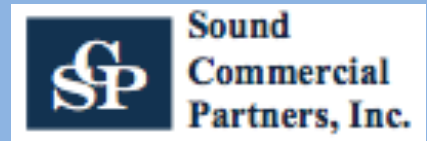
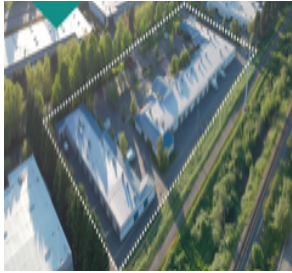


NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
9/18/26



phil@soundcommercialpartners.com
phone: 206.595.3355

	INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
	Kent Business Center Building A, Suite 25402 25316 - 25530 74th Avenue S Kent	2,278	1,503	Lease rate not published	Available now 1 Grade level door Office/warehouse space with 3 restrooms, a kitchenette
	Kent Business Center Building A, Suite 25402 & 25404 25316 - 25530 74th Avenue S Kent	3,465	2,690	Lease rate not published	Available now 1 Grade level door Efficient office layout with 4 private offices, 2 restrooms, and a kitchenette Office/warehouse space with 3 restrooms, a kitchenette
	Valley Freeway Corporate Park Building B 20652 84th Ave S Kent	3,500	600	Lease rate not published	Available 02/01/2027 Abundant Parking 1 Dock high door 1 Grade level door
	SODO 3317 Suite C 3317 3rd Avenue South Seattle	3,647		Rate: \$1.50/psf \$5,470.50 per month plus NNN's	Grade level doors
	Valley Freeway Corporate Park Building B 20660 84th Ave S Kent	4,400	920	Lease rate not published	Available 02/01/2027 Abundant Parking 1 Dock high door 1 Grade level door



Northwest Corporate Park
Kent 9
20422 87th Ave S
Kent

4,500

793

Lease rate not
published

Available October 1, 2026
24' Clear height
2 Dock high doors
23 Car Parking Spaces



Pacific Business Park
Building 1, Suite 6836
6830 - 6844 S 220th St
Kent

5,970

1,380

Rate: \$1.31/psf
\$7,820.70 per
month plus NNN's

Available now
16' Clear height
1 Dock high door
2 Grade level doors
Zoning I1



SODO 3317
Suite B
3317 3rd Avenue South
Seattle

6,109

Rate: \$1.50/psf
\$9,163.50 per
month plus NNN's

Grade level doors



Fisher Building
1222 6th Ave
Kent

10,500

Rate: \$1.30/psf
\$13,650.00 per
month plus NNN's

Available now
Sublease
25' Clear height
3 Dock high doors
1 Grade level door
Yard Available
Zoning M-3



Port Manufacturing Center
1510 St. Paul Ave
Tacoma

13,636

1,985

Lease rate not
published

Available now
21' Clear height
3 Grade level doors
Heavy Power
Zoning PMI



217 S Findlay Street
Seattle

14,000

1,400

Rate: \$1.35/psf
\$18,900.00 per
month plus NNN's

22' Clear height
2 Dock high doors
MML U/85 Zoning



Gateway North
Suite 109 & 117
3215 - 3425 S 116th St
Tukwila

20,126

6,535

Lease rate not
published

22' Clear height
5 Dock high doors
2 Drive-in doors
1 Ramp Door
Wet Sprinklers



Bryant Motors Building
1300 Bronson Way N
Renton

32,788

Lease rate not
published

Also Available for Sale
1.48 Acres
16' Clear height
5 Grade level doors
23,113 SF Parking/yard
storage
Zoning CA & R-10



JM Eagle Building
2330 Port of Tacoma Rd
Tacoma

86,600

3,000

Lease rate not
published

24' Clear height
20 Dock high doors
4 Grade level doors
Rail served
3.3 Acre storage yard
Heavy power
Zoned PMI



14301 24th St E
Sumner

134,780

5,500

Blended: \$0.60/psf
\$80,868.00 per
month plus NNN's

Sublease Expiration
12/31/2029
Available now
30' Clear height
34 Dock high doors
2 Grade level doors



Covington 18
Class A
28009 Covington Way SE
Covington

247,409

Lease rate not
published

36' Clear height
41 Dock high doors
5 Grade level doors
257 Auto Stalls
205 Trailer Stalls
3,000 Amps, 3-Phase



Prologis Park Auburn 5
6408 S 287th St
Auburn

287,832

26,060

Lease rate not
published

32' Clear height
64 Dock high doors
4 Drive-in doors
38 Trailer Parking Spaces
245 Car Parking Spaces
3,000 amps of 480 volt/3-
phase

INDUSTRIAL BLDGS FOR SALE		TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	1002 Central Ave N Kent	6,838	2,384	\$2,600,000	33,190 SF Land 22' Clear height 1 Grade level door 26,229 SF gated and fenced yard Zoning GC, Kent
	27802 Pacific Hwy S, Unit A Federal Way	8,000	1,500	\$5,500,000	Also Available for Lease Grade level doors 25,000 SF of paved and fenced yard \$0.25/SF
	Bryant Motors Building 1300 Bronson Way N Renton	32,788		\$7,425,000	Investment Property 1.48 Acres 16' Clear height 5 Grade level doors 23,113 SF Parking/yard storage Zoning CA & R-10

INDUSTRIAL LAND FOR LEASE/SALE		TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	1002 Central Ave N Kent	0.8	33,190	\$ 2,600,000	For Sale 6,838 SF Building 22' Clear height 1 Grade level door Fenced yard Zoning GC, Kent
	Secured Industrial Yard with Office 5315 180th St E Tacoma	1.6	67,518	Not published	For Lease 2,000 SF Building Graveled yard Zoning Employment Center (EC)
	Freestanding Service Facility 3003 107th St S Lakewood	1.6	69,696	Not published	For Lease Immediate access to I-5 and SR-512 3,458 SF Building 4 Drive-thru service bays



Puyallup Contractor Yard
6802 - 6804 112th Ave E
Puyallup

3.2

141,134

\$

3,900,000

For Sale
2,550 SF Office
3,658 Shop / Garage
8 Grade level doors
General contractor yard
Zoning MUD Mixed Use
District