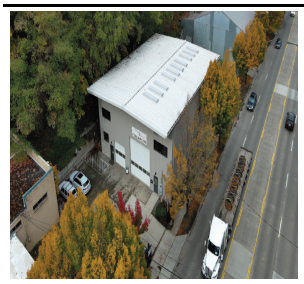
NEW INDUSTRIAL LISTINGS
(SOUTH SEATTLE TO OLYMPIA)
11/6/26

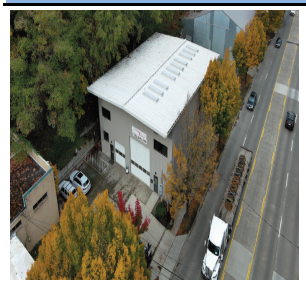
Sound Commercial Partners, Inc.

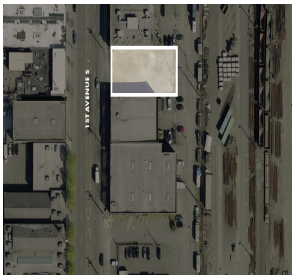
phil@soundcommercialpartners.com
phone: 206.595.3355

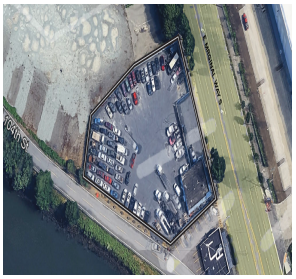
	INDUSTRIAL SPACE FOR LEASE	TOTAL SQ. FT.	OFFICE SQ. FT.	LEASE RATE	COMMENTS
	Federal Way Business Park South Suite B-120 34004-34016 9th Ave S Federal Way	1,812	662	NNN: $0.53/psf Lease rate not published	Available now Abundant parking 1 Grade level door
	Federal Way Business Park South Suite B-115 34004-34016 9th Ave S Federal Way	1,822	690	NNN: $0.53/psf Lease rate not published	Available now Abundant parking 1 Grade level door
	3818 S 66th St, Unit D Tacoma	2,610	1,350	$3,300.00 per month plus NNN's	17' Clear height Grade level doors
	Federal Way Business Park South Suite A-9 34004-34016 9th Ave S Federal Way	2,778		NNN: $0.53/psf Lease rate not published	Available now Abundant parking 1 Grade level door
	901 W Main St, Suite 102 Auburn	2,853		Rate: $1.30/psf $3,708.90 per month plus NNN's	Available Q2 2027 Ample parking Grade level doors 20' Clear height Industrial Zoned

	Federal Way Business Park South Suite D-1 34004-34016 9th Ave S Federal Way	3,355	785	NNN: $0.53/psf Lease rate not published	Available now Abundant parking 1 Dock high door 2 Grade level doors
	901 W Main St, Suite 100 Auburn	3,800		Rate: $1.30/psf $4,940.00 per month plus NNN's	Available Q2 2027 Ample parking Grade level doors 20' Clear height Industrial Zoned
	West Seattle Industrial Gem 4745 W Marginal Way SW Seattle	4,500		Lease rate not published	Available March 1, 2027 Also Available for Sale Stand alone building 0.22 AC Land 30' Clear height 2 Grade level doors Zoning MML U/85
	Portland Ave Business Park 112 Building 2, Suite A 1822-1832 112th St E Tacoma	4,928	305	Rate: $1.40/psf NNN: $0.30/psf $6,899.20 per month plus NNN's	Available now 2 Grade level doors
	West Park Corporate Campus Building D, Suite 104 3320 W Valley Hwy N Auburn	7,806	1,700	Lease rate not published	Available 01/01/2027 30' Clear height 1 Dock high door 1 Grade level door 3-Phase power
	Building B 1226 37th St NW Auburn	8,915	1,000	Lease rate not published	24' Clear height 2 Dock high doors 1 Grade level door Zoning M1
	Riverbend Commerce Park 26601 79th Ave S Kent	18,681	5,122	Lease rate not published	For Sublease Lease Term Through 10/31/28 24' Clear height 5 Dock high doors 1 Grade level door 16 Car Parking Spaces 600 Amps/3 phase 480v

	1915 S Corgiat Drive Seattle	35,869		Lease rate not published	Also Available for Sale 1.20 Acres 19' Clear height 7 Dock high doors 1 Grade level door Heavy 3-Phase Power
	Pacific Logistics North 109 Roy Road SE Pacific	55,062	1,500	Shell: $0.85/psf Office: $1.35/psf NNN: $0.24/psf $48,827.70 per month plus NNN's	Available now Immediate access to SR-167 LED warehouse lighting 30' Clear height 10 Dock high doors 1 Grade level door

	INDUSTRIAL BLDGS FOR SALE	TOTAL SQ.FT.	OFFICE SQ.FT.	PRICE	COMMENTS
	West Seattle Industrial Gem 4745 W Marginal Way SW Seattle	4,500		$ 3,000,000	Available March 1, 2027 Also Available for Lease 0.22 AC Land 30' Clear height 2 Grade level doors Zoning MML U/85
	6360 Carpenter Rd SE Lacey	9,500	2,800	$ 2,500,000	87,120 SF of Land Building A: 6,500 SF shop space/ warehouse 2,000 SF office Building B: 3,000 SF shop space / warehouse 800 SF office

	INDUSTRIAL LAND FOR LEASE/SALE	TOTAL ACRES	SQUARE FEET	PRICE/LEASE RATE	COMMENTS
	Sodo Parking / Yard / Development 2918 1St Ave S Seattle	0.2	9,000	$ 1,500,000	For Sale Rare small yard Zoning Industry & Innovation (II) U/160

	Auburn Storage Yard 31827 Military Rd S Auburn	0.5	21,780	$8,000.00 per month, gross	For Lease 1,786 SF office Graveled yard Zoned Neighborhood Business
	Milwaukee Blvd Commercial Lot 414 Milwaukee Blvd S Pacific	0.5	22,651	Not published	For Lease Graveled Lot Power & Water Zoning: HC
	10315 E Marginal Way S Tukwila	0.9	40,380	Not published	For Lease or sale 1,800 SF Building Zoning Flexible Mic/H Industrial
	22002 Pacific Hwy S Des Moines	1.9	81,166	Not published	For Sale 3,406 SF Building Zoning Pacific Ridge Commercial
	6360 Carpenter Rd SE Lacey	2.0	87,120	$ 2,500,000	For Sale Building A: 6,500 SF shop space/ warehouse 2,000 SF office Building B: 3,000 SF shop space / warehouse 800 SF office
	Lacey Commercial Land 8501 Martin Way East Lacey	3.1	134,164	$ 2,025,000	For Sale $15.00 PSF Zoning MHPC