

Industrial Exclusive Listings

July 2025



Pacific Gateway Industrial Park

20602 66th Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 110,498 SF

Office SF: 3,042 SF
Divisible To: -
Zoning: MI
Clearance: 40'
Dock Doors: 14
Grade Doors: 1
Rate: -

Comments: Direct landlord deal. 14 Dock high doors (seals, locks, plates installed), 1 grade level door, 40' clear height, ESFR sprinklers, 50' x 56' column spacing, 60' concrete apron in front load, existing power: approx. 400 amps 277/480v, up to 2,700 amps of 277/480v additional is available (power available to be verified), Please call brokers for rates and to arrange site visits.

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Shane Mahvi, SIOR
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smahvi@andoverco.com



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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Warehouse Distribution Facility

1040 Minkler Blvd
Tukwila, WA 98188

Listing Type: Lease
Available: Now

Total SF Available: 54,540 SF

Office SF: 2,910 SF
Divisible To: -
Zoning: TUC
Clearance: 24'
Dock Doors: 2
Grade Doors: 1

Rate: \$0.70/SF/Mo + NNN

Comments: 54,540 total SF of warehouse available for lease! 2,910 SF of office. 2 Dock high doors, 1 large grade level door, 24' clear height, fully sprinklered, 5 minute drive to Southcenter mall, 10 minute drive to both I-5 and I-405. Abundant car parking. Could be an excellent athletic use as well.

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Industrial Exclusive Listings

July 2025



Warehouse Distribution Facility

1000 Andover Park W
Tukwila, WA 98188

Listing Type: Lease
Available: Now

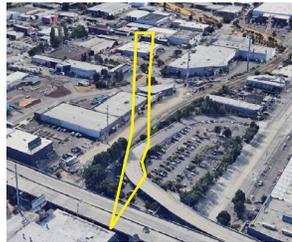
Total SF Available: 32,021 SF

Office SF: 3,500 SF
Divisible To: -
Zoning: TUC
Clearance: -
Dock Doors: 7
Grade Doors: 2

Rate: \$0.70/SF/Mo + NNN

Comments: 32,021 total SF of warehouse available for lease! 3,500 SF of office. Large mezz. deck, 7 dock high doors and 2 large grade level doors.

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Spokane Street Yard

3623 6th Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 62,775 SF

Office SF: -
Divisible: Yes
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: Now

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. Landlord may consider shorter term leases. 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

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Tukwila Industrial

1224 - 1226 Andover Park E
Tukwila, WA 98188

Listing Type: Sale
Available: Now

Total SF Available: 26,674 SF

Office SF: 3,984 SF
Divisible To: -
Zoning: TUC
Clearance: 24'
Dock Doors: 5
Grade Doors: -
Price: \$8,989,000

Comments: 1.02 AC site, Approx. 32 parking stalls (potential for additional), 32 parking stalls, free standing building, heavy power (buyer to verify), concrete building, sprinklered, building can be demised to two spaces. Cell tower income, solar power savings, new motion sensed warehouse led lighting, new HVAC unit, white-boxed warehouse area, newly improved north end office/showroom area, new building security system in place. Do not disturb current owner/user. Arrange all site visits with listing agents.

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Van Doren's at 228th

6111 S 228th St
Kent, WA 98032

Listing Type: Sublease
Available: Now

Total SF Available: +/- 22,800 SF

Office SF: -
Divisible To: -
Zoning: I1
Clearance: 30'
Dock Doors: 4
Grade Doors: 1 (oversized)
Rate: \$0.70/SF, Gross

Comments: +/- 22,800 SF of warehouse space available for sublease! 4 Dock doors, 1 oversized grade level door, ESFR sprinklers, fully insulated warehouse, sublease through 2/28/27, short term requirements considered.

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Auburn 400

1620 Industry Dr SW
Auburn, WA 98001

Listing Type: Lease
Available: March 1st, 2024

Total SF Available: 20,300 SF

Office SF: -
Divisible: Yes
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

July 2025



551 Strander Blvd

551 Strander Blvd
Tukwila, WA 98188

Listing Type: Sublease
Available: On 60 days' notice

Total SF Available: 40,082 SF

Office SF: 4,317 SF
Divisible To: 24,832 SF
Zoning: TUC-TOD
Clearance: 27'
Dock Doors: 7 (1 temp ramp door)
Grade Doors: -

Comments: Option 1: 40,082 SF (4,317 SF Office), Option 2: 24,832 SF (4,317 SF Office) and includes 3 dock high doors and 1 temporary ramp door. +/- 50'x33'6" column spacing. Endcap space with ample parking and potential yard, large breakroom, fully sprinklered (new system). Conveniently located Tukwila property with immediate access to I-5, I-405 & HWY-167. Sublease that runs until October 31st, 2027.

Jack Crane

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New

Prologis Park - Renton 6 Ste 940

940 Thomas Ave SW
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 14,400 SF

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

Comments: 14,400 SF available for lease, including 1,092 SF office. 3 dock high doors, 1 drive in door. High-efficiency fluorescent lighting. Clear height: 22'. North of I-405. Great freeway access via West Valley Highway, Rainier Ave South. Call broker, Brian Bruininks, CCIM for rates. Available now!

Brian Bruininks, CCIM

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New

Riverbend Commerce Center Bldg C

26511 79th Ave S
Kent, WA 98032

Listing Type: Lease
Available: 30-60 Days Notice

Total SF Available: 21,622 SF

Office SF: 3,720 SF
Divisible To: -
Zoning: I2
Clearance: -
Dock Doors: 8
Grade Doors: 2
Rate: -

Comments: Total Space: 21,622 SF. Office Space: 3,720 SF - 1,048 SF (North end office) & 2,682 SF on two floors (West end office), 8 dock high doors, 2 grade level doors, Available with 30-60 days notice.

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Industrial Exclusive Listings

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Landing Center - Bldg A
Ste 22431

22431 - 22435 68th Ave S
Kent, WA 98032

Listing Type: Lease
Available: 10/01/2025

Total SF Available: 19,645 SF

Office SF: 3,079 SF
Divisible To: 10,708 SF, 8,937 SF
Zoning: M1
Clearance: 18' - 22'
Dock Doors: 6
Grade Doors: 1
Rate: -

Comments: Class A north endcap space located on West Valley Highway. This space has great parking, visibility to West Valley Highway. Combined suites. End cap space with two entries, showroom/office space. Please call Brokers to arrange tours.

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North Valley Business Park

17680 W Valley Hwy
Tukwila, WA 98188

Listing Type: Lease
Available: Now

Total SF Available: 16,809 SF

Office SF: 2,187 SF
Divisible To: -
Zoning: CLI
Clearance: 24'
Dock Doors: -
Grade Doors: -

Comments: Approximately 2,187 SF of quality, air-conditioned office space. 24' clear height warehouse ceiling. Dock high and grade level loading. Prime location on W Valley Hwy with convenient access to Hwy-167 and I-405/I-5 interchange.

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212th Business Park - Bldg H
Ste 108

8320 S 208th St
Kent, WA 98032

Listing Type: Sublease
Available: Until 6/30/2027

Total SF Available: 12,028 SF

Office SF: 1,953 SF
Divisible To: -
Zoning: I2
Clearance: -
Dock Doors: 2
Grade Doors: 1
Rate: -

Comments: 12,028 SF of industrial space available for sublease! Can sublease a portion or entire space. Call broker for asking rates.

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Industrial Exclusive Listings

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West Park Campus - Bldg B
Ste B104

3500 W Valley Hwy N
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 11,663 SF

Office SF: 1,000 SF
Divisible To: -
Zoning: M1
Clearance: 30'
Dock Doors: 2
Grade Doors: 2
Rate: -

Comments: 2 Dock high doors, 2 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. Contact brokers for rates.

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West Park Campus - Bldg B
Ste B103

3500 W Valley Hwy N
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 9,926 SF

Office SF: 1,800 SF
Divisible To: -
Zoning: M1
Clearance: 30'
Dock Doors: 5
Grade Doors: 1
Rate: -

Comments: 5 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. Contact brokers for rates.

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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

July 2025



West Park Corporate Campus
Ste A103

1220 37th St NW
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 9,301 SF

Office SF: 2,369 SF, can be reduced
to 1,397 SF
Divisible To: -
Zoning: M1
Clearance: 30'
Dock Doors: 2
Grade Doors: 1 (oversized)
Rate: -

Comments: Dock high warehouse/office space for lease! Office can be reduced to 1,397 SF, 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. Please call brokers for rates, NNN's and to arrange tours.

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702 - 903 Battersby Ave
Ste 101

702 Battersby Ave
Enumclaw, WA 98022

Listing Type: Lease
Available: Now

Total SF Available: 11,626 SF

Office SF: 1,040 SF
Mezz. SF: 2,017 SF
Zoning: LI
Clearance: 18'
Dock Doors: -
Grade Doors: 4
Rate: -

Comments: High quality industrial space available for lease in Enumclaw! 2,017 SF of mezz. space, grade level doors, 18' clear height, modern office space, close to nearby amenities, call listing brokers for rates.

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Mike Hemphill
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702 - 903 Battersby Ave
Ste 106

903 Battersby Ave
Enumclaw, WA 98022

Listing Type: Lease
Available: Now

Total SF Available: 3,003 SF

Office SF: 304 SF
Zoning: LI
Clearance: 18'
Dock Doors: -
Grade Doors: 1
Rate: -

Comments: High quality industrial space available for lease in Enumclaw! Grade level door, 18' clear height, modern office space, close to nearby amenities, call listing brokers for rates.

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Industrial Exclusive Listings

July 2025



663 S Lucile St

663 S Lucile St
Seattle, WA 98108

Listing Type: Sublease
Available: Until 3/31/2028

Total SF Available: 11,500 SF

Office SF: -
Divisible To: -
Zoning: -
Clearance: 24'
Dock Doors: 4 (2 pony docks)
Grade Doors: 1 (for occasional access)
Rate: -

Comments: Cheapest sublease in town! 11,500 SF, 4 dock high positions (2 pony docks), 1 grade level door for occasional access, 24' clear height, space is one (1) bay approx. 50' x 220', heavy power, excellent access to SR-99 & I-5. Flexible term available, sublease expires 3/31/2028, please contact broker for details.

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City on a Hill Property

11805 NE 116th St
Kirkland, WA 98034

Listing Type: Sale
Available: Now

Total SF Available: 10,385 SF

Divisible To: -
Zoning: TL 10C
Clearance: 20'
Dock Doors: -
Grade Doors: 6
Price: -

Comments: Perched about 126 feet above the neighboring lowlands and 108 feet above the adjoining I-405 freeway, this hilltop parcel offers 360-degree views of the surrounding landscape and is easily visible to passing motorists from more than a mile away. 70,814 SF - 1.63 Acre Parcel, zoning allows variety of uses in the thriving Totem Lake Business District.

Josh Klein

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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: \$1.49/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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Industrial Exclusive Listings

July 2025



Central Commerce Center
Ste 8326

8326 S 259th St
Kent, WA 98030

Listing Type: Lease
Available: Now

Total SF Available: 3,627 SF

Office SF: 1,947 SF
Divisible To: -
Zoning: CM2
Clearance: 13'
Dock Doors: -
Grade Doors: 1
Rate: -

Comments: 13' Clear height, 1 grade level door, 1,947 SF office (can be reduced to +/- 1,374 SF office), programmable energy efficient lighting, ample parking, professional image business park, excellent access to Hwy-167 and Downtown Kent, responsive local ownership.

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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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Federal Way Corporate Center

34210 9th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 8,224 SF

Office SF: 1,873 SF
Divisible To: -
Zoning: CE
Clearance: 24'
Dock Doors: 1
Grade Doors: 2
Rate: -

Comments: 2 grade level doors, 1 dock high door. 24' clear height. End cap space, high image corporate identity. Zoned CE (City of Federal Way). Great freeway access and close to area amenities.

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Industrial Exclusive Listings

July 2025



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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Avere Building

345 Andover Park E
Tukwila, WA 98188

Listing Type: Lease
Available: Now

Total SF Available: 4,203 SF

Office SF: -
Divisible To: -
Zoning: TUC
Clearance: 16' - 18'
Dock Doors: 2
Grade Doors: -
Rate: -

Comments: Small dock high space available for lease! 2 dock high doors, 16'-18' clear height. No office area, but shared restroom access. Call broker for rates and additional terms.

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Campus Park - Bldg 3

Ste 310 + 311

1112 S 344th St
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 4,068 SF

Office SF: 1,271 SF
Divisible To: -
Zoning: BP
Clearance: -
Dock Doors: -
Grade Doors: 2
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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Industrial Exclusive Listings

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Campus Park - Bldg 1
Ste 108

34310 9th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 2,529 SF
-
Office SF: 587 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 1
Ste 101

34310 9th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 2,149 SF
-
Office SF: 585 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 3
Ste 311

1112 S 344th St
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 2,035 SF
-
Office SF: 618 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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Industrial Exclusive Listings

July 2025



Campus Park - Bldg 3
Ste 310

1112 S 344th St
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 2,033 SF
-
Office SF: 653 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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Tacoma Sublease

3113 S Pine St
Tacoma, WA 98409

Listing Type: Sublease
Available: Now

Total SF Available: 3,500 SF
Office SF: -
Divisible To: -
Zoning: M2
Clearance: 22'
Dock Doors: -
Grade Doors: 1 (oversized 12' X 14')

Comments: 3,500 SF of industrial space available for sublease! Space includes: 2 restrooms, 1 oversized grade level door (12' x 14'), approx. 22' clear height, fully insulated warehouse, clear span, new LED lighting, fully fenced/ secured project with automated/ rolling gate. S Pine Street visibility, monument signage available.

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3425 S Tacoma Way

3425 S Tacoma Way
Tacoma, WA 98409

Listing Type: Sale
Available: Now

Total SF Available: 2,376 SF
Divisible To: N/A
Price: \$250,000

Comments: 2,376 SF on 0.2 acres (8,713 SF) of land available for sale! High visibility on S Tacoma Way, great access to I-5 & H-16, zoning – Heavy Manufacturing District (M2).

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Industrial Exclusive Listings

July 2025



Sumner Storage

5221 160th Ave E
Sumner, WA 98390

Listing Type: Lease
Available: Now

Total SF Available: 2,000 SF - 9,436 SF

Office SF: -
Divisible To: -
Zoning: M1, Sumner
Clearance: 14'
Dock Doors: 3
Grade Doors: 1

Comments: Ideal for dead storage or light warehouse use, shared restroom access, flexible configurations, dock and grade level loading, significantly below market rates. Contact brokers for more information.

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Madrona Building

1500 Raymond Ave SW
Renton, WA 98057

Listing Type: Sale
Available: Now

Total SF Available: 1,755 SF

Office SF: 255 SF
Divisible To: -
Zoning: IM
Clearance: -
Dock Doors: -
Grade Doors: -

Comments: 1,755 SF (255 SF Office & 281 SF Heated Storage Room) on 0.44 acres, 255 SF is 2nd floor mezz. storage. Renton CA zoning - contractor shop use is grandfathered. Site is paved, fully fenced/secured with an automatic gate, 2021 construction - metal frame building, HVAC mini splits inside all offices. Great Renton location with immediate access to I-405, I-5, and H-167. Site will be delivered vacant upon sale.

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