

Industrial Exclusive Listings

August 2024



Large Yard

24300 Pacific Hwy S
Kent, WA 98026

Listing Type: Lease
Available: Short term now available

Total SF Available: 375,521 SF

Office SF: 1,040
Divisible To: -
Zoning: GC
Clearance: 16'
Dock Doors: -
Grade Doors: 3 (14' oversized)

Shell Rate: \$0.21/SF/Mo

Comments: Truck + service facility, great location between the ports, adjacent to I-5 and Pacific Hwy S, 3,200 SF service building, three (3) 14' oversized bay doors, drive through, lots of power, separate 1,040 SF office building at entrance, fully fenced. Call broker for rates.

Bruce Clarkson

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North Country 287

6620 S 287th St
Auburn, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 105,208 SF

Office SF: BTS
Divisible To: -
Zoning: -
Clearance: 32'
Dock Doors: 22
Grade Doors: 2

Comments: Stand-alone building. Excellent West Valley Highway frontage. 2,000 amps, 277/480v, 3-phase, truck court depth: 135', column spacing: 56' X 50', ESFR fire sprinklered, LED warehouse lighting, canopied loading docks, EV ready conduit installed in parking areas next to office nodes, 7" concrete reinforced slab, fully concrete truck court.

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Shane Mahvi

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Warehouse Distribution Facility

1000 - 1040 Andover Park W
Tukwila, WA 98188

Listing Type: Lease
Available: Now

Total SF Available: 86,561 SF

Office SF: 5,500 SF
Divisible To: -
Zoning: TUC
Clearance: 24'
Dock Doors: 7
Grade Doors: 3

Rate: \$0.85/SF/Mo + NNN

Comments: Up to 86,561 total SF of warehouse available for lease! 5,500 SF of office in two locations. Easily divisible, two separate spaces. 7 dock high doors, 3 grade level doors, 24' clear height, fully sprinklered, 5 minute drive to Southcenter mall, 10 minute drive to both I-5 and I-405.

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Industrial Exclusive Listings

August 2024



Large Sales Yard

33216 Pacific Hwy S
Federal Way, WA 98003

Listing Type: Lease
Available: August 1st, 2024

Total SF Available: 58,705 SF (1.35 AC)

Office SF: 900 SF
Warehouse SF: 4,600 SF
Divisible To: -
Zoning: BC
Clearance: -
Dock Doors: -
Grade Doors: -

Comments: Flexible business commercial zoning. Great location and visibility on Pacific Hwy S. Vehicle and equipment sales, service, repair and rental. Easy access to I-5, Hwy-18 and Hwy-167. 4,600 SF of service/shop space and 900 SF of sales/office. Paved, gated, fenced and very well lighted. Near downtown Federal Way, Link Light Rail Station, and Federal Way Crossings Shopping District. Call broker for rates.

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Spokane Street Yard

3623 6th Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 50,000 SF

Office SF: -
Divisible To: -
Zoning: IG1
Clearance: -
Dock Doors: -
Grade Doors: -

Comments: 50,000 SF, fully fenced and gravelled lot available. Unbeatable South Seattle location! 6 blocks from Port of Seattle. Call broker for rates.

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Kent West Corporate Park Ste 21901

2901 67th Ave S
Kent, WA 98032

Listing Type: Lease
Available: 12/01/2024 or sooner

Total SF Available: 47,821 SF

Office SF: 76 SF
Divisible To: -
Zoning: I1
Clearance: 24'
Dock Doors: 10
Grade Doors: 2
Rate: -

Comments: Located on West Valley Highway, Kent West Corporate Park is minutes from major freeways. (4) new pit levelers, (2) EODs. End cap space with unopposed truck court. Please call Brian and Shane for rates, operating expenses and to arrange a site visit.

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Industrial Exclusive Listings

August 2024



SODO Warehouse

737 South Stacy St,
Seattle, WA 98134

Listing Type: Lease
Available: March 1st, 2024

Total SF Available: 47,076 SF

Office SF: 5,500 SF
Divisible To: -
Zoning: IG1 U85
Clearance: 15' - 22'
Dock Doors: 13
Grade Doors: 1 (oversized)
Rail Doors: 10

Comments: Industrial space available for lease! 47,076 SF total (4,000 SF 1st Floor Office & 1,500 SF 2nd Floor Office), 2,000 SF structural mezz. storage, 13 DH doors, 1 oversized GL door, 10 rail doors, 15' – 22' CH, 0.5-acre fenced yard. Ample parking, fully sprinklered and new roof.

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Prologis Park - Renton 6 Ste 940

940 Thomas Ave SW
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 21,632 SF

Office SF: 1,624 SF
Divisible To: 7,200 SF - 14,532 SF
Zoning: LI
Clearance: 22'
Dock Doors: 5
Grade Doors: 1
Rate: -

Comments: Available in 30-60 days. No Seattle B&O tax. Divisible to 7,200 SF (532 SF office), and 14,432 SF (1,092 SF office). Call broker for rates and access.

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Prologis Park - Renton 6 Ste 940

940 Thomas Ave SW
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 14,432 SF

Office SF: 1,092 SF
Divisible To: -
Zoning: LI
Clearance: 22'
Dock Doors: 3
Ramp: 1
Grade Doors: -
Rate: -

Comments: Available in 30-60 days. No Seattle B&O tax. Call broker for rates and access.

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Industrial Exclusive Listings

August 2024



Prologis Park - Renton 6
Ste 940

940 Thomas Ave SW
Renton, WA 98057

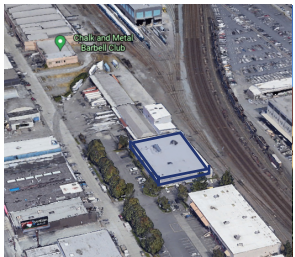
Listing Type: Lease
Available: Now

Total SF Available: 7,200 SF

Office SF: 532 SF
Divisible To: -
Zoning: LI
Clearance: 22'
Dock Doors: 2
Grade Doors: -
Rate: -

Comments: Available in 30-60 days. No Seattle B&O tax. Call broker for rates and access.

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Occidental Business Park
Building 1

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 20,400 SF

Office SF: -
Divisible To: -
Zoning: IG1-U85
Clearance: -
Dock Doors: -
Grade Doors: -

Rate: \$12.00/SF/Yr + NNN

Comments: Divisible to two (2) spaces. Potential storage, secured, paved area, high car parking ratio for SODO. Flexible building modifications. Many different uses including office, assembly warehousing, and flex. Over 1,600 amps of electrical power. Contact broker for more details and rates.

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West Park Campus - Bldg C
Ste C100

3402 W Valley Hwy N
Auburn, WA 98001

Listing Type: Sublease
Available: Through 7/31/28

Total SF Available: 15,559 SF

Office SF: 1,177 SF
Divisible To: -
Zoning: M1
Clearance: 30'
Dock Doors: 2 (1 pit-leveler)
Grade Doors: 1 (oversized)
Rate: -

Comments: 2 Dock high doors (1 pit-leveler), 1 grade level (oversized), 3-phase power, 30' clear height, excellent office layout, sprinklered, excellent highway 167 frontage, class A image, excellent access and proximity to I-5, SR-18 and Hwy-167, built in 2000, contact broker for rates.

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The Landing Center - Bldg B

22404 66th Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 12,227 SF

Office SF: 3,949 SF
Divisible To: -
Zoning: M1
Clearance: 18' - 22'
Dock Doors: 2
Grade Doors: 1

Comments: Good end cap space with mix of private offices, open work space. Warehouse space has been historically used for assembly/manufacturing and printing operations. Warehouse area is climate controlled. Potential to remove some office space. Please call brokers for rates.

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The Landing Center - Bldg D

22627 68th Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 11,896 SF

Office SF: 4,538 SF
Divisible To: -
Zoning: M1
Clearance: 18'
Dock Doors: 1
Grade Doors: 1

Comments: Class A south endcap space located on West Valley Highway. This space has great parking, visibility to West Valley Highway. Newly delivered space. Good end cap space with excellent West Valley Hwy frontage. Please call brokers for rates.

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Auburn 400

1620 Industry Dr SW
Auburn, WA 98001

Listing Type: Lease
Available: March 1st, 2024

Total SF Available: 11,650 SF

Office SF: 1,401
Divisible To: -
Zoning: C3
Clearance: 24'
Dock Doors: 2
Grade Doors: 1

Comments: Newer concrete tilt-up construction. Immediate access to Hwy-167 and Hwy-18. Call broker for more details.

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Industrial Exclusive Listings

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SDC Annex Building

5811 6th Ave S
Seattle, WA 98108

Listing Type: Lease
Available: Now

Total SF Available: 11,504 SF

Office SF: -
Divisible: Yes
Zoning: IG-2
Clearance: 18'
Dock Doors: -
Grade Doors: -
First Yr Introductory Rate: 6 months free, \$12.00/SF + NNN

Comments: Located in Seattle's vibrant Georgetown neighborhood. The property's corner location in the Design Center area gives tenants excellent visibility. The SDC Annex Building is easily accessible to all the major freeways with on/off ramps to I-5 and Hwy 99 less than 0.5 mile away. Many new Seattle restaurants nearby + strong retail services. Call broker for more information.

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131 Andover Park E

131 Andover Park E
Tukwila, WA 98188

Listing Type: Lease or Sale
Available: Now

Total SF Available: 9,374 SF

Office SF: 2,700 SF
Showroom: 2,464 SF
Warehouse: 3,300 SF
Storage: 910 SF
Zoning: TUC
Clearance: 20'
Dock Doors: -
Grade Doors: 3

Rate: \$1.50/SF/Mo + NNN
Sale Price: \$3,200,000

Comments: Showroom/Flex/Office space available for lease/sale! 9,374 RSF total: 2,464 RSF retail/showroom, 2,700 RSF office/tech space, 3,300 RSF flex warehouse service bays - 20' clear height, 910 RSF mezzanine storage. Strategic location with immediate access to I-405 and I-5.

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West Park Corporate Campus

Ste D102

3320 W Valley Hwy N
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 9,370 SF

Office SF: 2,568 SF
Divisible To: -
Zoning: M1
Clearance: 30'
Dock Doors: 1
Grade Doors: 2 (oversized)
Rate: -

Comments: 1 Dock high door, 2 oversized grade level doors, 3-phase power, 30' clear height. Excellent office layout, sprinklered. excellent highway 167 frontage, class A image, excellent access and proximity to I-5, SR-18 and Hwy-167, built in 2000, contact brokers for rates.

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Industrial Exclusive Listings

August 2024



West Park Corporate Campus
Ste D108

3320 W Valley Hwy N
Auburn, WA 98001

Listing Type: Lease
Available: 11/1/2024

Total SF Available: 9,248 SF

Office SF: 1,414 SF w/ 1,515 SF mezz.
Divisible To: -
Zoning: M1
Clearance: 30'
Dock Doors: 2
Grade Doors: 1
Rate: -

Comments: Includes 1,414 SF office and 1,515 SF bonus storage mezz. 2 dock high doors, 1 grade level door 3-phase power, 30' clear height excellent office layout, sprinklered, excellent highway 167 frontage, class A image, excellent access and proximity to I-5, SR-18 and Hwy-167, built in 2000, contact brokers for rates.

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Ballard Bookcase Building - Bldg B

4611 11th Ave NW
Seattle, WA 98107

Listing Type: Lease
Available: Now

Total SF Available: 8,876 SF

Office SF: 3,696 SF
Divisible To: -
Zoning: IG2 U/65, Seattle
Clearance: 16' - 18'
Dock Doors: -
Grade Doors: 1 (oversized)
Rate: -

Comments: Approx. 8,876 SF total available for lease! Including approx. 3,696 SF on the 2nd floor (mostly office + light storage space), first floor is a mix of office/showroom space and warehouse area with 16' - 18' ceiling height. One oversized roll-up door, 3-phase power. Call brokers for rates.

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Seattle South Business Park
Building 8

18296 Andover Park W
Tukwila, WA 98188

Listing Type: Sublease
Available: Until 11/30/28

Total SF Available: 8,640 SF

Divisible To: N/A
Rate: \$12,123/Mo + NNN

Comments: Rare small dock high distribution space with fenced yard in back. Landlord will sign a direct lease with new tenant if needed.

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Industrial Exclusive Listings

August 2024



Clay St Business Park I
Ste A1

116 Clay St NW
Auburn, WA 98001

Listing Type: Lease
Available: July 1st, 2024

Total SF Available: 6,533 SF

Office SF: 840 SF
Divisible To: -
Zoning: M-1
Clearance: 24'
Dock Doors: 2
Grade Doors: 1

Comments: Dock high and grade level served suites, convenient access to Hwy-167 and Hwy-18, 24' clear height, fully sprinklered buildings, contact brokers for rates.

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Jack Crane
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West Valley Distribution Center

19042 72nd Ave S
Kent, WA 98032

Listing Type: Sublease
Available: Until 1/31/2028

Total SF Available: 6,080 SF

Office SF: 1,800 SF
Divisible To: -
Zoning: M2
Clearance: 16'
Dock Doors: -
Grade Doors: 2 (1 is 10' x 10' and 1 is 10' x 12')

Comments: 6,080 SF total, 1,800 SF office available now! Term goes until 1/31/2028, 2024 NNN's estimated at \$0.33/SF, 16' clear height, 2 GL doors (one is 10'x10' and one is 10'x12'), 3 phase power, 2 restrooms.

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Oliver Industrial Park

4210 B St NW
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 4,825 SF

Office SF: 1,060 SF
Divisible To: -
Zoning: M1
Clearance: 24'
Dock Doors: -
Grade Doors: 2 (1 oversized)

Comments: 4,825 SF total with 1,060 SF of first floor office, 2 grade level doors (one oversized) with 24' CH. Great access to Hwy 167 from S 277th St overpass, B St NW frontage - great visibility. Available with 30 day notice. Call broker for rates.

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Industrial Exclusive Listings

August 2024



Port 106 Bldg

4746 Ohio Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 4,800 SF

Office SF: 800
Divisible To: -
Zoning: M-1
Clearance: 18'
Dock Doors: -
Grade Doors: -

Comments: Paint booth available. Located just south of downtown Seattle and minutes from the Port of Seattle. Located on city bus routes. Space has been off market for years & available now. CH: approx. 18', Zoning: M-1, Seattle. Dock high loading door and drive-in ramps. Heavy 3 phase power. Call broker for rates.

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MRH Building

C
1103 - 1109 N 36th St
Seattle, WA 98103

Listing Type: Lease
Available: Now

Total SF Available: 3,924 SF

Office SF: -
Divisible To: -
Zoning: IC45
Clearance: -
Dock Doors: -
Grade Doors: 1

Comments: Renovated office area, large windows, lots of natural light, unit includes full kitchen, shower, laundry, storage, and restrooms, outdoor, covered patio area, elevator and stair access.

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MRH Building

B High
1103 - 1109 N 36th St
Seattle, WA 98103

Listing Type: Lease
Available: Now

Total SF Available: 3,431 SF

Office SF: -
Divisible To: -
Zoning: IC45
Clearance: -
Dock Doors: -
Grade Doors: 1

Comments: Renovated office area, large windows, lots of natural light, unit includes full kitchen, shower, laundry, storage, and restrooms, outdoor, covered patio area, elevator and stair access.

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Industrial Exclusive Listings

August 2024



MRH Building
B Low

1103 - 1109 N 36th St
Seattle, WA 98103

Listing Type: Lease
Available: Now

Total SF Available: 3,185 SF

Office SF: -
Divisible To: -
Zoning: IC45
Clearance: -
Dock Doors: -
Grade Doors: 1

Comments: Renovated office area, large windows, lots of natural light, unit includes full kitchen, shower, laundry, storage, and restrooms, outdoor, covered patio area, elevator and stair access.

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MRH Building
Warehouse D

1103 - 1109 N 36th St
Seattle, WA 98103

Listing Type: Lease
Available: Now

Total SF Available: 1,816 SF

Office SF: -
Divisible To: -
Zoning: IC45
Clearance: -
Dock Doors: -
Grade Doors: 1

Comments: Renovated office area, large windows, lots of natural light, unit includes full kitchen, shower, laundry, storage, and restrooms, outdoor, covered patio area, elevator and stair access.

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MRH Building
Garage D

1103 - 1109 N 36th St
Seattle, WA 98103

Listing Type: Lease
Available: Now

Total SF Available: 571 SF

Office SF: -
Divisible To: -
Zoning: IC45
Clearance: -
Dock Doors: -
Grade Doors: 1

Comments: Renovated office area, large windows, lots of natural light, unit includes full kitchen, shower, laundry, storage, and restrooms, outdoor, covered patio area, elevator and stair access.

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Industrial Exclusive Listings

August 2024



Campus Park - Bldg 2
Ste 214

1020 S 344th St
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 2,069 SF
-
Office SF: 582 SF
Divisible To: -
Zoning: BP
Clearance: -
Dock Doors: -
Grade Doors: 1
Rate: \$1.30/SF/Mo + NNN

Comments: Ideal for light manufacturing and distribution with small office. All bay units have restrooms, small office, and reception area. High-quality space with new carpet and paint. 3-phase power. GL loading doors (10' x 10'). 14' - 15' clearance height. Excellent access and proximity to I-5, SR-18, and SR-99.

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Campus Park - Bldg 2
Ste 205

1020 S 344th St
Federal Way, WA 98003

Listing Type: Lease
Available: With 30 days notice

Total SF Available: 2,004 SF
-
Office SF: 690 SF
Divisible To: -
Zoning: BP
Clearance: -
Dock Doors: -
Grade Doors: 1
Rate: \$1.30/SF/Mo + NNN

Comments: Ideal for light manufacturing and distribution with small office. All bay units have restrooms, small office, and reception area. High-quality space with new carpet and paint. 3-phase power. GL loading doors (10' x 10'). 14' - 15' clearance height. Excellent access and proximity to I-5, SR-18, and SR-99.

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Myers Way Bldg

10740 Myers Way S
Seattle, WA 98168

Listing Type: Lease
Available: Now

Total SF Available: 4,400 SF
-
Office SF: 2,000 SF
Divisible To: -
Zoning: CBSO
Clearance: 24'
Dock Doors: 3
Grade Doors: 1

Comments: Dock high and grade level served suites. Convenient access to Hwy-167 and Hwy-18. 24' clear height. Fully sprinklered buildings. Call brokers for rates.

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Industrial Exclusive Listings

August 2024



Federal Way Business Park N
Bldg D

33755 9th Ave S
Federal Way, WA 98003

Listing Type: Sublease
Available: Until 11/30/25

Total SF Available: 4,095 SF

Office SF: 1,095 SF
Divisible To: -
Zoning: OP
Clearance: 12'
Dock Doors: -
Grade Doors: 1
Rate: \$6,000/Mo., Gross

Comments: Minutes from I-5, Hwy-18 and Hwy-167, limited Federal Way industrial product, call brokers for rates.

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Cumberland Industrial Center
- Bldg C

22027 70th Ave S
Kent, WA 98032

Listing Type: Sublease
Available: 7/01/24 - 9/30/24

Total SF Available: 2,560 SF

Office SF: +/- 500 SF
Divisible To: -
Zoning: M1
Clearance: 16'
Dock Doors: -
Grade Doors: 1

Rate: \$4,352/Mo, Gross

Comments: 2,560 SF of industrial space available for sublease! Warehouse area: +/- 2,060 SF, office area: +/- 500 SF, 1 grade level door, kitchenette in warehouse area, sublease through 9/30/26.

Shane Mahvi

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