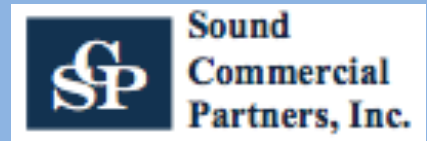


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
7/31/26



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	INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
	30th & B St Business Park Bldg 61, Unit LS 1 30th St NW Auburn	1,511		NNN: \$0.46/psf Lease rate not published	Available now New LED lighting Fully fenced site with gate card 22' Clear height 1 Grade level door Drive-through access Ample power
	30th & B St Business Park Bldg 1, Unit 10 1 30th St NW Auburn	2,414	271	NNN: \$0.46/psf Lease rate not published	Available now New LED lighting Fully fenced site with gate card 22' Clear height 2 Grade level doors Drive-through access Ample power
	30th & B St Business Park Bldg 61, Unit IS/JS 1 30th St NW Auburn	3,020	155	NNN: \$0.46/psf Lease rate not published	Available now New LED lighting Fully fenced site with gate card 22' Clear height 2 Grade level doors Drive-through access Ample power
	30th & B St Business Park Bldg 61, Unit EN-FN 1 30th St NW Auburn	3,717		NNN: \$0.46/psf Lease rate not published	Available now New LED lighting Fully fenced site with gate card 22' Clear height 2 Grade level doors Drive-through access Ample power
	Center Plaza Building 1, Suite 152-156 2750 Williamson Place DuPont	4,882	958	Lease rate not published	Available October 2026 Excellent access to I-5 Abundant parking 21' Clear height 2 Grade level doors 200 Amps of 208/120 volt, 3-phase power



Tukwila Commerce Park
Bldg C, Suite 100
12640 Interurban Ave S
Tukwila

8,108

5,000

NNN: \$0.42/psf
Lease rate not
published

Available February 1, 2027
Excellent access to I-5 and SR-
599
12' Clear height
2 Drive-in doors



2920 142nd Ave E, Unit 106
Sumner

8,200

2,790

Sublease rate not
published

Sublease available through
4/30/2028
Excellent access to SR-167
3 Dock high doors
1 Grade level door



South Seattle Industrial
401 S Webster St
Seattle

23,225

4,225

Lease rate not
published

Also Available for Sale
1.26 Acres
16'-10' Clear height
4 Dock high doors
3 Grade level doors
33,975 SF Yard
800-Amp, 3-Phase, 240V High-
Leg Delta
Zoning MML U/85



Green River Corporate Park
Building C, Suite 20208/134C
20208 72nd Avenue S
Kent

43,796

3,752

Lease rate not
published

24' Clear height
16 Dock high doors
2 Grade level doors
300 Amps 277/480V 3-phase



Emerald City Yards
5801 East Marginal Way S
Seattle

50,000

27,315

Lease rate not
published

12.76 Acres Land
Shop: 7,000 SF
Yard Available
18,000 Amps Power
Zoning MML U/85



Pacific NW Logistics Center
Building C, Phase 2
14504 Stewart Road SE
Sumner

217,443

6,827

Lease rate not
published

40' Clear height
42 Dock high doors
2 Grade level doors
157 Parking Stalls
121 Trailer Stalls
4000 Amps Power



Kent 228th Logistics Center
7650 S 228th St
Kent

288,035

8,731

Lease rate not
published

Available now
30' Clear height
75 Dock high doors
2 Grade level doors
6 Rail doors
137 Trailer Positions
Fenced, Lit, Secured



Pacific NW Logistics Center
Building A, Phase 1
14504 Stewart Road SE
Sumner

476,362

5,972

Lease rate not
published

40' Clear height
114 Dock high doors
6 Grade level doors
290 Parking Stalls
138 Trailer Stalls
65 Stalls Trailer Storage Yard
4000 Amps Power



Pacific NW Logistics Center
Building B, Phase 1
14504 Stewart Road SE
Sumner

705,680

6,827

Lease rate not
published

40' Clear height
136 Dock high doors
4 Grade level doors
347 Parking Stalls
311 Trailer Stalls
45 Dock levelers
4000 Amps Power

INDUSTRIAL BLDGS FOR SALE		TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE		COMMENTS
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308 S Orcas St
Seattle

9,670

2,670

\$ 3,500,000

Also Available for Lease
Available now
20' Clear height
2 Dock high doors
3,000 SF Fenced and Graveled
yard
Zoning MML U/85

INDUSTRIAL LAND FOR LEASE/SALE		TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
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Emerald City Yards
Demising Option 3
5801 East Marginal Way S
Seattle

2.2

96,268

Not published

For Lease
Office: 27,315 SF
18,000 Amps Power
Zoning MML U/85



Emerald City Yards
Demising Option 3
5801 East Marginal Way S
Seattle

2.3

99,752

Not published

For Lease
Shop: 7,000 SF
18,000 Amps Power
Zoning MML U/85



8910 Martin Way E
Lacey

2.5

108,900

\$0.10/psf
\$10,890.00 per
month plus NNN

For Lease
Suite A: 4,560 SF, 300 SF
office
0.85/SF + utilities
Suite B: 7,842 SF, 1,400 SF
office
0.85/SF + utilities
4 GL Rollup Doors
2 DH Rollup Doors



Emerald City Yards
Demising Option 2
5801 East Marginal Way S
Seattle

3.8

165,528

Not published

For Lease
18,000 Amps Power
Zoning MML U/85



Emerald City Yards
Demising Option 3
5801 East Marginal Way S
Seattle

3.8

165,528

Not published

For Lease
18,000 Amps Power
Zoning MML U/85



Emerald City Yards
Demising Option 2
5801 East Marginal Way S
Seattle

4.5

194,278

Not published

For Lease
Warehouse: 50,000 SF
18,000 Amps Power
Zoning MML U/85



Emerald City Yards
Demising Option 3
5801 East Marginal Way S
Seattle

4.5

194,278

Not published

For Lease
Warehouse: 50,000 SF
18,000 Amps Power
Zoning MML U/85



Emerald City Yards
Demising Option 2
5801 East Marginal Way S
Seattle

4.5

196,020

Not published

For Lease
Shop: 7,000 SF
Office: 27,315 SF
18,000 Amps Power
Zoning MML U/85



Emerald City Yards
Demising Option 1
5801 East Marginal Way S
Seattle

6.2

267,894

Not published

For Lease
Warehouse: 50,000 SF
18,000 Amps Power
Zoning MML U/85



Emerald City Yards
Demising Option 1
5801 East Marginal Way S
Seattle

6.6 287,932 Not published

For Lease
Shop: 7,000 SF
Office: 27,315 SF
18,000 Amps Power
Zoning MML U/85



Emerald City Yards
5801 East Marginal Way S
Seattle

12.8 555,800 Not published

For Lease
Warehouse: 50,000 SF
Shop: 7,000 SF
Office: 27,315 SF
18,000 Amps Power
Zoning MML U/85