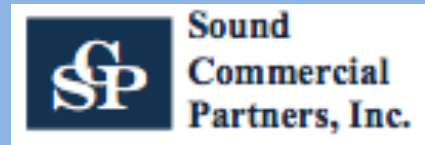


NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 5/8/26



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
 <p>Kent Business Center Building A, Suite 25426 25316 - 25530 74th Avenue S Kent</p>	2,070	1,198	Lease rate not published	Available now 1 Grade level door Warehouse/Office with open office area and 1 private office. 2 restrooms
 <p>Kent Business Center Building A, Suite 25420 25316 - 25530 74th Avenue S Kent</p>	2,349	1,184	Lease rate not published	Available 09/01/2026 Warehouse/Office with reception, 2 private offices, conference room, kitchenette and 2 restrooms.
 <p>M3 Commerce Center Building C 1051-1061 Andover Park East Tukwila</p>	4,000		Lease rate not published	Available 07/01/2026 18' Clear height 2 Grade level doors
 <p>SODO Food Processing Suite C, East 432 420/426/432 South Massachusetts St Seattle</p>	4,543		\$7,500.00 per month plus NNN's	Grade level doors Dock high doors Ample Power – 600 Amps
 <p>Warehouse Space Near Hawks Prairie Industrial Parks 8410 30th Ave NE Lacey</p>	4,900		Rate: \$1.28/psf \$6,272.00 per month plus NNN's	2 Grade level doors 3,400 SF of Yard
 <p>Kent Business Center Building A, Suite 25502 25316 - 25530 74th Avenue S Kent</p>	5,130	2,722	Lease rate not published	Available now 1 Grade level door Warehouse/Office space with climate controlled office and lab/warehouse area



Andover East Business Center
 Building A
 1071 Andover Park East
 Tukwila

5,200

1,909

Lease rate not published

Available September 1, 2026
 immediate access to I-5
 16' Clear height
 2 Dock high doors



SODO Food Processing
 Suite A, West 420
 420/426/432 South
 Massachusetts St
 Seattle

6,284

\$9,500.00 per month plus NNN's

Grade level doors
 Dock high doors
 Ample Power – 600 Amps



PNC Building
 Suite 8
 3901 100th St SW
 Lakewood

7,500

3,600

NNN: \$0.41/psf
 Lease rate not published

Available now
 Easy access to I-5 and Hwy-512
 2 Dock high doors



PNC Building
 Suite 1
 3901 100th St SW
 Lakewood

8,500

3,500

NNN: \$0.41/psf
 Lease rate not published

Available now
 Easy access to I-5 and Hwy-512
 2 Grade level doors



Kent Industrial Park
 7054 South 188th Street
 Kent

8,720

828

Lease rate not published

Available now
 22'6" Clear height
 2 Dock high doors
 1 Grade level door



Suite 101
 3305 108th Street South
 Lakewood

9,202

560

Lease rate not published

Also Available for Sale
 Available September 2026
 24' Clear height
 2 Dock high doors
 1 Grade level door



Suite 102
 3305 108th Street South
 Lakewood

9,202

1,200

Lease rate not published

Also Available for Sale
 Available September 2026
 24' Clear height
 2 Dock high doors
 1 Grade level door



1806 River Road
Puyallup

10,707

Rate: \$0.25/psf
\$2,676.75 per
month plus NNN's

Also Available for Sale
2.17 Acres
2,300 SF Shop
12' Clear height
1 Grade level door
Zoning General Commercial



3802 South Cedar St
Tacoma

11,596

8,470

Rate: \$1.25/psf
\$14,495.00 per
month plus NNN's

Dock high doors
Grade level doors
Yard Available
Zoning: Urban Center Mixed
Use



2501 Harbor Ave SW
Seattle

12,753

1,000

Lease rate not
published

Available now
16' Clear height
3 Grade level doors
Zoning C1-55



SeaTac Industrial Park
Building 2, Suite 18926
18802-19034 13th Place
South
SeaTac

13,140

2,594

Lease rate not
published

Available June 1, 2026
Close proximity to I-5, SR-99
and SR-509
17'-9" Clear height
4 Dock high doors
1 Grade level door
Zoning I



Tukwila Industrial
1224 - 1225 Andover Park E
Tukwila

13,337

2,112

Lease rate not
published

Available now
1.02 Acres Site
24' Clear height
4 Dock high doors
Heavy power



West Park Corporate Campus
C100
3402 W Valley Hwy N
Auburn

15,559

1,177

Lease rate not
published

Sublease Through 7/31/28
Easy Access to I-5, SR-18 &
Hwy-167
30' Clear height
2 Dock high doors
1 Grade level door
3-Phase Power



Suite 103
3305 108th Street South
Lakewood

18,404

1,200

Lease rate not
published

Also Available for Sale
Available September 2026
24' Clear height
4 Dock high doors
3 Grade level doors



ACR Building
1017 S 344th Street
Federal Way

18,543

660

Lease rate not published

Sublease Term Through 5/31/2029
Available August 1, 2026
25' Clear height
3 Dock high doors
2 Grade level doors



Seattle South Business Park
Bldg 2
18161 Segale Park Dr B
Tukwila

21,673

3,071

Lease rate not published

Available August 1, 2026
LED Lighting
28' Clear height
4 Dock high doors



Rainier Corporate Park East
Suite A130
2400 70th Ave E
Fife

24,096

1,881

Lease rate not published

Available June 1, 2026
30' Clear height
5 Dock high doors
1 Grade level door
Three phase power



Tukwila Industrial
1224 - 1225 Andover Park E
Tukwila

26,674

3,984

Lease rate not published

Available now
1.02 Acres Site
24' Clear height
5 Dock high doors
32 Parking stalls
Heavy power



1417 West Valley Highway
Auburn

34,531

1,920

Lease rate not published

24' Clear height
5 Dock high doors
2 Grade level doors
23 Parking stalls
Zoning M-1



3305 108th Street South
Lakewood

36,808

2,950

Lease rate not published

Also Available for Sale
Available September 2026
24' Clear height
8 Dock high doors
5 Grade level doors






Emerald Corporate Park
Suite 100
4104 C Street NE
Auburn

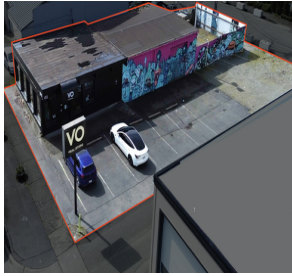


38,628

1,990

Lease rate not published

Available now
30' Clear height
7 Dock high doors
1 Grade level door

	Seattle South Business Park Bldg 6 18323 Andover Park W Tukwila	51,650	2,560	Lease rate not published	Available now LED lighting with motion sensors 28' Clear height 7 Dock high doors 2 Drive in doors 800 Amps
	Fortress Algona Logistics 316 Ellingson Road Algona	63,118	5,040	Rate: \$0.32/psf \$20,197.76 per month plus NNN's	Available September 1, 2026 6.53 Acres Site 23' Clear height 13 Grade level doors Fenced and secure yard 2,000 Amps power Zoning M1
	Kurv Kent II 6838 S 234 th Street Kent	178,400	4,800	Lease rate not published	30' Clear height 26 Dock high doors 1 Grade level door 28 Trailer stalls 65 Parking stalls 3-Phase power

INDUSTRIAL BLDGS FOR SALE		TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	4302 S Washington St Tacoma	2,220		\$ 450,000	0.17 Acre Land 1 Grade level door 960 SF Fenced Yard Zoned M1-STGPD-ST-M/IC
	10814 Valley Ave E Puyallup	3,933	1,197	\$ 1,350,000	2 Grade level doors Exterior Yard ±3,566 SF Fully Fenced
	Suite 101 3305 108th Street South Lakewood	9,202	560	Sale price not published	Also Available for Lease Available September 2026 24' Clear height 2 Dock high doors 1 Grade level door



Suite 102
3305 108th Street South
Lakewood

9,202 1,200

Sale price not published

Also Available for Lease
Available September 2026
24' Clear height
2 Dock high doors
1 Grade level door



South Adams Industrial
Campus
4320 S Adams St
Tacoma

9,520 1,428

Sale price not published

0.96 Acre
20' Clear height
Grade level doors
Zone CIX-STGPD



South Adams Industrial
Campus
4310 S Adams St
Tacoma

10,080 1,088

Sale price not published

0.96 Acre
20' Clear height
Grade level doors
Zone CIX-STGPD



1806 River Road
Puyallup

10,707

\$ 3,100,000

Also Available for Lease
2.17 Acres
2,300 SF Shop
12' Clear height
1 Grade level door
Zoning General Commercial



Suite 103
3305 108th Street South
Lakewood

18,404 1,200

Sale price not published

Also Available for Lease
Available September 2026
24' Clear height
4 Dock high doors
3 Grade level doors



South Adams Industrial
Campus
4310 - 4320 S Adams St
Tacoma

19,600 2,516

\$ 3,600,000

0.96 Acre
20' Clear height
8 Grade level doors
Zone CIX-STGPD



Rainstate Building
5212 S Washington St
Tacoma

19,853

\$ 2,595,000

0.67 Acre
20' Clear height
6 Grade level doors
Zone CIX-STGPD



3305 108th Street South
Lakewood

36,808 2,950

Sale price not published

Also Available for Lease
Available September 2026
24' Clear height
8 Dock high doors
5 Grade level doors



Tamarack Building
1607 136th Ave E
Sumner

159,250 3,370 \$ 38,200,000

6.93 Acres
30' Clear height
23 Dock high doors
2 Grade level doors
91 Parking stalls
Power: Heavy - 1,600 amps,
480-v, 3-phase
Zoning: M-1, Light Industrial

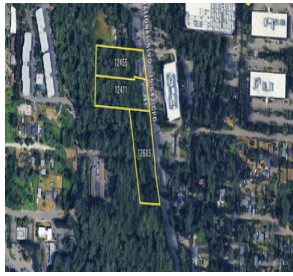
**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

PRICE/LEASE RATE

COMMENTS



Tukwila International Blvd
12455 Tukwila Intl Blvd
Tukwila

1.9 80,586

Not published

For Sale
Zoning: C/LI

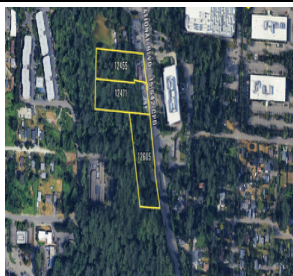


263 Roy Rd SW
Pacific

1.9 82,841

\$0.40/psf
\$33,136.40 per
month plus NNN

For Lease
Available 10/1/2026
4,400 SF Office Shop
\$0.05 NNN
Flat, Graveled and Fenced
Yard
Zoned for Outside Storage
Uses

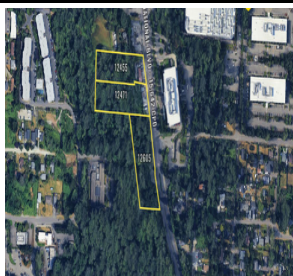


Tukwila International Blvd
12471 Tukwila Intl Blvd
Tukwila

2.1 89,298

Not published

For Sale
Zoning: C/LI



Tukwila International Blvd
12605 Tukwila Intl Blvd
Tukwila

2.3 100,218

Not published

For Sale
Zoning: C/LI



Development Opportunity
Bonney Lake

3.6 156,816 Not published

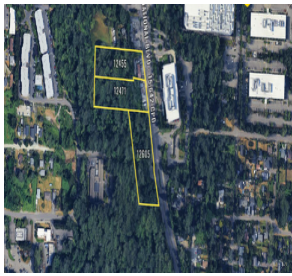
For Sale
Electric, sewer and water
available
Flexible Eastown Zoning



Steele Street Development
Yard
2108 102nd St S
Tacoma

5.4 235,224 \$ 1,960,000

For Sale
7,800 SF Building
1,192 SF Office
8 Service Bays
38 Tractor-Trailer parking
Gravel Yard + Secured Fencing
Zone Community Employment



Tukwila International Blvd
12455, 12471, 12605 Tukwila
Intl Blvd
Tukwila

6.2 270,102 \$ 2,990,000

For Sale
Zoning: C/LI