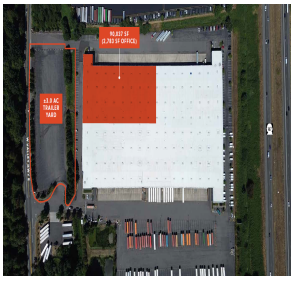
NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
11/13/26

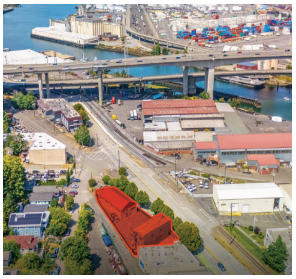
Sound Commercial Partners, Inc.

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phone: 206.595.3355

	INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
	South Tacoma Business Park 3901 - 3913 Steilacoom Blvd SW Lakewood	3,200		Rate: $1.00/psf $3,200.00 per month plus NNN's	Available now 14' Clear height 1 Grade level door 217 Parking stalls
	Tukwila Commerce Park Bldg A, Suite 150 12606 Interurban Ave S Tukwila	3,855	1,242	NNN: $0.42/psf Lease rate not published	Available April 1, 2027 12' Clear height 2 Grade level doors
	430 S Cloverdale St Seattle	5,231	400	Lease rate not published	Available January 1, 2027 Easy Access to SR 509 & SR 99 22' Clear height 3 Grade level doors
	Auburn 167 Bldg 4, Stes 112/113 1508 O St SW Auburn	6,625	1,001	Lease rate not published	Available March 1, 2027 LED Lighting 22' Clear height 3 Grade level doors
	Stand-Alone Building 6440 South 143rd Street Tukwila	8,200	3,610	Lease rate not published	1.59 Acres 15' Clear height 1 Dock high door 2 Grade level doors 20 Box truck height dock doors

	County Line 50 Business Park Building 130, Suite 101 120-140 County Line Road SW Pacific	8,613	250	Lease rate not published	Available March 1, 2027 2 Dock high doors 2 Grade level doors Three phase power
	Prologis Park Tukwila 1 1125 Andover Park W Tukwila	12,000	2,711	Lease rate not published	Available now 24' Clear height 2 Dock high doors LED Lighting 125 Amps Power
	Springbrook I Business Park Building 3, Suite 7877 7863 South 180th Street Kent	14,543	3,381	Lease rate not published	19' Clear height 2 Dock high doors 1 Grade level door Fenced Yard
	Southcenter South Industrial Park Cascade B, Ste 140 18436 Cascade Ave S Tukwila	16,611	2,557	Lease rate not published	Available now 24' Clear height 2 Dock high doors 1 Grade level door 200 Amps LED Lighting
	Southcenter South Industrial Park Building 300 18449 Cascade Ave S Tukwila	21,711	2,474	Lease rate not published	24' Clear height 8 Dock high doors 1 Grade level door 4 Pit levelers T-5 Lighting 200 Amps of power
	Rainier Corporate Park Suite B103 2505 Frank Albert Rd E Fife	26,892	1,221	Lease rate not published	Available now Excellent access to I-5 CAM charges are competitive $0.24 PSF, per month 6 Dock high doors 1 Grade level door Three phase power
	Southcenter South Industrial Park Cascade B, Ste 160 18436 Cascade Ave S Tukwila	27,907	5,551	Lease rate not published	Available May 1, 2027 24' Clear height 5 Dock high doors LED lighting 400 Amps Power

	Rainier Corporate Park Suite B100 2505 Frank Albert Rd E Fife	29,135	5,126	Lease rate not published	Available now Excellent access to I-5 CAM charges are competitive $0.24 PSF, per month 11 Dock high doors 1 Grade level door Three phase power
	Lakewood Industrial Park Bldg 1, Suite A 100th St SW & 47th Ave SW Lakewood	33,187	1,542	NNN: $0.29/psf Lease rate not published	Available 05/01/2027 2 Grade level doors 2 Pit levelers Heavy Power Zoning FTZ #86
	Park 234 Bldg D 7051 S 234th Street Kent	40,356	3,301	Lease rate not published	Available January 1st, 2027 24' Clear height 8 Dock high doors 2 Grade level doors 8,500 SF of side yard 400 Amps of 277/480 volt 3 phase power
	Kent North Corporate Park Building E 18612 80th Ct S Kent	56,000	3,845	Lease rate not published	Available now 30’ Clear height 12 Dock high doors 1 Drive-in door
	Sumner 167 Logistics Center Bldg 2 13515 48th St E Sumner	90,037	2,783	Lease rate not published	LED Lighting 30' Clear height 23 Dock high doors 1 Drive-in door 3 AC Yard Zoned M-1, Light Industrial
	Pacific Gateway Industrial Park Bldg 1 20602 66th Ave S. Kent	110,498	3,042	Lease rate not published	Available 05/01/2027 40' Clear height 14 Dock high doors 1 Grade level door 106 Auto Parking Stalls 14 Trailer Parking Stalls 277/480V, Up to 2,700 Amps of 277/480V

	INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	6260 13th Avenue S Seattle	3,256		$ 2,950,000	Available now 39,204sf land Zoning NC3-55 (M)
	3825 & 3835 W Marginal Way SW Seattle	5,556	3,000	$ 3,100,000	12,541 SF Land Sewer, water, storm drainage, electrical, natural gas 14' Clear height Roll-up drive-in doors Fenced storage yard Zoning IB-U85
	South Park Building 8500 14th Ave S Seattle	5,870	1,000	$ 2,500,000	Grade level doors 10,500 SF Parcel Zoning NC3P-55
	Shop Building 3630 & 3636 S 66th St Tacoma	7,750	2,400	$ 2,499,777	0.89 Acres 1,392 SF House 4 Roll up doors Paved parking lot/yard area Zoned M2 Heavy Industrial

	INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	Lakewood Industrial Park Yard 26 100th St SW & 47th Ave SW Lakewood	0.7	28,500	$0.15/psf $4,275.00 per month plus NNN	For Lease 24 Trailer Stalls Yard
	River Road Yard 5505 - 5507 78th Ave E Puyallup	1.2	51,400	$0.20/psf $10,280.00 per month, Gross	For Lease Great access to SR-512 and SR-167 Fenced, razor wired, and graveled yard Zoned MUD
	Former Summit Water / TPU Building 5914 144th Street East Puyallup	1.3	54,450	$ 349,000	For Sale 1,200 SF Building 11,000 SF of fenced and gated yard 1 Grade level door Zoned PC
	Emerson Lake Business Park Parcel B 7209-7222 146th St SW Lakewood	4.8	207,781	Not published	For Lease IOS Yard Sites SEPA Approved, Entitled Light Industrial Zoning
	Emerson Lake Business Park Parcel C & D 7209-7222 146th St SW Lakewood	10.5	457,380	Not published	For Lease IOS Yard Sites SEPA Approved, Entitled Light Industrial Zoning