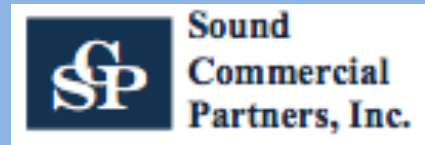

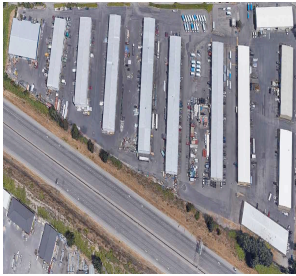






NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 6/19/26



phil@soundcommercialpartners.com
 phone: 206.595.3355

INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
 <p>Cedar Plaza Building D Suite G 3635 S Lawrence Street Tacoma</p>	2,710		Lease rate not published	Available Now Dock High Loading Doors Ample Parking
 <p>Jenco Industrial Park Building E Suite C 10526 South Steele St Lakewood</p>	3,000	250	Blended: \$0.90/psf \$2,700/month plus NNN's NNN: \$0.24/psf	Available Now 18' Clear height 1 Grade level door 3-Phase power
 <p>Pacific Business Park Building E Suite 8735 8725 S 212th st Kent</p>	3,284	1,530	Lease rate not published	Available January 1, 2027 1 Grade level door Building signage available
 <p>Omni Business Park Unit D4 3401/3409/3411/3419 C Street NE Auburn</p>	3,500		Rate: \$1.20/psf \$4,200/month plus NNN's	Available Now 1 Oversized Grade Level door Minimal Office with Mezzanine
 <p>720 Thomas Ave SW Renton</p>	4,800		Lease rate not published	For Sublease Master Lease Expires March 31, 2031 Available Now 22' Clear height 1 Dock High Door
 <p>Fostoria Business Park Suite 4487 4455-4497 S 134th pl Tukwila</p>	5,140	680	Lease rate not published	20' Clear height Dock high doors Grade level doors



Fostoria Business Park
Suite 4489
4455-4497 S 134th pl
Tukwila

5,140

150

Lease rate not published

20' Clear height
Dock high doors
Grade level doors



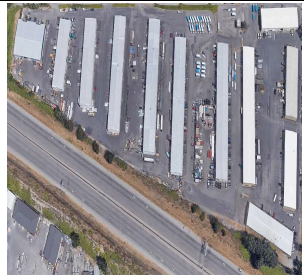
768 Butte Ave SE
Pacific

5,400

500

Lease rate not published

Available Now
4 Oversized Grade-level Doors
Fully Fenced, Secured &
Graveled



Jenco Industrial Park
Building J Suite C
10526 South Steele St
Lakewood

6,000

800

Blended: \$0.90/psf
\$5,400/month plus
NNN's
NNN: \$0.24/psf

Available Now
18' Clear height
1 Dock high door
2 Grade level doors
3-Phase power



Valley Corporate Center
Building A
22247 68th Avenue South
Kent

7,880

826

Lease rate not published

Available November 1, 2026
25' Clear height
3 Dock high doors
1 drive in door
4,200 SF Paved and Fenced
yard



2525 Inter Ave
Puyallup

7,920

4,400

\$8,712.00 per
month plus NNN's

Available July 1, 2026
5 Dock high doors
8 private upstairs offices
Large upstairs bullpen area
Large open reception
area/bullpen



Auto Trim Building
17000 W Valley Hwy
Tukwila

9,800

1,200

Rate: \$1.35/psf
\$13230/month
plus NNN's

Also Available for Sale
Available now
16' Clear height
1 Grade Level Door
Fenced and secured site



840 Butte Ave SE
Pacific

11,034

500

Lease rate not published

Available Dec 1, 2026
5 Oversized Grade-level Doors
Fully Fenced, Secured &
Graveled



Pacific Business Park
Building E Suite 8733
8725 S 212th st
Kent

11,700

948

Lease rate not published

Available January 1, 2027
7 Dock high doors
Building signage available



Sea King Industrial Park
Suite 100
1541 South 92nd Place
Seattle

12,029

1,859

Lease rate not published

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



Lakewood Industrial Park
Bldg 8B, Suite A-1 & B
100th St SW & 47th Ave SW
Lakewood

14,200

990

NNN: \$0.29/psf
Lease rate not published

Available 12/1/2026
4 Dock high doors
4 Grade level doors
Heavy Power



4335 Colorado Ave
Seattle

16,177

Lease rate not published

Available June 1, 2027
30' Clear Height
6 Dock high doors
Ample Parking



832 NW 48th St
Seattle

19,800

1,076

Lease rate not published

20' Clear Height
3 Grade level doors
Heavy Power
Yard 1.26 Acres



Lind Ave Industrial Center
865 Lind Ave SW
Renton

23,121

2,783

Rate: \$1.35/psf
\$31,213.35/month
plus NNN's
NNN: \$0.33/psf

Also Available for Sale
Available Nov 1, 2026
24' Clear height
2 Dock high doors
Fenced and secured site



Valley Avenue Business Park
Bldg 3, Suite 104
914 Valley Avenue NW
Puyallup

58,358

2,825

NNN: \$0.34/psf
Lease rate not published

Available March 1, 2027
30' Clear Height
12 Dock high doors
2 oversized DI door



Puyallup West Distribution Center
2606 16th St NW
Puyallup

170,592

2,500

Lease rate not published

Available January 1, 2027
30' Clear Height
4 Dock high doors
4 Grade level doors
1,200a of 277/480v



Springbrook Distribution Center
7911 S 188th St
Kent

183,542

2,403

Lease rate not published

Immediate Access to SR 167, I-5 and I-405
24' Clear height
30 Dock high doors
Fenced Truck Court

INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
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Auto Trim Building
17000 W Valley Hwy
Tukwila

9,800

1,200

\$ 3,100,000

Also Available for Lease
Available now
16' Clear height
1 Grade Level Door
Fenced and secured site



Lind Ave Industrial Center
865 Lind Ave SW
Renton

23,121

2,783

\$ 6,246,670

Also Available for Lease
Available Nov 1, 2026
24' Clear height
2 Dock high doors
Fenced and secured site



1216 6th Ave N
Kent

25,764

7,350

\$ 6,517,000

22' Clear height
5 Grade Level Doors
Fenced yard area
±1200 amps, 480v, 3 -phase



4611 S 216th st
Kent

0.6

25,000

\$7,500.00 per
month plus NNN

Industrial Yard For Lease
850 SF Office
Property is fully graveled,
secured & gated
Power serviced to the yard
area



10810 Aqueduct Dr E
Tacoma

1.0

41,382

Not published

For Sale
Flat and Graveled
Partially lit yard