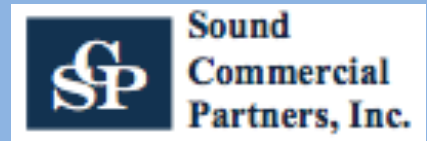


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
7/10/26



phil@soundcommercialpartners.com
phone: 206.595.3355

	INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
	Pacific West Business Center Bldg B 18868 72nd Ave S Kent	5,000	600	Lease rate not published	Available now Ample parking 22' Clear height 1 Dock high door 100 Amps, 120/208v
	27802 Pacific Hwy S, Unit A Federal Way	8,000	1,500	Blended: \$1.50/psf \$12,000.00 per month plus NNN's	Grade level doors 25,000 SF of Paved and fenced yard @ \$0.25/SF
	Continuant Building Suite C 5050 & 4918 20th Street E Fife	10,912	1,210	Lease rate not published	23' Clear height 3 Dock high doors
	5320 Lacey Blvd Lacey	11,440	3,427	Lease rate not published	16' Clear height Dock high doors 2 Grade level doors 3,800 Sf of lit and Fenced yard
	Gateway North Suite 117 3215 - 3425 S 116th St Tukwila	11,680	4,695	Lease rate not published	Available February 1, 2027 22' Clear height 2 Dock high doors 2 Drive-in doors Wet Sprinklers



Continuant Building
Suite B
5050 & 4918 20th Street E
Fife

15,810

1,686

Lease rate not
published

20' Clear height
5 Dock high doors
4 Dock levelers



Prologis Park Kent 8
6241 S 196th St
Kent

17,057

4,202

Lease rate not
published

Available now
21' Clear height
2 Dock high doors
1 Grade level door
Zoning I2



Industrial Outside Storage
Yard
7915 S 261st St
Kent

19,990

4,800

Lease rate not
published

4.5 Acres
Wash Bay with Oil/Water
Separator
18' Clear height
Grade level doors
Storage Yard
Paved and Graveled Site
Zoning I2



4412 4th Avenue South
Seattle

20,794

1,900

Rate: \$1.00/psf
\$20,794.00 per
month, gross

For Sublease
Master Lease Expires:
06/30/2027
3 Dock high doors



Continuant Building
Suite A
5050 & 4918 20th Street E
Fife

25,317

780

Lease rate not
published

20' Clear height
2 Dock high doors



Fennel Creek II
Ste C
9817 233rd Ave E
Bonney Lake

30,355

1,922

Shell: \$0.75/psf
Office: \$1.50/psf
NNN: \$0.32/psf
\$25,649.25 per
month plus NNN's

Also Available for Sale
Available 11/01/2026
30' Clear height
3 Dock high doors
4 Grade level doors
3,000 Amps Power



Prologis Park Kent 8
6241 S 196th St
Kent

58,534

2,883

Lease rate not
published

Available 06/01/2027
21' Clear height
21 Dock high doors
1 Grade level door
Zoning I2



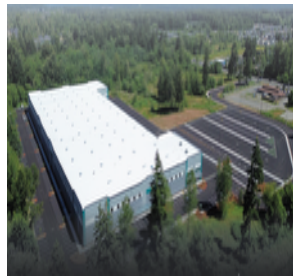
Fennel Creek II
9817 233rd Ave E
Bonney Lake

81,458

5,056

Shell: \$0.75/psf
Office: \$1.50/psf
NNN: \$0.32/psf
\$68,677.50 per
month plus NNN's

Also Available for Sale
Available 11/01/2026
30' Clear height
12 Dock high doors
9 Grade level doors
3,000 Amps Power



Clover Creek Logistics Center
6933 176th St E
Puyallup

192,163

3,820

Lease rate not
published

36' Clear height
25 Dock high doors
2 Drive-in doors
214 Parking stalls
97 Trailer parking
2.35 AC Yard
3,000 Amps of Power

INDUSTRIAL BLDGS FOR SALE		TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE		COMMENTS
	4520 S Adams Street Tacoma	26,068	1,275	\$	5,100,000	16' Clear height 4 Dock high doors 2 Grade level doors 7,000 SF Yard 800 Amps and 200 Amps Zoned Heavy Industrial (M2)
	Fennel Creek II Ste B 9817 233rd Ave E Bonney Lake	26,103			Sale price not published	Available 11/01/2026 Sale Price \$217.19/SF 30' Clear height 5 Dock high doors 1 Grade level door 2 Edge-of-dock levelers 3,000 Amps Power
	Fennel Creek II Ste C 9817 233rd Ave E Bonney Lake	30,355	1,922		Sale price not published	Available 11/01/2026 Sale Price \$217.19/SF 30' Clear height 3 Dock high doors 4 Grade level door 3,000 Amps Power
	Fennel Creek II Ste A 9817 233rd Ave E Bonney Lake	31,000	3,134		Sale price not published	Also Available for Lease Available 11/01/2026 Sale Price \$217.19/SF 30' Clear height 4 Dock high doors 3 Grade level doors 2 Edge-of-dock levelers 3,000 Amps Power



Fennel Creek II
9817 233rd Ave E
Bonney Lake

87,458

5,056

\$

18,995,000

Also Available for Lease
Available 11/01/2026
Sale Price \$217.19/SF
30' Clear height
Dock high doors
Grade level door
Edge-of-dock levelers
3,000 Amps Power

INDUSTRIAL LAND FOR LEASE/SALE

TOTAL
ACRES

SQUARE
FEET

PRICE/LEASE RATE

COMMENTS



7608 Pacific Hwy E
Milton

1.1

47,045

\$

499,900

For Sale
Available now
Zoning M-1



1941 Marine View Dr
Tacoma

3.8

167,270

\$

3,000,000

For Sale
8,890 SF Building
Zoning M2- Heavy Industrial



Industrial Outside Storage
Yard
7915 S 261st St
Kent

4.5

196,020

Not published

For Lease
Wash Bay with Oil/Water
Separator
19,990 SF Building, GL Doors
4,800 SF Office
18' Clear height
Storage Yard
Paved and Graveled Site
Zoning I2