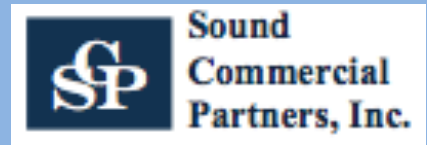


NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 6/5/26



phil@soundcommercialpartners.com
 phone: 206.595.3355

| INDUSTRIAL SPACE FOR LEASE | TOTAL SQ. FT. | OFFICE SQ. FT. | LEASE RATE | COMMENTS |
|---|------------------|-------------------|--|---|
|  <p>Fife Business Park Building 5013-8 5003 Pacific Hwy East Fife</p> | 3,027 | 1,485 | NNN: \$0.493/psf Lease rate not published | Available 10/01/2026 20' Clear height 1 Grade level door Electric HVAC |
|  <p>Fife Business Park Building 5013-7 5003 Pacific Hwy East Fife</p> | 3,117 | 1,485 | NNN: \$0.493/psf Lease rate not published | Available 08/01/2026 20' Clear height 1 Grade level door Electric HVAC |
|  <p>Park 234 Building A 23414 68th Ave S Kent</p> | 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 Abundant parking |
|  <p>Fife Business Park Building 5013-7/8 5003 Pacific Hwy East Fife</p> | 6,144 | 2,970 | NNN: \$0.493/psf Lease rate not published | 20' Clear height 2 Grade level doors Electric HVAC |
|  <p>Steele Street Business Park Building A 11306 Steele Street South Tacoma</p> | 6,720 | 500 | Rate: \$1.15/psf \$7,728.00 per month plus NNN's | Available now 18' Clear height 2 Grade level doors 3-Phase, 200 amp power |
|  <p>Kenyon Business Park Unit 7930 S Kenyon St & Occidental Ave S Seattle</p> | 7,170 | 1,803 | Lease rate not published | Available 11/01/2026 Great access to SR-509, SR-99 & I-5 20' Clear height 3 Dock high doors 1 Grade level door |



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
Unit 7920
S Kenyon St & Occidental Ave S
Seattle

9,505

768

Lease rate not published

Available now
Great access to SR-509, SR-99 & I-5
20' Clear height
3 Dock high doors
1 Grade level door



Simpson Landing
Building B
1519 St Paul Ave
Tacoma

30,000

2,417

Lease rate not published

Available now
20 Dock high doors
1 Grade level door
Three phase power



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



Oaksdale Commerce Center
710 SW 34th Street
Renton

30,425

6,000

Lease rate not published

For Sublease
Lease Expires: 2/28/2027
Ample parking
24' Clear height
7 Dock high doors
1 Grade level door



Lift Logistics 76TH
Suite C
22408 76th Avenue S
Kent

64,319

1,967

Lease rate not published

52' Clear height
13 Dock high doors
1 Grade level door
Power: Up to 800 amps



Cold Storage Building
18404 72nd Ave S
Kent

71,613

10,000

Lease rate not published

Available now
24' Clear height
13 Dock high doors
1 Grade level door
17,575 SF Fenced Yard
M-1 Zoning
1,600 Amps - 277/480v



Prologis Emerald Gateway
 Building 5
 3301 S Norfolk St
 Tukwila

278,920

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 |
|------------------------------|-----------------|------------------|-------|----------|
|------------------------------|-----------------|------------------|-------|----------|



22601 76th Ave S
 Kent

49,412

4,997

\$ 14,800,000

Available now
 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

| INDUSTRIAL LAND FOR LEASE/SALE | TOTAL ACRES | SQUARE FEET | PRICE/LEASE RATE | COMMENTS |
|-----------------------------------|----------------|----------------|------------------|----------|
|-----------------------------------|----------------|----------------|------------------|----------|



Interstate Auto Repair
 10430 Case Road Southwest
 Olympia

2.0

88,862

\$ 1,300,000

For Sale
 3,500 SF Building
 Grade level doors
 Fenced yard