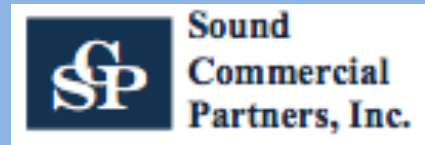


NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 6/12/26



phil@soundcommercialpartners.com
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	INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
	24th Street Business Park Bldg F1 24th St E & 138th Ave S Sumner	2,004	62	Lease rate not published	Available 08/01/2026 20' Clear height 1 Grade level door M-1 Zoning 3-Phase power
	Federal Way Business Park North Building D, Suite 33747 801 S 336th St - 33759 9th Ave S Federal Way	2,513	1,037	NNN: \$0.51/psf Lease rate not published	Available now Ample parking Easy access to I-5, SR-18, SR- 167 1 Grade level door
	Davis Commerce Center Building C, Suite C105 22737 72nd Ave S Kent	2,621	974	Lease rate not published	Available now 12' Clear height 1 Grade level door Zoning I1
	South 93rd Business Park Suite EJ 1605 South 93rd Street Seattle	3,767	199	Lease rate not published	20' Clear height 2 Grade level doors
	16th Avenue Industrial Building 19003 & 19005 16th Ave S SeaTac	4,250	847	Shell: \$1.05/psf Office: \$1.25/psf NNN: \$0.3825/psf \$5,521.25 per month plus NNN's	Available October 1, 2026 16' Clear height 3 Grade level doors
	Former Tam Engineering Building 1, Area D 3033-3035 S Lawrence St Tacoma	4,968		Rate: \$0.62/psf NNN: \$0.18/psf \$3,080.16 per month, plus NNN's	16' Clear height Dock high doors Grade level doors Heavy power Zoned - Heavy Industrial (M-2)



10914 25th Ave E
Tacoma

4,992

\$6,000.00 per
month plus NNN's

Under Construction
Available Q3 2026
Grade level doors
15,000 SF of Yard



Park 234
Building A
23414 68th Ave S
Kent

5,000

1,827

Shell: \$1.20/psf
Office: \$1.30/psf
NNN: \$0.31/psf
\$8,375.10 per
month plus NNN's

Available July 1st, 2026
16' Clear height
2 Dock high doors
1 Grade level door



24th Street Business Park
Bldg B6-8
24th St E & 138th Ave S
Sumner

5,996

1,408

Lease rate not
published

Available 07/01/2026
20' Clear height
3 Grade level doors
M-1 Zoning
3-Phase power



South 93rd Business Park
Suite F2/22
1705 South 93rd Street
Seattle

6,107

247

Lease rate not
published

Available 01/01/2026
20' Clear height
3 Grade level doors



Fife Business Park
Building 5013-7/8
5003 Pacific Hwy East
Fife

6,144

2,970

NNN: \$0.493/psf
Lease rate not
published

20' Clear height
2 Grade level doors
Electric HVAC



Steele Street Business Park
11306 Steele Street South
Tacoma

6,720

500

Rate: \$1.15/psf
\$7,728.00 per
month, plus NNN's

Available now
1.98 Acres
18' Clear height
2 Grade level doors
3-Phase, 200 Amp power



Kent Corporate Park
22420 72nd Ave S
Kent

6,737

1,031

Lease rate not
published

Sublease Expires March 31,
2027
18' Clear height
3 Dock high doors



Kenyon Business Park
 Building A, Unit 7930
 S Kenyon St & Occidental Ave
 S
 Seattle

7,170

1,803

Lease rate not published

Available 11/01/2026
 20' Clear height
 2 Dock high doors
 2 Grade level doors
 600 amps, 480v, 3-phase



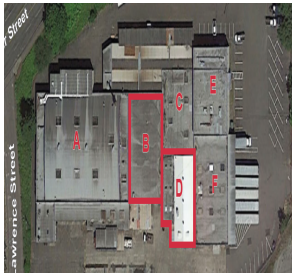
6th Ave South Industrial
 5964 6th Ave S
 Seattle

7,200

300

Rate: \$1.15/psf
 \$8,280.00 per month, gross

1 Grade level door



Former Tam Engineering
 Building 1, Area B
 3033-3035 S Lawrence St
 Tacoma

7,200

Rate: \$0.75/psf
 NNN: \$0.18/psf
 \$5,400.00 per month, plus NNN's

16' Clear height
 Dock high doors
 Grade level doors
 Heavy power
 Zoned - Heavy Industrial (M-2)



7Seas Tacoma
 2101 Jefferson Ave
 Tacoma

8,358

Rate: \$0.90/psf
 \$7,522.20 per month, gross

Available now
 Shared dock access available



135 S Lucile St
 Seattle

8,700

Rate: \$1.15/psf
 \$10,005.00 per month, plus NNN's

16' Clear height
 1 Grade level door
 5,000 SF fenced yard
 Heavy power



Gorlick Building
 Suite B
 2944 1st Ave S
 Seattle

9,027

Lease rate not published

Available now
 1 Grade level door
 Zoning IG2-U/85



Kenyon Business Park
 Building A, Unit 7920
 S Kenyon St & Occidental Ave
 S
 Seattle

9,505

768

Lease rate not published

Available now
 20' Clear height
 3 Dock high doors
 1 Grade level door
 600 amps, 480v, 3-phase



Kent Corporate Park
Building B, Suite 22442
22412-22426 72nd Ave S
Kent

11,871 1,348

Shell: \$1.10/psf
Office: \$1.35/psf
\$14,877.90 per
month plus NNN's

Available 01/01/2027
26' Clear height
5 Dock high doors
1 Grade level door
Power 200A



521 South Monroe Building
521 S Monroe St
Seattle

12,000 1,208

\$12,000.00 per
month plus NNN's

Available 07/01/2026
21' Clear height
4 Drive-in doors



Valley Business Center
Suite H
405 Valley Ave NW
Puyallup

14,052 2,543

Lease rate not
published

Available March 2027
16' Clear height
6 Grade level doors



7651 S 190th St
Kent

15,000

Lease rate not
published

For Sublease
1 Dock high door
1 Drive-in door



Mill Creek DC
21846 & 21854 76th Ave S
Kent

16,800 2,588

Shell: \$1.10/psf
Office: \$1.35/psf
\$21,973.80 per
month plus NNN's

Available November 1, 2026
22' Clear height
10 Dock high doors
2 Drive-in doors
14 Stalls Trailer Parking
Zoning I-3 City of Kent



Cascade Engine Building
22100 68th Ave S
Kent

17,000 526

Shell: \$1.07/psf
Office: \$1.35/psf
NNN: \$0.25/psf
\$18,900.10 per
month plus NNN's

Available now
3 Dock high doors
1 Grade level door
5,000 SF Yard @ \$0.30/SF



Northwest Corporate Park
Building A
19815 85th Ave S
Kent

18,000 1,235

Lease rate not
published

Available 10/01/2026
24' Clear height
5 Dock high doors
1 Grade level door
3 Dock levelers



16th Avenue Industrial Building
18923 & 18929 16th Ave S
SeaTac

18,032 3,150

Shell: \$1.00/psf
Office: \$1.25/psf
NNN: \$0.3825/psf
\$21,969.50 per month plus NNN's

Available now
23' Clear height
3 Dock high doors
2 Grade level doors



17300 West Valley Highway
Tukwila

21,025 4,122

\$40,000.00 per month plus NNN's

Also Available for Sale
Available September 2026
70,132 SF of Land
20' Clear height
Dock high doors
Grade level doors
33,000 SF Fenced Yard



Oaksdale Commerce Center
710 SW 34th St
Renton

30,425 6,244

Lease rate not published

24' Clear height
7 Dock high doors
1 Grade level door
400 Amps 277/480V



16th Avenue Industrial Building
18915 16th Ave S
SeaTac

32,438 8,474

Shell: \$1.00/psf
Office: \$1.25/psf
NNN: \$0.3825/psf
\$43,030.50 per month plus NNN's

Available now
23' Clear height
8 Dock high doors
4 Grade level doors



Valley Centre Corporate Park
Bldg 3, Suite B101
2530 B Street NW
Auburn

45,325 216

Lease rate not published

Available now
30' Clear height
10 Dock high doors
1 Grade level door
1200 Amps of power



Valley Centre Corporate Park
Bldg 1, Suite 105
2820 B Street NW
Auburn

63,000 1,558

Lease rate not published

Available now
30' Clear height
19 Dock high doors
1 Grade level door
4 Dock levelers



Valley Centre Corporate Park
Bldg 3, Suite A101
2530 B Street NW
Auburn

90,650 6,900

Lease rate not published

Available now
30' Clear height
19 Dock high doors
2 Grade level doors
1200 Amps of power



Valley Centre Corporate Park
Bldg 3, Suite 101
2530 B Street NW
Auburn

135,975

7,116

Lease rate not published

Available now
30' Clear height
29 Dock high doors
3 Grade level doors
1200 Amps of power



Valley Centre Corporate Park
Bldg 4
2302 B Street NW
Auburn

191,824

5,724

Lease rate not published

Available now
30' Clear height
50 Dock high doors
4 Grade level doors
41 Trailer stalls
1200 amps of 277/480 volt, 3-phase power



Prologis Emerald Gateway
Building 5
3301 S Norfolk St
Tukwila

278,920

11,040

Lease rate not published

Available now
30' Clear height
54 Dock high doors
1 Grade level door
Zoning LI

INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
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Osterman Building
4237 24th Ave W
Seattle

13,365

5,000

Sale price not published

Also Available for Lease
24' Clear height
1 Dock high door
2 Grade level doors
3-Phase 208v Power
Zoning MML U/65



8155 1st Ave S
Seattle

16,796

1,572

Sale price not published

1.38 Useable Acres
22' Clear height
3 Grade level doors
Heavy Power 480 Volt, 3-Phase
MML U/85 Zoning



2505 Airport Way S
Seattle

20,060

2,016

\$ 6,250,000

0.55 Acres
19' 6" Clear height
3 Dock high doors
1 Ramped drive-in door
2 Former rail doors
120/208V, 3-phase and
120/240V, single phase



17300 West Valley Highway
Tukwila

21,025

4,122

\$

8,900,000

Available September 2026
70,132 SF of Land
20' Clear height
Dock high doors
Grade level doors
33,000 SF Fenced Yard
Zoning C/LI



22601 76th Ave S
Kent

49,412

4,997

\$

14,800,000

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



Steele Street Manufacturing
Center
10402 Steele St S
Lakewood

68,949

3,000

Sale price not
published

Two buildings totaling
68,949sf
2.09 Acres
44' Clear height
5 Grade level doors
4,000+ Amps 3-Phase 480V
Zoning Light Industrial L1

INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
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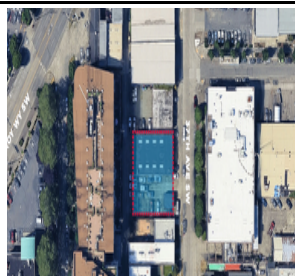
12218 51st Pl S
Tukwila

0.2

10,000

\$4,000.00 per
month, Modified
Gross

For Lease
Available now
280 SF Office
Fully Graveled, Secured &
Gated



4607-4613 37th Ave SW
Seattle

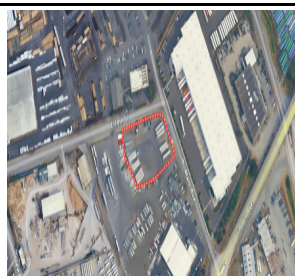
0.3

11,500

\$

2,200,000

For Sale
4,500 SF Auto-repair property
Zoned NC3-75 (M)
5,750 SF of yard



Marc Avenue Yard
1906 Marc Ave
Tacoma

1.2

53,662

\$0.34/psf
\$18,245.08 per
month plus NNN

For Lease
Paved and Fenced Yard
Zoned Heavy Industrial/
Seaport Core