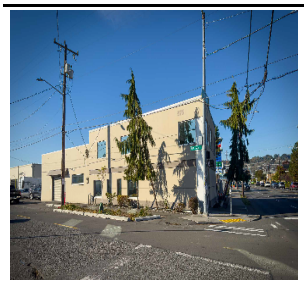
NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
10/30/26

Sound Commercial Partners, Inc.

phil@soundcommercialpartners.com
phone: 206.595.3355

	INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
	Federal Way Business Park South Suite B-125 34004-34016 9th Ave S Federal Way	2,145	873	NNN: $0.53/psf Lease rate not published	Available now Abundant parking 1 Grade level door
	Central commerce center Bldg C 8326 Central Ave S Kent	3,598	1,096	Lease rate not published	Available now Ample Parking 13' Clear height 1 Grade level door
	Georgetown Office/Flex Building 575 S Michigan Street Seattle	4,533	3,543	Rate: $1.66/psf $7,555.00 per month, gross lease rate	Available now Grade level doors
	UP X Down Logistics Suite 2361 2301 South 200th St SeaTac	4,673	647	Lease rate not published	Available now Excellent Access to I-5 & SR-509 16' Clear height 2 Grade level doors 277, 480v Power Zoning - RBX
	UP X Down Logistics Suite 2369 2301 South 200th St SeaTac	4,727	1,038	Lease rate not published	Available now Excellent Access to I-5 & SR-509 16' Clear height 2 Grade level doors 277, 480v Power Zoning - RBX

	Central commerce center Bldg A 1000 Central Ave S Kent	4,791	993	Lease rate not published	Available 06/01/2027 Ample Parking 16' Clear height 1 Grade level door
	Springbrook I Business Park Building 2, Suite 7835 7863 South 180th Street Kent	5,064	1,528	Lease rate not published	14' Clear height 2 Grade level doors
	Fostoria Business Park Suite 4495 4455-4497 S 134th Pl Tukwila	5,144	1,404	Lease rate not published	20' Clear height 1 Grade level door
	Lakewood Industrial Park Bldg 14, Suite B 100th St SW & 47th Ave SW Lakewood	6,565	530	NNN: $0.29/psf Lease rate not published	Available 02/01/2027 Two 13’ sliding wide barn doors Heavy Power Zoning FTZ #86
	10834 E Marginal Way S Tukwila	7,750	950	Shell: $0.85/psf Office: $1.30/psf $7,822.50 per month plus NNN's	Available now 16' Clear height 1 Grade level door 400 Amps of 480v power
	Fostoria Business Park Suite 4455 - 4457 4455-4497 S 134th Pl Tukwila	8,566	1,740	Lease rate not published	20' Clear height 1 Dock high door 3 Grade level doors
	1912 Center St Tacoma	8,940	2,500	Rate: $0.90/psf $8,046.00 per month plus NNN's	Also Available for sale Grade level doors 4,000 SF of additional storage in basement Heavy power

	Auburn Manufacturing Building 3810 B St NW Auburn	10,134	3,712	Lease rate not published	0.78 Acres 20' Clear height 4 Grade level doors Heavy 3-Phase power M1 Zoning
	UP X Down Logistics Suite 2333 2301 South 200th St SeaTac	11,699	2,430	Lease rate not published	Available now Excellent Access to I-5 & SR-509 16' Clear height 7 Dock high doors 1 Grade level door 277, 480v Power Zoning - RBX
	717 S Michigan St Seattle	11,743		Lease rate not published	West Building: 6,775 SF 20' Clear height 2 Grade level doors East Building: 4,968 SF 15,752 SF Yard Heavy 277/480 Volt Electric 2 Bridge Cranes
	West Valley at 216 Building F 6411 - 6425 S 216th St Kent	19,964	496	Rate: $0.78/psf $15,571.92 per month plus NNN's	Available now 22' Clear height 7 Dock high doors 2 Grade level doors Zoning I1
	Kent Valley Showroom/Warehouse 9021 S 180th St Kent	46,101		Rate: $1.50/psf $69,151.50 per month plus NNN's	Available 09/01/2027 24' Clear height Dock high doors Grade level doors
	6546 20th Street E Fife	251,100	3,135	Blended: $0.77/psf $193,347.00 per month plus NNN's	Available now Sublease 32' Clear height 62 Dock high doors 4 Grade level doors

	INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	1912 Center St Tacoma	8,940	2,500	$ 1,300,000	Also Available for Lease Grade level doors 4,000 SF of additional storage in basement Heavy power

	INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	1513 18th St NW Puyallup	0.3	13,800	$ 850,000	For Sale Utilities: City of Puyallup water/sewer, PSE Electric/gas Contractor yard Zoning: CG Commercial
	A Street Auburn IOS 2420 A St SE Auburn	0.9	37,700	Not published	For Lease 4,890 SF Metal warehouse 4 Grade level doors 14 Parking stalls 26,300 SF of paved, fenced yard Zoning C-2
	11003 22nd Ave E Tacoma	3.5	151,315	$ 3,442,416	For Sale Direct access to Highway 512, I-5 & 167 ECOR Zoning
	5201 S Madison St Tacoma	5.3	229,561	Not published	For Sale SEPA approved for trailer parking Fenced & graveled Yard