 212th St
Kent

22,119

Lease rate not
published

Available now
24' Clear height
8 Dock high doors
2 Drive-in doors
600A, 277-480v, 3-phase
Zoning: Designated I1



Prologis Park O'Donnell 3
Suite 7035
7025 - 7035 S 212th St
Kent

24,445

5,547

Lease rate not
published

Available July 1, 2026
24' Clear height
1 Dock high door
2 Drive-in doors
1,600a, 277-480v, 3-phase
Zoning: Designated I1



Davis Commerce Center
Suite A101
22703 72nd Ave S
Kent

24,469

1,660

Lease rate not published

Available now
23' Clear height
7 Dock high doors
1 Grade level door
200 Amps 277/480v power



Covington Fulfillment Center
Option 3
27631 Covington Way SE
Covington

25,000

Lease rate not published

Planned development
10.77 Acres
32' Clear height
14 Dock high doors
2 Grade level doors



Hill Industrial - 187B
18726 East Valley Hwy
Kent

25,288

1,400

Lease rate not published

24' Clear height
4 Dock high doors
2 Grade level doors
277/480V 3-phase, 1,000 amps



Green River Corporate Park
Building D, Suite 134D
20120 72nd Ave S
Kent

30,630

2,750

Lease rate not published

LED Lighting
24' Clear height
6 Dock high doors
1 Grade level door
400 Amps of power



4540 S Adams St
Tacoma

41,180

5,200

\$33,000.00 per month plus NNN's

Also Available for Sale
1.35 Acres
18' Clear height
5 Grade level doors
Paved and fully gated fenced yard
Power: 480V, 3000 Amps
Zoning: M-2 Heavy Industrial



Prologis Park O'Donnell 3
7025 - 7035 S 212th St
Kent

45,564

5,547

Lease rate not published

24' Clear height
9 Dock high doors
4 Drive-in doors
2,200a, 277-480v, 3-phase
Zoning: Designated I1



Covington Fulfillment Center
Option 2
27631 Covington Way SE
Covington

93,600

Lease rate not published

Planned development
8.97 Acres
32' Clear height
31 Dock high doors
2 Grade level doors





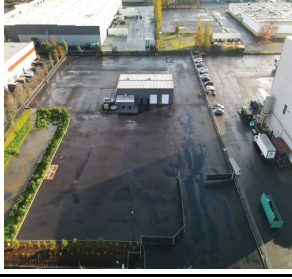

Sumner Corp Park
 Cascade Bldg, Suite 600
 14000 24th St E
 Sumner

101,559 3,000

Rate: \$0.70/psf
 NNN: \$0.28/psf
 \$71,091.30 per
 month plus NNN's

Sublease through 10/31/2028
 Available now
 30' Clear height
 28 Dock high doors
 1 Grade level door
 10 Pit levelers
 400 Amps of power

INDUSTRIAL BLDGS FOR SALE		TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	10709 12th Ave E Tacoma	5,520		\$ 1,450,000	Available now Grade level doors 1.38 Acres Yard 13' Clear height Zoning CE
	Oakesdale Commerce Center - E5 720 SW 34th St Renton	29,628	4,893	\$ 10,300,000	Also Available for Lease Available now 24' Clear height 5 Dock high doors 1 Grade level door
	4540 S Adams St Tacoma	41,180	5,200	\$ 7,500,000	Also Available for Lease 1.35 Acres 18' Clear height 5 Grade level doors Paved and fully gated fenced yard Power: 480V, 3000 Amps Zoning: M-2 Heavy Industrial

	INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	Frederickson Place I & II - Lot 5 17820 Canyon Road E Frederickson	0.7	30,237	Not published	For Lease Available now Zoning ECOR
	Lakewood Trailer Container Yard 3515 82nd Street South Lakewood	2.3	99,317	Not published	Sublease Expiration 07/31/2027 Available now Fully Paved Lit and Secured Approximately 70 Trailer Stalls Container Yard
	Sumner Industrial Yard 4611 Tacoma Ave Sumner	2.3	101,494	\$0.40/psf \$40,597.60 per month plus NNN	Industrial Yard For Lease 3,570 SF Shop 1,200 SF Training Room/Office \$0.05 NNN 21' Clear Height 4 Grade level doors Heavy Power
	210 23rd St SE Puyallup	2.8	121,098	\$30,000.00 per month plus NNN	For Lease 2,313 SF two-story office 1,109 SF former residence (office) 672 SF storage shed Rare permitted outside storage yard Zoned ML