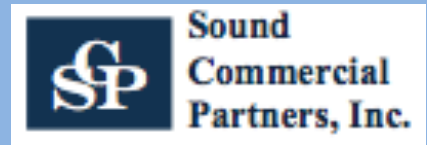


NEW INDUSTRIAL LISTINGS
 (SOUTH SEATTLE TO OLYMPIA)
 7/3/26



phil@soundcommercialpartners.com
 phone: 206.595.3355

	INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
	3214 20th Street E Fife	5,895		Lease rate not published	Available 02/01/2027 3 Dock high doors
	1113 Andover Park West Tukwila	10,000		Lease rate not published	For Sublease Available now 24' Clear height Dock High & Grade Level Loading
	9520 Front Street S Lakewood	11,278	1,387	Lease rate not published	28' Clear height 4 Dock high doors 1 Grade level door ESFR sprinklers
	720 S Forest St Seattle	11,500	3,200	Rate: \$1.50/psf \$20,450.00 per month plus NNN's	Sublease through 7/31/2028 43,200 SF Land 25,000 SF of Yard @\$0.65/SF, mo. + NNN 20' Clear height Five oversized 16' drive-in doors
	Northward Business Park Building C 6925 S 194th st Kent	15,805	1,800	Lease rate not published	Excellent Access to West Valley Highway 20 Clear height 3 Dock high doors 1 Grade level door
	1840 Marine View Drive Tacoma	20,000	3,000	Lease rate not published	Sublease through 9/30/2030 24' Clear height 2 oversized grade level doors Heavy 3 Phase Power



22455 72nd Avenue S
Kent

21,000

1,350

Lease rate not
published

Available now
24' Clear height
4 Dock high doors
2 Oversized Grade Level doors
100-amps, 277/480v, 3-phase



Suite B
555 Monster Rd
Renton

39,690

1,097

Lease rate not
published

Ample parking
30' Clear height
7 Dock high doors
1 Grade level door
Zoning IM



Suite C
555 Monster Rd
Renton

59,832

1,200

Lease rate not
published

Ample parking
30' Clear height
13 Dock high doors
1 Grade level door
Zoning IM



Lift Logistics 76Th
22408 76th Ave S
Kent

64,319

1,967

Lease rate not
published

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



Suite B & C
555 Monster Rd
Renton

99,522

2,297

Lease rate not
published

Ample parking
30' Clear height
20 Dock high doors
2 Grade level doors
Zoning IM

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS






Parcel A
38629 Auburn Enumclaw Rd
SE
Auburn




9,718

1,164

Sale price not
published

88,216 SF Land
Zoning: MIT

	19056 80th Avenue South Kent	17,772	875	\$	6,500,000	18' Clear height 2 Grade level doors Fenced and secured parking area 600 Amp at 120/208v 3 phase power Zoning: I2
	2710 First Avenue South Seattle	20,400	5,720	\$	4,500,000	Available January 1, 2027 18' Clear height 1 Dock high door 1st Floor 3,320 SF Office 5,680 SF Warehouse 2nd Floor 2,400 SF office
	116 Andover Park E Tukwila	23,542	19,078	\$	7,000,000	Investment Property 1.23 Acres Land Zoning - TUC-TOD

INDUSTRIAL LAND FOR LEASE/SALE		TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	Parcel B 38629 Auburn Enumclaw Rd SE Auburn	1.3	54,829	Not published	For Sale Zoning MIT
	Parcel A 38629 Auburn Enumclaw Rd SE Auburn	2.0	88,216	Not published	For Sale 9,718 SF Building 1,164 SF Office Zoning MIT
	Parcel A & B 38629 Auburn Enumclaw Rd SE Auburn	3.3	142,877	\$	1,200,000 For Sale Zoning MIT