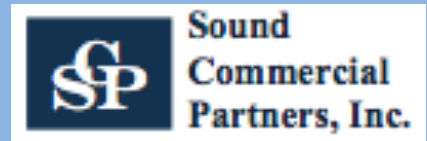


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
7/17/26



phil@soundcommercialpartners.com
phone: 206.595.3355

	INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
	Century Commerce Center Unit 5-6 S 196th St & 70th Ave S Kent	1,901	417	Lease rate not published	Available now 20' Clear height 1 Grade level door 208-V, 3-P power
	24th Street Business Park Bldg D1 24th St E & 138th Ave S Sumner	2,007	194	Lease rate not published	Available 09/01/2026 20' Clear height 1 Grade level door M-1 Zoning 3-Phase power
	Century Commerce Center Unit 2-3 S 196th St & 70th Ave S Kent	2,262	395	Lease rate not published	Available 08/01/2026 20' Clear height 1 Grade level door 208-V, 3-P power
	Pacific Business Park Building 7 7106 S 220th St Kent	2,500	250	Shell: \$1.20/psf Office: \$1.35/psf \$3,337.50 per month plus NNN's	Available 11/01/2026 Comcast cable available 16' Clear height 2 Dock high doors 1 Grade level door
	Spectrum Business Park Building E 1704 South 341st Place Federal Way	2,953	500	Rate: \$1.50/psf \$4,429.50 per month plus NNN's	12' Clear height 4 Grade level doors



Century Commerce Center
Unit 2-5
S 196th St & 70th Ave S
Kent

3,200

317

Lease rate not
published

Available 08/01/2026
20' Clear height
1 Grade level door
208-V, 3-P power



Kent Manufacturing Campus
Suite 106
22630 88th Ave S
Kent

3,217

514

Blended: \$1.00/psf
\$3,217.00 per
month plus NNN's

Available now
Great access to SR-167
Fully fenced and secured
1 Grade level door
Ample 3-phase power



24th Street Business Park
Bldg B104/107
24th St E & 138th Ave S
Sumner

3,606

204

Lease rate not
published

Available now
20' Clear height
2 Grade level doors
M-1 Zoning
3-Phase power



Autoplus | Owner/User
Commercial
427 E Main Ave
Puyallup

6,003

1,750

Rate: \$1.583/psf
\$9,502.74 per
month plus NNN's

Also Available for Sale
0.41 Lot Size
Grade level doors
Zoning CG – General
Commercial



Pacific Business Park
Building 9
7066 S 220th St
Kent

6,400

1,277

Shell: \$1.15/psf
Office: \$1.35/psf
\$9,083.95 per
month plus NNN's

Available 10/01/2026
Comcast cable available
20' Clear height
4 Dock high doors
1 Grade level door



Portland Ave Business Park
Building 7505
7505 Portland Avenue East
Tacoma

8,800

1,400

Lease rate not
published

Available now
24' Clear height
4 Grade level doors
Fenced side yard
3-Phase 208/120-volt power



Portland Ave Business Park
Building B
7513 Portland Avenue East
Tacoma

8,800

Lease rate not
published

Available now
Grade level doors
Zoning MUD



BSP Manufacturing Building
8300 7th Ave S
Seattle

9,600

2,000

Lease rate not
published

16' Clear height
2 Grade level doors
Heavy power



212th Business Park
Building I # 111
8124 S 208th St
Kent

10,239

626

Lease rate not
published

Available January 1, 2027
32' Clear height
2 Dock high doors
2 Grade level doors



White River Corporate Park
Building B, Suite 600
2302 West Valley Hwy N
Auburn

15,868

1,066

Shell: \$1.05/psf
Office: \$1.35/psf
NNN: \$0.41/psf
\$18,100.50 per
month plus NNN's

Available 01/01/2027
Immediate access to SR 167 &
SR 18
24' Clear height
6 Dock high doors
2 Grade level doors



West Park Corporate Campus
A106
1220 37th St Nw
Auburn

19,573

10,189

Lease rate not
published

30' Clear height
3 Dock high doors
1 Grade level door
3-Phase power



Prologis Park Kent 46
18637 72nd Ave S
Kent

27,000

1,446

Lease rate not
published

Available 10/01/2026
Comcast cable available
24' Clear height
5 Dock high doors
1 Drive-in door



Mill Creek DC
21828 76th Ave S
Kent

27,977

2,237

Shell: \$1.10/psf
Office: \$1.35/psf
\$33,794.65 per
month plus NNN's

Available April 1, 2027
22' Clear height
22 Dock high doors
1 Grade level door
17 Trailer Parking Stalls
Zoning I-3



North Valley 64 Distribution
Warehouse
19005 64th Ave S
Kent

52,333

1,532

Lease rate not
published

Ample parking
24' Clear height
12 Dock high doors



1565 Fryar Ave
Sumner

62,301

Lease rate not
published

30' Clear height
9 Dock high doors
1 Grade level door
18 Trailer Stalls
109 Auto Stalls
2,000 Amps



Georgetown Logistics Center
5900 1st Avenue South
Seattle

65,562

11,200

Lease rate not
published

Also Available for Sale
2.62 Acres
18' Clear height
6 Dock high doors
117 Auto stalls
Above standard power
Zoning: IG2-U85



Tacoma Fixture Building
425 East 19th Street
Tacoma

68,300

7,500

Shell: \$0.52/psf
Office: \$0.75/psf
NNN: \$0.23/psf
\$41,141.00 per
month plus NNN's

Also Available for Sale
84,870 SF Land
20' Clear height
4 Dock high doors
5 Grade level doors
Excessive Power



5410-5510 Airport Way S
Seattle

77,269

Lease rate not
published

For Sublease
5,000 SF cooler
24' Clear height
5 Dock high doors
1 Grade level door



Lakewood One Industrial
4901 123rd St
Lakewood

90,588

3,154

Lease rate not
published

8.74 Acres
32' Clear height
27 Dock high doors
1 Grade level door
35 Trailer parking stalls
66,890 SF Yard
800 Amps, 3 Phase power



Tacoma Fixture Building
1815 East D Street
Tacoma

98,300

7,500

Shell: \$0.52/psf
Office: \$0.75/psf
NNN: \$0.23/psf
\$56,741.00 per
month plus NNN's

Also Available for Sale
2.7 Acres
20' Clear height
10 Dock high doors
5 Grade level doors
Excessive Power



1200 2nd Ave North
Kent

100,000

2,200

Lease rate not
published

Available April 1, 2027
30' Clear height
19 Dock high doors
2 Grade level doors



1565 Fryar Ave
Sumner

144,162

Lease rate not
published

30' Clear height
30 Dock high doors
1 Grade level door
18 Trailer Stalls
109 Auto Stalls
2,000 Amps



1565 Fryar Ave
Sumner

206,463

4,611

Lease rate not
published

30' Clear height
39 Dock high doors
2 Grade level doors
18 Trailer Stalls
109 Auto Stalls
2,000 Amps



Seattle Metro Logistics
Level 1
44 S Nevada St
Seattle

349,174

Lease rate not
published

30' Clear height
58 Dock high doors
4 Drive-in doors
14,000 Amps Power



Seattle Metro Logistics
Level 2
44 S Nevada St
Seattle

353,880

Lease rate not
published

30' Clear height
50 Dock high doors
2 Drive-in doors
14,000 Amps Power



Bridge Point Frederickson
400
5702 128th St E
Puyallup

417,592

3,000

Lease rate not
published

Delivery Q1 2028
40' Clear height
63 Dock high doors
2 Drive-in doors
263 Trailer stalls
447 Auto stalls
4,000 Amps power



Seattle Metro Logistics
44 S Nevada St
Seattle

703,054

Lease rate not
published

30' Clear height
108 Dock high doors
6 Drive-in doors
14,000 Amps Power

	INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	Pacific Business Park Building 3, Suite B 4706 Pacific Ave SE Lacey	2,250	230	\$ 485,000	Available now 17' Clear height 1 Grade level door Zoning CBD-5
	Autoplus Owner/User Commercial 427 E Main Ave Puyallup	6,003	1,750	\$ 1,800,000	Also Available for Lease 0.41 Lot Size Grade level doors Zoning CG – General Commercial
	Steele Street Manufacturing Center 2411 104th St Ct S Lakewood	18,788	1,104	Sale price not published	21.5' Clear height 5 Grade level doors 277/480V 3-Phase power Zoning Light Industrial L1
	Steele Street Manufacturing Center 10402 Steele St S Lakewood	50,161	3,000	Sale price not published	44' Clear height 5 Grade level doors 4,000+ Amps 3-Phase 480V Zoning Light Industrial L1
	Rainier View Industrial Park 6221-6311 Rich Rd SE Olympia	65,169		\$ 12,500,000	Investment Sale Year 1 cap rate: 6.94% Year 2 cap rate: 7.52% 5.86 Acres 15,000 SF Yard Grade level doors Zoned LI-C
	Georgetown Logistics Center 5900 1st Avenue South Seattle	65,562	11,200	Sale price not published	Available now 2.62 Acres 18' Clear height 6 Dock high doors 117 Auto stalls Above standard power Zoning: IG2-U85



Tacoma Fixture Building
425 East 19th Street
Tacoma

68,300

7,500

\$

9,903,500

Also Available for Lease
84,870 SF Land
20' Clear height
4 Dock high doors
5 Grade level doors
Excessive Power



Steele Street Manufacturing
Center
Lakewood

68,949

4,104

Sale price not
published

44' Clear height
10 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
	South Park Shop & Yard Space 543 S Monroe St Seattle	0.3	15,000	Not published	For Lease Available now 3,424 SF Building GL doors Small rear yard
	1124 Valley Ave E Puyallup	2.6	111,514	Not published	For Lease Available 08/01/2027 3,205 SF Office 3,100 SF Covered Storage 880 SF Shop Space 1 GL Door Compacted gravel yard
	Vacant Industrial Land 7601 South 190th Street Kent	3.5	152,195	Not published	For Sale Rail potentially extended to site Zoning Heavy Industrial (I3)
	8531 East Marginal Way South Tukwila	18.0	784,080	Not published	Yard For Lease Divisible to 1 acre Available now Fenced & Secured 18 Acres of yard MIC/H Zoning