

Rexam Beverage Can

1220 2nd Ave N
Kent, WA 98032

Owner	Ivanhoe Cambridge
Buyer	VFII Sea Second Avenue LLC
Class	
Building Size	100,000 SF
Year Built	1979

Industrial Sold 1

Sale Price	$10,487,000.00
$/SF	$104.87 Per SF
Office SF	3,722 SF
Industrial SF	96,278 SF
Retail SF	
Land Size	5.40 Acres
Parking Ratio	
Sale Date	09/25/2026

- - -



Southcenter West Business Park - Building B

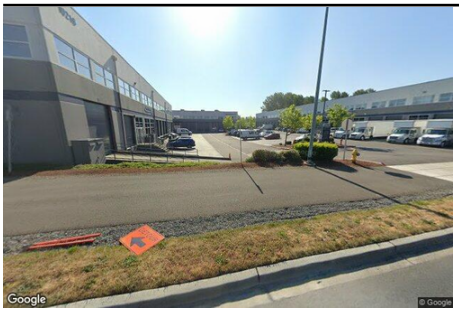
1161-1177 Andover Park W
Tukwila, WA 98188

Owner	Blackstone Real Estate
Buyer	BKM Ridgeline Industrial Park 319 LLC
Class	
Building Size	95,870 SF
Year Built	1975

Industrial Sold 2

Sale Price	$21,348,608.00
$/SF	$222.68 Per SF
Office SF	10,618 SF
Industrial SF	85,252 SF
Retail SF	
Land Size	4.11 Acres
Parking Ratio	2.69/1000
Sale Date	07/10/2026

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Des Moines Logistics - Buildings A,B,C,D

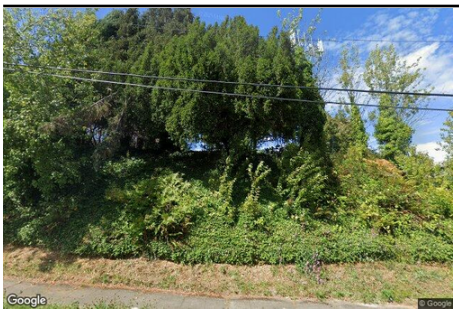
19216-19320 Des Moines Memorial Dr S
SeaTac, WA 98148

Owner	Ivanhoe Cambridge
Buyer	VFII Sea Des Moines Memorial LLC
Class	
Building Size	136,584 SF
Year Built	1995

Industrial Sold 3

Sale Price	$19,839,000.00
$/SF	$145.25 Per SF
Office SF	45,664 SF
Industrial SF	90,920 SF
Retail SF	
Land Size	7.73 Acres
Parking Ratio	
Sale Date	09/29/2026

- - -



Storage Yard - SW Seattle

2806 SW Yancy St
Seattle, WA 98126

Owner	Joseph Thibadeau, Mary Congiusta, Gladyne Douglas, Janice Harrison
Buyer	Global Signal Acquisitions IV LLC
Class	
Building Size	
Year Built	

Land Sold 4

Sale Price	$505,000.00
$/SF	$50.41 Per SF
Office SF	
Industrial SF	
Retail SF	
Land Size	0.23 Acres
Parking Ratio	
Sale Date	09/29/2026

- - -



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phil@soundcommercialpartners.com
206-595-3355

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Pacific Coast Corporate Park - Phase II

4179 70th Ave E
Fife, WA 98424

Owner	CLPF-PCCP II LP
Buyer	REALTY INCOME US CORE PLUS 2 LP
Class	
Building Size	501,250 SF
Year Built	2007

Industrial Sold 5

Sale Price	$108,375,000.00
$/SF	$216.21 Per SF
Office SF	
Industrial SF	501,250 SF
Retail SF	
Land Size	29 Acres
Parking Ratio	
Sale Date	09/29/2026

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Black River Corporate Park

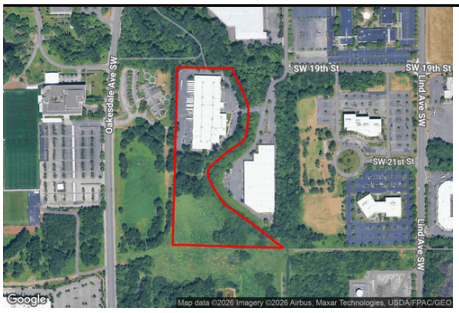
907-1037 Thomas Ave SW
Renton, WA 98057

Owner	Ivanhoe Cambridge
Buyer	VFII Sea Thomas LLC
Class	
Building Size	115,900 SF
Year Built	1974

Industrial Sold 6

Sale Price	$19,581,000.00
$/SF	$168.95 Per SF
Office SF	16,324 SF
Industrial SF	99,576 SF
Retail SF	
Land Size	4.31 Acres
Parking Ratio	
Sale Date	09/29/2026

- - -



DHL Express Building

1905 Raymond Ave SW
Renton, WA 98057

Owner	Link Logistics (Blackstone)
Buyer	Atlantic IIP 1905 Raymond Ave LLC
Class	
Building Size	126,457 SF
Year Built	1997

Industrial Sold 7

Sale Price	$31,750,000.00
$/SF	$251.07 Per SF
Office SF	22,846 SF
Industrial SF	103,611 SF
Retail SF	
Land Size	14.15 Acres
Parking Ratio	0
Sale Date	09/25/2026

- - -



Kent 216th Distribution Center

7050 S 216th St
Kent, WA 98032

Owner	Link Logistics (Blackstone)
Buyer	Atlantic IIP 7050 South 216th Street LLC
Class	
Building Size	124,973 SF
Year Built	1983

Industrial Sold 8

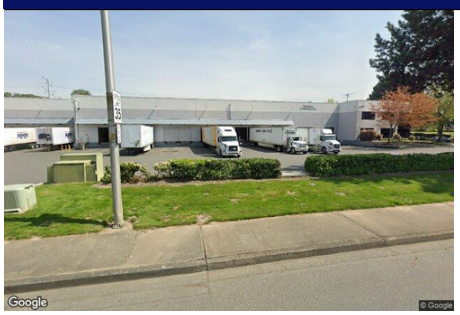
Sale Price	$21,405,000.00
$/SF	$171.28 Per SF
Office SF	2,500 SF
Industrial SF	122,473 SF
Retail SF	
Land Size	5.02 Acres
Parking Ratio	0
Sale Date	09/25/2026

- - -



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Valley Freeway Business Center

25612-25702 74th Ave S
Kent, WA 98032

Owner	Blackstone Real Estate
Buyer	Atlantic IIP 74th Ave South LLC
Class	
Building Size	132,125 SF
Year Built	1990

Industrial Sold 9

Sale Price	$28,170,000.00
$/SF	$213.21 Per SF
Office SF	25,000 SF
Industrial SF	107,125 SF
Retail SF	
Land Size	7.02 Acres
Parking Ratio	
Sale Date	09/25/2026

- - -



Emerald Logistics - Development Site

6220 S 287th St
Auburn, WA 98001

Owner	Tyler Litzenberger
Buyer	Scannell Properties #832 LLC
Class	
Building Size	
Year Built	

Land Sold 10

Sale Price	$11,838,495.00
$/SF	$31.60 Per SF
Office SF	
Industrial SF	
Retail SF	
Land Size	15.97 Acres
Parking Ratio	
Sale Date	09/17/2026

CBRE - Andrew Stark - 206-442-2746 - andrew.stark@cbre.com



Smith-Western Building

2223 S 80th St
Tacoma, WA 98409

Owner	The Realty Associates Fund XII Portfolio
Buyer	Still Water LLC
Class	
Building Size	54,888 SF
Year Built	1993

Industrial Sold 11

Sale Price	$8,300,000.00
$/SF	$151.22 Per SF
Office SF	
Industrial SF	54,888 SF
Retail SF	
Land Size	2.44 Acres
Parking Ratio	
Sale Date	09/14/2026

Kidder Mathews - Andy Miller - 425-450-1110 - andy.miller@kidder.com

Kidder Mathews is pleased to present the opportunity to acquire a 100%-leased, 58,255 RSF, single tenant distribution building, strategically located in Pierce County (Tacoma), Washington. The building was constructed in 1993 and has been occupied by the current tenant, Smith-Western Co., since 1999



3401-3405 4th Avenue S

3401-3405 4th Ave S
Seattle, WA 98134

Owner	Timothy M Wolff
Buyer	Milay LLC
Class	
Building Size	6,989 SF
Year Built	1948

Retail Sold 12

Sale Price	$1,750,000.00
$/SF	$250.39 Per SF
Office SF	
Industrial SF	
Retail SF	6,989 SF
Land Size	0.28 Acres
Parking Ratio	
Sale Date	09/11/2026

Leavitt Capital Co. - Marc Mowrer - 509-927-7747 - marc@leavittcap.com

The Siren Building offers an opportunity for an owner-user or an investor to capitalize on this visible SoDo location. Offering free parking, the building boasts two long-standing tenants- one with almost 25 years of tenancy, in addition to a clean, visible vacancy to lease or utilize as an owner-o



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Lincoln Center South

1100-1114 Andover Park W
Tukwila, WA 98188

Owner	Stuart Louie, Laird Miller
Buyer	SREOT WA Tukwila 1100 LLC
Class	
Building Size	143,978 SF
Year Built	1974

Industrial Sold 13

Sale Price	$24,000,000.00
$/SF	$166.69 Per SF
Office SF	10,478 SF
Industrial SF	133,500 SF
Retail SF	
Land Size	5.62 Acres
Parking Ratio	
Sale Date	09/11/2026

- - -



115 S Orcas Street

115-165 S Orcas St
Seattle, WA 98108

Owner	Christina Clifton
Buyer	Orcas Investment LLC
Class	
Building Size	4,410 SF
Year Built	1965

Industrial Sold 14

Sale Price	$1,450,000.00
$/SF	$328.80 Per SF
Office SF	
Industrial SF	4,410 SF
Retail SF	
Land Size	0.38 Acres
Parking Ratio	
Sale Date	09/10/2026

Kidder Mathews - Dane Dahline - 206-248-6519 - dane.dahline@kidder.com



6412 S 190th Street

6412 S 190th St
Kent, WA 98032

Owner	David Taylor
Buyer	Constellation Properties LLC
Class	
Building Size	70,032 SF
Year Built	1987

Industrial Sold 15

Sale Price	$12,500,000.00
$/SF	$178.49 Per SF
Office SF	
Industrial SF	60,677 SF
Retail SF	
Land Size	3.34 Acres
Parking Ratio	0
Sale Date	09/04/2026

CBRE - Zac Snedeker - 206-442-2709 - zac.snedeker@cbre.com



Accent Building Specialties

3100 29th Ave SW
Tumwater, WA 98512

Owner	
Buyer	Olympia Capital LLC
Class	
Building Size	6,400 SF
Year Built	1979

Industrial Sold 16

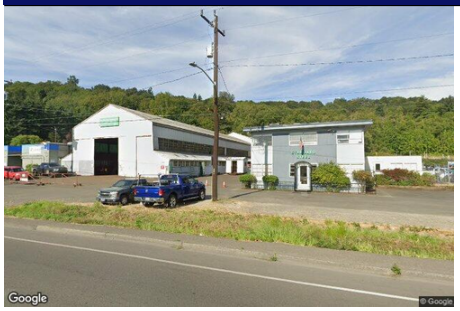
Sale Price	$800,000.00
$/SF	$125.00 Per SF
Office SF	
Industrial SF	6,400 SF
Retail SF	
Land Size	1.02 Acres
Parking Ratio	
Sale Date	09/03/2026

- - -



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Standard Steel

8155 1st Avenue South
Seattle, WA 98108

Owner	W Greg Duthie
Buyer	NLF Seattle WA LLC
Class	
Building Size	18,368 SF
Year Built	1949

Industrial Sold 17

Sale Price	$5,350,000.00
$/SF	$291.27 Per SF
Office SF	1,572 SF
Industrial SF	16,796 SF
Retail SF	
Land Size	1.99 Acres
Parking Ratio	
Sale Date	09/02/2026

KBC Advisors WA. - Kevin Skillestad - 206-715-0757 - kevin.skillestad@kbcadvisors.com

16,796 SF1,572 SF two-story office1.38 Useable Acres3 Grade-level doors22' Clear height27.91% Site coverage (useable)Two 5-ton Bridge cranesOne 10-ton Bridge craneUpgraded lightingMML U/85 Zoning480 Volt, 3-phase Heavy PowerMetal prefab steel construction1 Minute to SR-50910 Minutes to Port of Seatt



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Owner	TGHC Inc
Buyer	4315 & 4336 Adams Tacoma LLC
Class	
Building Size	78,959 SF
Year Built	2019

Industrial Sold 18

Sale Price	$9,238,806.00
$/SF	$117.01 Per SF
Office SF	
Industrial SF	
Retail SF	
Land Size	
Parking Ratio	
Sale Date	08/28/2026

- - -



Lackermayer Tool & Gage

4315 S Adams St
Tacoma, WA 98409

Owner	Lackermayer Family LLC
Buyer	4315 & 4336 Adams Tacoma LLC
Class	
Building Size	23,226 SF
Year Built	1997

Industrial Sold 19

Sale Price	$2,989,268.00
$/SF	$128.70 Per SF
Office SF	
Industrial SF	23,226 SF
Retail SF	
Land Size	0.69 Acres
Parking Ratio	
Sale Date	08/28/2026

- - -



Williams Oil Furnace

1247 Puyallup Ave
Tacoma, WA 98421

Owner	Dorothy Hayden 2nd Share Trust
Buyer	Tacoma Harbor Investment Group LLC
Class	
Building Size	46,343 SF
Year Built	1949

Industrial Sold 20

Sale Price	$3,748,120.00
$/SF	$80.88 Per SF
Office SF	2,419 SF
Industrial SF	43,924 SF
Retail SF	
Land Size	2.32 Acres
Parking Ratio	
Sale Date	08/28/2026

Windermere Real Estate/Lake Tapps - Ken Freed - 206-605-3530 - kenfreed@msn.com

Single commercial building totaling 46,343 sq. ft. on 1.97 acres. Second graveled .36 acre lot included. Property features a warehouse with six 10' bay doors, a loading dock, and a fully fenced lot with 23+ parking spaces. Interior includes a retail/showroom area, warehouse storage, office, a break



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NK Tire Shop

5020 S Tacoma Way
Tacoma, WA 98409

Owner	Robert & Katrina Snyder
Buyer	Marion & Ashley Sova
Class	
Building Size	1,200 SF
Year Built	1999

Industrial Sold 21

Sale Price	$290,000.00
$/SF	$241.67 Per SF
Office SF	
Industrial SF	1,200 SF
Retail SF	
Land Size	0.13 Acres
Parking Ratio	
Sale Date	08/20/2026

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Garagetown Federal Way

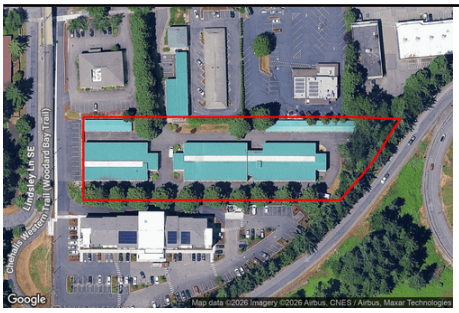
2010 S 344th St
Federal Way, WA 98003

Owner	Bjorne & Christine Hansen
Buyer	David & Andrea Schuman
Class	
Building Size	71,433 SF
Year Built	2007

Industrial Condo Sold 22

Sale Price	$400,000.00
$/SF	$348.13 Per SF
Office SF	
Industrial SF	71,433 SF
Retail SF	
Land Size	4.22 Acres
Parking Ratio	
Sale Date	08/17/2026

- - -



Money Saver Mini-Storage

3915 Martin Way E
Olympia, WA 98506

Owner	
Buyer	Public Storage Operating Company
Class	
Building Size	68,456 SF
Year Built	1995

Industrial Sold 23

Sale Price	$8,300,000.00
$/SF	$121.25 Per SF
Office SF	
Industrial SF	68,456 SF
Retail SF	
Land Size	2.40 Acres
Parking Ratio	
Sale Date	08/14/2026

- - -



Money Saver Storage

7900 Arab Dr SE
Olympia, WA 98501

Owner	
Buyer	Public Storage Operating Company
Class	
Building Size	97,430 SF
Year Built	2002

Industrial Sold 24

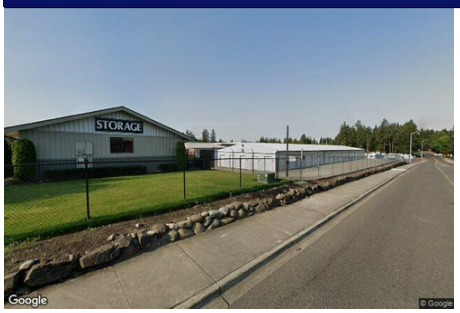
Sale Price	$11,500,000.00
$/SF	$118.03 Per SF
Office SF	
Industrial SF	97,430 SF
Retail SF	
Land Size	4.17 Acres
Parking Ratio	
Sale Date	08/14/2026

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Glacier West Self Storage

16820-16826 Meridian E
Puyallup, WA 98375

Owner	Cobalt Storage Puyallup LLC
Buyer	Tri-Cities Self-Storage LLC
Class	
Building Size	32,435 SF
Year Built	1977

Industrial Sold 25

Sale Price	$9,150,000.00
$/SF	$282.10 Per SF
Office SF	
Industrial SF	32,435 SF
Retail SF	
Land Size	4.35 Acres
Parking Ratio	
Sale Date	08/14/2026

- - -



Money Saver Mini Storage

6009 Pacific Ave SE
Lacey, WA 98503

Owner	
Buyer	Public Storage Company
Class	
Building Size	84,891 SF
Year Built	2003

Industrial Sold 26

Sale Price	$9,200,000.00
$/SF	$108.37 Per SF
Office SF	608 SF
Industrial SF	83,250 SF
Retail SF	
Land Size	1.63 Acres
Parking Ratio	
Sale Date	08/14/2026

- - -



Bridge Point Tacoma 210

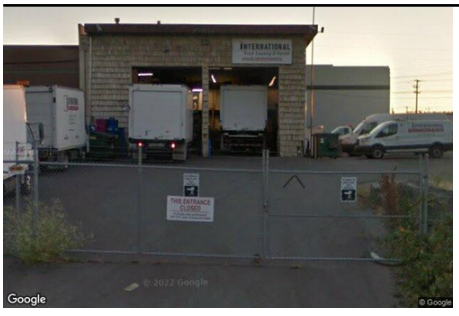
10922 34th Ave E
Tacoma, WA 98446

Owner	Bridge Point Tacoma 210 LLC
Buyer	Ashley Real Estate LLC
Class	
Building Size	202,424 SF
Year Built	2024

Industrial Sold 27

Sale Price	$33,893,145.00
$/SF	$167.44 Per SF
Office SF	
Industrial SF	
Retail SF	
Land Size	13.73 Acres
Parking Ratio	
Sale Date	08/10/2026

- - -



J&J Jackson Bldg

3801 7th Ave S
Seattle, WA 98108

Owner	David A Thompson
Buyer	Auto Repair Transformation
Class	
Building Size	9,052 SF
Year Built	1973

Industrial Sold 28

Sale Price	$3,317,000.00
$/SF	$366.44 Per SF
Office SF	3,840 SF
Industrial SF	5,212 SF
Retail SF	
Land Size	0.71 Acres
Parking Ratio	
Sale Date	08/07/2026

Cushman & Wakefield - Greg Millerd - 206-521-0237 - greg.millerd@cushwake.com



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Hunt's Plumbing Services Building

8111 Pacific Highway East
Tacoma, WA 98422

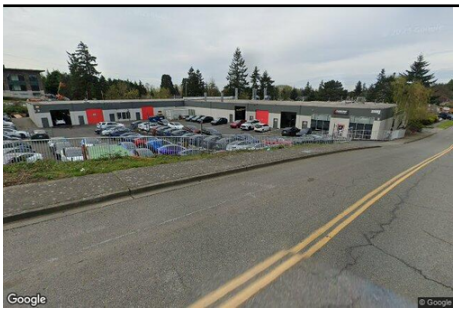
Owner	
Buyer	8111 Pac Hwy E LLC
Class	
Building Size	5,040 SF
Year Built	1932

Industrial Sold 29

Sale Price	$1,325,000.00
$/SF	$262.90 Per SF
Office SF	
Industrial SF	2,720 SF
Retail SF	2,320 SF
Land Size	0.52 Acres
Parking Ratio	
Sale Date	08/06/2026

Kidder Mathews - Cory Naber - 253-722-1456 - cory.naber@kidder.com

Contractor yard with 3,920 SF of office in two building. Both buildings have been remodeled with two restrooms, conference room, and privates in each building. 1,120 SF shop/parts warehouse in the back of the property. Ample parking for vehicles and a yard area. Close to the new Hwy 167 extension in



Carstar Building

22001 Pacific Hwy S
Des Moines, WA 98198

Owner	Patrick Murray
Buyer	KLMN Holdings LLC
Class	
Building Size	33,050 SF
Year Built	1984

Industrial Sold 30

Sale Price	$6,250,000.00
$/SF	$189.11 Per SF
Office SF	2,410 SF
Industrial SF	30,640 SF
Retail SF	
Land Size	2.04 Acres
Parking Ratio	
Sale Date	08/06/2026

- - -



2600 Willamette Drive NE

2600 Willamette Dr NE
Lacey, WA 98516

Owner	
Buyer	Nisqually Anglers LLC
Class	
Building Size	20,863 SF
Year Built	2000

Industrial Sold 31

Sale Price	$3,950,000.00
$/SF	$189.33 Per SF
Office SF	4,938 SF
Industrial SF	15,898 SF
Retail SF	
Land Size	1.91 Acres
Parking Ratio	
Sale Date	08/04/2026

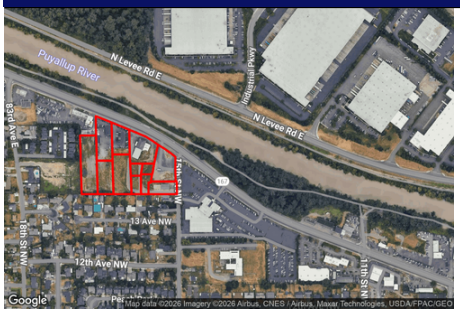
Northmarq Commercial, LLC - Raymond Vara - 206-584-6195 - Rvara@northmarq.com

We present the investment offering of 2600 Willamette Dr NE in Lacey, WA as a stabilized industrial investment opportunity. Situated just minutes from I-5, the property benefits from excellent regional connectivity between Seattle, Tacoma, and Portland, making it well suited for last-mile distributi



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Owner	RJ 1410 LLC
Buyer	KLS 1400 LLC
Class	
Building Size	19,766 SF
Year Built	

Industrial Sold 32

Sale Price	$11,400,000.00
$/SF	$576.75 Per SF
Office SF	
Industrial SF	
Retail SF	
Land Size	7.61 Acres
Parking Ratio	
Sale Date	08/03/2026

NAI Puget Sound Properties - Aaron Rosen - 253-203-1319 - arosen@nai-psp.com

Twelve Parcel Assemblage Totaling 7.61 Acres or 331,643 SFFour Buildings on Site (Office, Warehouse, Service Garage)General Commercial Zoning City Of PuyallupPrevious Car Lot/Service Center With Ample Paved LandGravel ParkingDaily Traffic Count on River Road: 30,055Asking Price: $13,553,000 ($40.87



Martin Way Business Park

5600-6700 Martin Way E
Olympia, WA 98516

Owner	Michael Steadman
Buyer	3D Investments LLC
Class	
Building Size	53,250 SF
Year Built	1992

Industrial Sold 33

Sale Price	$9,100,000.00
$/SF	$170.89 Per SF
Office SF	7,854 SF
Industrial SF	33,196 SF
Retail SF	12,200 SF
Land Size	4.02 Acres
Parking Ratio	0
Sale Date	07/31/2026

- - -



1031 4th Avenue N

1031 4th Ave N
Kent, WA 98032

Owner	Thomas Sullivan
Buyer	SPTI 4th Ave N Seattle LLC
Class	
Building Size	23,515 SF
Year Built	1972

Industrial Sold 34

Sale Price	$9,000,000.00
$/SF	$382.73 Per SF
Office SF	2,500 SF
Industrial SF	21,015 SF
Retail SF	
Land Size	3.09 Acres
Parking Ratio	
Sale Date	07/31/2026

- - -



10041 15th Avenue SW

10041 15th Ave SW
Seattle, WA 98146

Owner	Roger & Judy Bushaw
Buyer	JJ 10041 LLC
Class	
Building Size	2,090 SF
Year Built	1941

Industrial Sold 35

Sale Price	$600,000.00
$/SF	$287.08 Per SF
Office SF	
Industrial SF	
Retail SF	
Land Size	0.12 Acres
Parking Ratio	
Sale Date	07/28/2026

RE/MAX All City - Nicole Larsen - 253-642-6758 - nicolelarsen@remax.net

Rare opportunity in an excellent location with desirable Community Business zoning, offering flexibility for a variety of commercial uses. This beautifully updated property features a fully renovated kitchen with new custom cabinetry, quartz countertops, new sink and faucet, and all new appliances.



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10026 Sales Road

10026 Sales Rd S
Lakewood, WA 98499

Owner	Ray Myers
Buyer	Kaletnik Village LLC
Class	
Building Size	5,542 SF
Year Built	1937

Industrial Sold 36

Sale Price	$850,000.00
$/SF	$153.37 Per SF
Office SF	
Industrial SF	3,045 SF
Retail SF	
Land Size	0.49 Acres
Parking Ratio	
Sale Date	07/22/2026

- - -



North Auburn Industrial Building

500 26th St NE
Auburn, WA 98002

Owner	Harvey Foster & Linda Foster
Buyer	Perez Plumbing Inc
Class	
Building Size	7,872 SF
Year Built	1966

Industrial Sold 37

Sale Price	$1,990,000.00
$/SF	$252.79 Per SF
Office SF	3,456 SF
Industrial SF	4,416 SF
Retail SF	
Land Size	0.34 Acres
Parking Ratio	
Sale Date	07/22/2026

Skyline Properties, Inc - Chris Studebaker - 253-677-2029 - chris@studebakerproperties.com

Great owner-user property in excellent condition. Great corner location for access. Located next to the Auburn airport. Very close to Auburn Way, a main thoroughfare. - 7,87sf on 15,000sf lot- Fully Fenced- Security system with cameras- Two roll-up doors- Ten and twelve-foot ceilings- Zone



Port of Tacoma Warehouse

1938 Milwaukee Way
Tacoma, WA 98421

Owner	Philip Waldner
Buyer	AVIC LLC
Class	
Building Size	5,950 SF
Year Built	1960

Industrial Sold 38

Sale Price	$1,500,000.00
$/SF	$252.10 Per SF
Office SF	
Industrial SF	5,950 SF
Retail SF	
Land Size	0.88 Acres
Parking Ratio	
Sale Date	07/21/2026

- - -



Zep Manufacturing

21019 77th Ave S
Kent, WA 98032

Owner	Tim Feast
Buyer	CHC Kent Real Estate Investment LLC
Class	
Building Size	29,374 SF
Year Built	1990

Industrial Sold 39

Sale Price	$6,700,000.00
$/SF	$228.09 Per SF
Office SF	3,328 SF
Industrial SF	26,046 SF
Retail SF	
Land Size	1.61 Acres
Parking Ratio	
Sale Date	07/21/2026

Colliers International WA, LLC - Bill Condon - 206-624-7400 - bill.condon@colliers.com

We are pleased to present an excellent opportunity to acquire an approximately 29,374-square-foot industrial facility in Kent, WA.•Building is ±29,374 SF with ±3,860 SF on the 1st floor and ±4,284 SF of mezzanine storage•1.61-acre site•Built 1990•6 dock-high doors and 1 grade-level door•28' clear he



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FRED310 - Building E

6920 192nd St E
Puyallup, WA 98375

Owner	CH Realty IX-JV I Tacome FRED310 E Owner LP
Buyer	BLV II WA 6920 192nd Street LLC
Class	
Building Size	782,773 SF
Year Built	2024

Industrial Sold 40

Sale Price	$174,500,000.00
$/SF	$222.93 Per SF
Office SF	
Industrial SF	782,773 SF
Retail SF	
Land Size	55.19 Acres
Parking Ratio	
Sale Date	07/20/2026

Cushman & Wakefield - Jeff Chiate - 949-474-4004 - jeff.chiate@cushwake.com



Tumwater Corporate Park

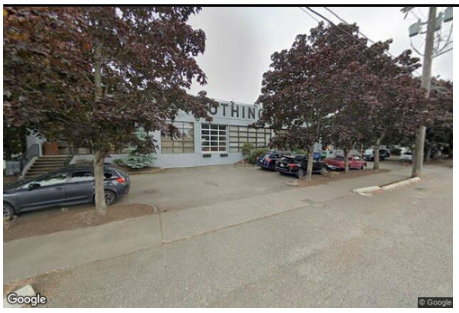
2310 93rd Ave SW
Tumwater, WA 98512

Owner	
Buyer	Tumwater Warehouse Investor LLC
Class	
Building Size	199,920 SF
Year Built	2023

Industrial Sold 41

Sale Price	$41,750,000.00
$/SF	$208.83 Per SF
Office SF	
Industrial SF	
Retail SF	
Land Size	14.39 Acres
Parking Ratio	
Sale Date	07/17/2026

- - -



Riverside Properties

6363 6th Ave S
Seattle, WA 98108

Owner	Howard Shiel, Kathleen Spillman
Buyer	Haskins Bay LLC
Class	
Building Size	19,769 SF
Year Built	1989

Industrial Sold 42

Sale Price	$4,300,000.00
$/SF	$217.51 Per SF
Office SF	
Industrial SF	19,769 SF
Retail SF	
Land Size	0.48 Acres
Parking Ratio	
Sale Date	07/15/2026

NAI Puget Sound Properties - Nick Bierly - 425-586-5631 - nbierly@nai-psp.com

+19,769 SF Industrial Flex Building in Prime Georgetown Location +List Price is $1M+ BELOW Assessed Value+Tenant for Entire Upper Level Just Extended for 3 Years at $1.30/sf NNN+Landlord will Guarantee Rent for 12 Months After Closing on the One Vacant Unit+Below Market Rents (Only Averaging $1.17/s



Lakewood Warehouse and IOS

10807 Pacific Highway South
Lakewood, WA 98499

Owner	Heather Naes
Buyer	Pinnacle Commercial Properties LLC
Class	
Building Size	20,255 SF
Year Built	1959

Industrial Sold 43

Sale Price	$5,500,000.00
$/SF	$271.54 Per SF
Office SF	1,200 SF
Industrial SF	19,055 SF
Retail SF	
Land Size	2.38 Acres
Parking Ratio	
Sale Date	07/14/2026

Kidder Mathews - Matt McLennan - 253-722-1458 - matt.mclennan@kidder.com

Prime Lakewood IOS site with warehouse and yard, featuring I-5 frontage, strong access to SR-512, and proximity to the Port of Tacoma. Functional layout with fenced yard, grade-level loading, and excellent visibility for industrial users.



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7327 S 228th Street

7327 S 228th St
Kent, WA 98032

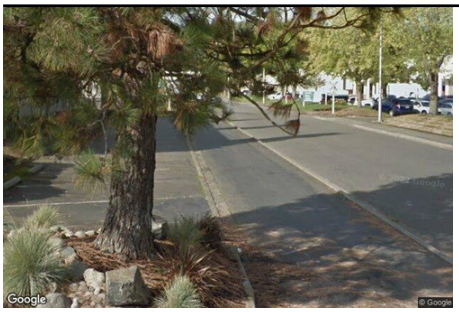
Owner	David Legge
Buyer	Atlantic IIP South 228th Street LLC
Class	
Building Size	43,799 SF
Year Built	2000

Industrial Sold 44

Sale Price	$8,700,000.00
$/SF	$198.63 Per SF
Office SF	2,900 SF
Industrial SF	40,899 SF
Retail SF	
Land Size	3.01 Acres
Parking Ratio	
Sale Date	07/13/2026

Newmark - Taylor Hoff, SIOR - 425-362-1388 - taylor.hoff@nmrk.com

Total Building SF: 43,799 S. Office SF: 2,900 SFTotal Clear Height: 24'Loading: 3 Dock High Doors - 7 Grade Level Doors (3 oversized, 14'x12') Cooler Info: Cooler #1: 3,304 SF. Cooler #2: 700 SF Parking: 82 Free Surface Spaces Ratio of 1.87/1,000 SF Power: 600 amps, 277/480v (Buyer to verify)



Southcenter West Business Park - Road

900 Midland Dr
Tukwila, WA 98188

Owner	Blackstone Real Estate
Buyer	BKM Ridgeline Industrial Park 319 LLC
Class	
Building Size	
Year Built	

Land Sold 45

Sale Price	$470,000.00
$/SF	$56.79 Per SF
Office SF	
Industrial SF	
Retail SF	
Land Size	0.19 Acres
Parking Ratio	
Sale Date	07/10/2026

- - -



Upland Corporate Park - West

22645-22647 72nd Ave S
Kent, WA 98032

Owner	Blackstone Real Estate Income Trust / BREIT Core+
Buyer	BKM Orillia Distribution Center II 321 LLC
Class	
Building Size	64,000 SF
Year Built	1979

Industrial Sold 46

Sale Price	$12,544,000.00
$/SF	$196.00 Per SF
Office SF	3,200 SF
Industrial SF	60,800 SF
Retail SF	
Land Size	3.32 Acres
Parking Ratio	0
Sale Date	07/10/2026

- - -



Southcenter West Business Park - Building C

1141-1159 Andover Park West
Tukwila, WA 98188

Owner	Blackstone Real Estate
Buyer	BKM Ridgeline Industrial Park 319 LLC
Class	
Building Size	95,810 SF
Year Built	1973

Industrial Sold 47

Sale Price	$21,248,034.00
$/SF	$221.77 Per SF
Office SF	6,301 SF
Industrial SF	89,070 SF
Retail SF	
Land Size	3.97 Acres
Parking Ratio	0
Sale Date	07/10/2026

- - -



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Southcenter West Business Park - Building A

1179-1191 Andover Park W
Tukwila, WA 98188

Owner	Blackstone Real Estate
Buyer	BKM Ridgeline Industrial Park 319, LLC
Class	
Building Size	107,660 SF
Year Built	1972

Industrial Sold 48

Sale Price	$21,436,808.00
$/SF	$199.12 Per SF
Office SF	14,850 SF
Industrial SF	92,810 SF
Retail SF	
Land Size	4.94 Acres
Parking Ratio	
Sale Date	07/10/2026

- - -



227th Distribution Center

22640 W Valley Hwy S
Kent, WA 98032

Owner	Blackstone Real Estate Income Trust / BREIT Core+
Buyer	BKM Orillia Distribution Center II 321 LLC
Class	
Building Size	50,500 SF
Year Built	1979

Industrial Sold 49

Sale Price	$8,602,550.00
$/SF	$170.35 Per SF
Office SF	6,265 SF
Industrial SF	44,235 SF
Retail SF	
Land Size	2.55 Acres
Parking Ratio	0
Sale Date	07/10/2026

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Address	Status	Floor/Suite	Land	Building SF	Available SF	Price
1220 2nd Ave N	Industrial Sold		5.40 Acres	100,000 SF		$10,487,000.00
1161-1177 Andover Park W	Industrial Sold		4.11 Acres	95,870 SF		$21,348,608.00
19216-19320 Des Moines Memorial Dr S	Industrial Sold		7.73 Acres	136,584 SF		$19,839,000.00
2806 SW Yancy St	Land Sold		0.23 Acres		10,019 SF	$505,000.00
4179 70th Ave E	Industrial Sold		29 Acres	501,250 SF	501,250 SF	$108,375,000.00
907-1037 Thomas Ave SW	Industrial Sold		4.31 Acres	115,900 SF		$19,581,000.00
1905 Raymond Ave SW	Industrial Sold		14.15 Acres	126,457 SF		$31,750,000.00
7050 S 216th St	Industrial Sold		5.02 Acres	124,973 SF		$21,405,000.00
25612-25702 74th Ave S	Industrial Sold		7.02 Acres	132,125 SF		$28,170,000.00
6220 S 287th St	Land Sold		15.97 Acres		374,616 SF	$11,838,495.00
2223 S 80th St	Industrial Sold		2.44 Acres	54,888 SF		$8,300,000.00
3401-3405 4th Ave S	Retail Sold		0.28 Acres	6,989 SF		$1,750,000.00
1100-1114 Andover Park W	Industrial Sold		5.62 Acres	143,978 SF		$24,000,000.00
115-165 S Orcas St	Industrial Sold		0.38 Acres	4,410 SF		$1,450,000.00
6412 S 190th St	Industrial Sold		3.34 Acres	70,032 SF		$12,500,000.00
3100 29th Ave SW	Industrial Sold		1.02 Acres	6,400 SF		$800,000.00
8155 1st Avenue South	Industrial Sold		1.99 Acres	18,368 SF		$5,350,000.00
	Industrial Sold			78,959 SF		$9,238,806.00
4315 S Adams St	Industrial Sold		0.69 Acres	23,226 SF		$2,989,268.00
1247 Puyallup Ave	Industrial Sold	Main Floor -1 Story Building	2.32 Acres	46,343 SF	46,343 SF	$3,748,120.00
5020 S Tacoma Way	Industrial Sold		0.13 Acres	1,200 SF		$290,000.00
2010 S 344th St	Industrial Condo Sold	Suite C2	4.22 Acres	71,433 SF	1,149 SF	$400,000.00
3915 Martin Way E	Industrial Sold		2.40 Acres	68,456 SF		$8,300,000.00
7900 Arab Dr SE	Industrial Sold		4.17 Acres	97,430 SF		$11,500,000.00
16820-16826 Meridian E	Industrial Sold	16820 - 16826 Meridian E	4.35 Acres	32,435 SF		$9,150,000.00
6009 Pacific Ave SE	Industrial Sold		1.63 Acres	84,891 SF		$9,200,000.00
10922 34th Ave E	Industrial Sold		13.73 Acres	202,424 SF	202,424 SF	$33,893,145.00
3801 7th Ave S	Industrial Sold		0.71 Acres	9,052 SF	9,052 SF	$3,317,000.00
8111 Pacific Highway East	Industrial Sold		0.52 Acres	5,040 SF		$1,325,000.00
22001 Pacific Hwy S	Industrial Sold		2.04 Acres	33,050 SF		$6,250,000.00
2600 Willamette Dr NE	Industrial Sold		1.91 Acres	20,863 SF		$3,950,000.00
	Industrial Sold		7.61 Acres	19,766 SF		$11,400,000.00
5600-6700 Martin Way E	Industrial Sold		4.02 Acres	53,250 SF		$9,100,000.00
1031 4th Ave N	Industrial Sold		3.09 Acres	23,515 SF		$9,000,000.00
10041 15th Ave SW	Industrial Sold		0.12 Acres	2,090 SF	2,090 SF	$600,000.00
10026 Sales Rd S	Industrial Sold		0.49 Acres	5,542 SF		$850,000.00
500 26th St NE	Industrial Sold		0.34 Acres	7,872 SF	7,872 SF	$1,990,000.00
1938 Milwaukee Way	Industrial Sold		0.88 Acres	5,950 SF		$1,500,000.00
21019 77th Ave S	Industrial Sold		1.61 Acres	29,374 SF	29,374 SF	$6,700,000.00
6920 192nd St E	Industrial Sold		55.19 Acres	782,773 SF		$174,500,000.00
2310 93rd Ave SW	Industrial Sold		14.39 Acres	199,920 SF	199,920 SF	$41,750,000.00
6363 6th Ave S	Industrial Sold		0.48 Acres	19,769 SF		$4,300,000.00



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CBA COMMERCIAL BROKERS ASSOCIATION

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10807 Pacific Highway South	Industrial Sold	2.38 Acres	20,255 SF		$5,500,000.00
7327 S 228th St	Industrial Sold	3.01 Acres	43,799 SF	43,799 SF	$8,700,000.00
900 Midland Dr	Land Sold	0.19 Acres		8,276 SF	$470,000.00
22645-22647 72nd Ave S	Industrial Sold	3.32 Acres	64,000 SF		$12,544,000.00
1141-1159 Andover Park West	Industrial Sold	3.97 Acres	95,810 SF		$21,248,034.00
1179-1191 Andover Park W	Industrial Sold	4.94 Acres	107,660 SF		$21,436,808.00
22640 W Valley Hwy S	Industrial Sold	2.55 Acres	50,500 SF		$8,602,550.00



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