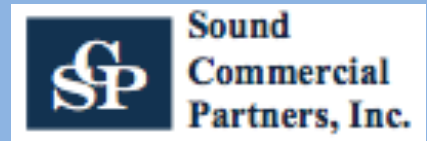


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
8/21/26



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	INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
	Seattle Exchange Southcenter Bldg. 21, Suite 839 601-699 Strander Boulevard Tukwila	3,216	1,391	Lease rate not published	Grade level doors Zoned TUC
	2406 Port of Tacoma Rd Tacoma	4,000	1,700	Lease rate not published	14' Clear height 1 Grade level doors Fenced/Secured yard in back of building (shared) 3-phase power available
	Seattle Exchange Southcenter Bldg. 9, Suite 617 601-699 Strander Boulevard Tukwila	4,279	2,210	Lease rate not published	Grade level doors Zoned TUC
	4222 6th Ave S Seattle	5,000	200	Lease rate not published	14' Clear height 1 Grade level door Small office with restroom Sprinklered
	123 2426 6805 S 217th St Kent	5,000		Lease Rate: \$1.46/psf \$7,300. per month plus NNN's	Sublease Available now 24' Clear height 3 Dock high doors 1 Grade level door Zoning M3



1501 20th St NW
Auburn

7,171

5,960

Rate: \$1.30/psf
\$9,322.00 per
month plus NNN's

21' Clear height
Grade level OHD
Utilities Separately Metered
Abundant power



424 E 19th Street
Tacoma

9,080

1,500

Shell: \$0.95/psf
Office: \$1.25/psf
\$10,501.00 per
month plus NNN's

7 Dock high doors
5 Grade level doors
3 additional Dock High doors
with
limited access
Fenced Yard: 11,500 SF
@\$0.25 per SF



123 2426 6805 S 217th St
Kent

10,000

Lease Rate:
\$1.46/psf
\$14,600. per
month plus NNN's

Sublease
Available now
24' Clear height
3 Dock high doors
1 Grade level door
Zoning M3



South 96th Business Park
Suite 105
410 South 96th Street
Seattle

11,673

1,330

Lease rate not
published

Available Q1 2027
1 Pony dock
2 Grade level doors
600 Amps, 480 Volts, 3-Phase
Power
15,000 SF Fenced yard
available



South 96th Business Park
Suite 100
410 South 96th Street
Seattle

15,783

608

Lease rate not
published

Available Q1 2027
3 Pony docks
3 Grade level doors
600 Amps, 480 Volts, 3-Phase
Power
15,000 SF Fenced yard
available



West Valley Distribution
Center 6858 S 190th St
Kent

19,500

2,724

Lease rate not
published

Available now
24' Clear height
2 Dock high doors
1 Loading Ramp & Dock
Platform
10,000 SF Side Yard Area



East Park - Building 5
Suite 101
4620 B St NW
Auburn

23,068

3,522

Rate: \$1.25/psf
\$28,835.00 per
month plus NNN's

Available now
23' Clear height
2 Dock high doors
5 Grade level doors
800a 277/480v 3-phase power



South 96th Business Park
Suite 100, 105
410 South 96th Street
Seattle

27,456

1,938

Lease rate not
published

Available Q1 2027
4 Pony docks
5 Grade level doors
600 Amps, 480 Volts, 3-Phase
Power
15,000 SF Fenced yard
available



1515 Puyallup St
Sumner

35,000

Lease rate not
published

Sublease expires November,
2033
Available now
24' Clear height
Dock and Grade level loading
available



White River Corporate Park
Building B, Suite 300
2302 West Valley Hwy N
Auburn

38,724

1,895

Lease rate not
published

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



3512 B ST NW
Auburn

41,865

3,345

Lease rate not
published

30' Clear height
3 oversized Grade doors
Fully sprinklered
2,000 amps power
M2 heavy industrial zoning



White River Corporate Park
Building B, Suite 500
2302 West Valley Hwy N
Auburn

43,831

4,155

Lease rate not
published

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



Hill Industrial - 190D
Suite 102
18821 90th Ave S
Kent

46,290

6,226

NNN: \$0.34/psf
Lease rate not
published

24' Clear height
10 Dock high doors
2 Grade level doors
Heavy Power



White River Corporate Park
Building B, Suite 500, 600
2302 West Valley Hwy N
Auburn

64,699

5,221

Lease rate not
published

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



White River Corporate Park
Building B, Suite 300, 500
2302 West Valley Hwy N
Auburn

82,555

6,050

Lease rate not
published

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



White River Corporate Park
Building B, Suite 300, 500,
600
2302 West Valley Hwy N
Auburn

98,423

7,116

Lease rate not
published

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



Hill Industrial - 187E
18621 89th Ave S
Kent

104,672

1,240

NNN: \$0.30/psf

Lease rate not
published

24' Clear height
18 Dock high doors
2 Grade level doors
Wet sprinklers



1100 SW 27th St
Renton

120,948

10,348

Lease rate not
published

Sublease term through
5/31/2032
Available with notice
24' Clear height
10 Dock High Doors
3 Grade level doors
Ample car parking



Woodbridge Corporate Park
33855 Weyerhaeuser Way S
Federal Way

214,266

4,198

Lease rate not
published

New construction
32' Clear height
35 Dock high doors
2 Grade level doors
ESFR sprinkler system
4,000 amps 277/480 volt
power

**INDUSTRIAL BLDGS
FOR SALE**

**TOTAL
SQ.FT.**

**OFFICE
SQ.FT.**

PRICE

COMMENTS



360 Upland Drive, Unit A
Tukwila

4,791

1,302

Sale price not
published

15' Clear height
Brand new roll-up door
(replaced July 2026)
Fully sprinklered
200-amp, 3-phase power



5909 12th Street East
Fife

8,000

3,000

\$

5,150,000

76,484 SF Land
Paved, fenced, & secured
26' Clear height
5 Grade level doors
3-Phase Power



Red Head Steering Gears
4302 B Street
Auburn

12,000

\$

3,300,000

16' Clear height
8 Roll up Doors
Fenced parking and storage
yards front and back
Plenty of power available

**INDUSTRIAL LAND
FOR LEASE/SALE**

**TOTAL
ACRES**

**SQUARE
FEET**

PRICE/LEASE RATE

COMMENTS



Hill Industrial - 3A Yard
20000 72nd Ave S
Kent

0.8

34,969

Not published

Yard For Lease
Available now
Fenced and Paved Yard
50 Yard Line in Kent



5909 12th Street East
Fife

1.8

76,484

\$

5,150,000

For Sale
8,000 SF Building
3,000 SF Office
Paved, fenced, & secured
26' Clear height
5 Grade level doors
3-Phase Power



Buckley 410 Development
28519 SR 410 E
Buckley

2.5

108,900

Not published

Pad For Lease
1,648 SF - 32,075 SF Built To
Suit on roughly 2.5 acres
Flexible General Commercial
Zoning



Entitled Industrial
Development Site
22015 State Route 410 E
Bonney Lake

3.7

158,994

\$

2,400,000

For Sale or Lease
Fully SEPA approved and ready
for building permit submittal
Eastown Zoning