

SODO INDUSTRIAL WAY CORRIDOR
INDUSTRIAL SPACE

FOR LEASE

629 S Industrial Way, Seattle, WA 98108

**UNDER
CONSTRUCTION**

For more information:

GARY N. HUNTER, CCIM

Principal | Managing Broker

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CFRE | **COMMERCIAL REAL ESTATE**

LEASE OFFERING

ADDRESS	629 Industrial Way
LEASE RATE	\$1.67 PSF Blended per month
NNN EXPENSES	\$0.45 PSF per month
LEASE TYPE	NNN
LEASE TERM	Minimum 5 years

SPACE HIGHLIGHTS

Warehouse: 7,627 SF
Mezzanine Storage: 2,859 SF
Private Office: 396 SF
Open Office: 2,249 SF
GROSS SF: 13,131
RENTABLE SF: 13,131
Parking: 13 spaces
Zoning: MML U/85
Highly functional industrial/warehouse space
Clear Height 20' +/-
Column Spacing
Dock High 2 Doors
Roll up door dimensions: 10' x 10'
Grade Level 1 Door
Roll up door dimensions: 12' x 14'
Power: 480 AMP
HVAC: Conditioned Air

SUMMARY

Discover an exceptional industrial leasing opportunity in Seattle’s highly sought-after Georgetown/SODO submarket. 629 Industrial Way offers functional warehouse space with excellent access, strong visibility, and unbeatable proximity to major transportation corridors. This location is ideal for businesses seeking efficient distribution, light manufacturing, production, or last-mile operations within minutes of Downtown Seattle.

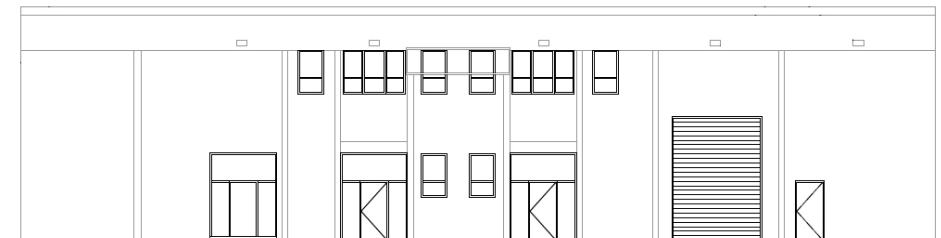
This property places your business at the center of one of the busiest and fastest-moving industrial districts in the Pacific Northwest.

LOCATION ADVANTAGES

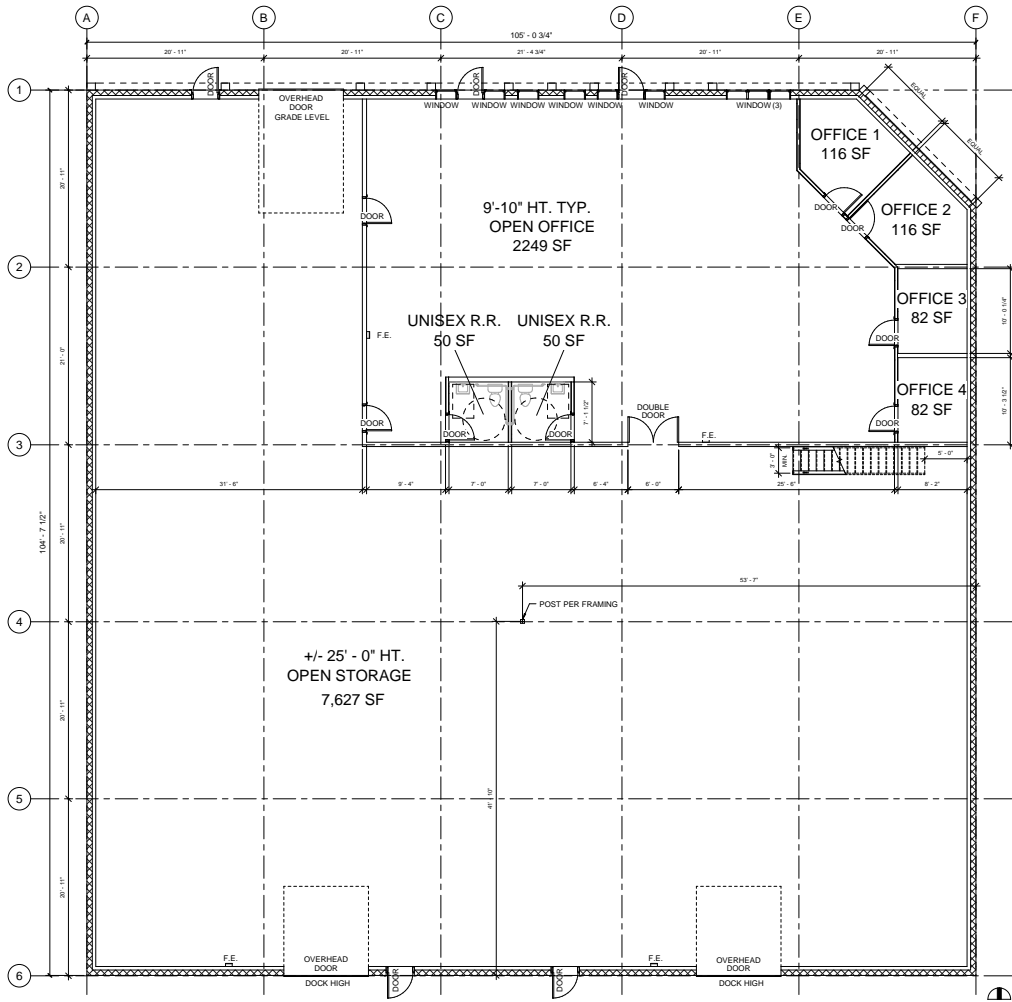
Premier Georgetown/SODO industrial corridor
Immediate access to major transportation routes
Surrounded by regional distribution, production, and service businesses
Excellent connectivity for logistics and workforce access
Minutes to Downtown Seattle & SeaTac Airport
Exceptional access to I-5, SR-99, I-90, Port of Seattle, & regional freight corridors
On-site parking, maneuvering areas, and easy truck access
Strong industrial submarket with limited available supply

IDEAL FOR

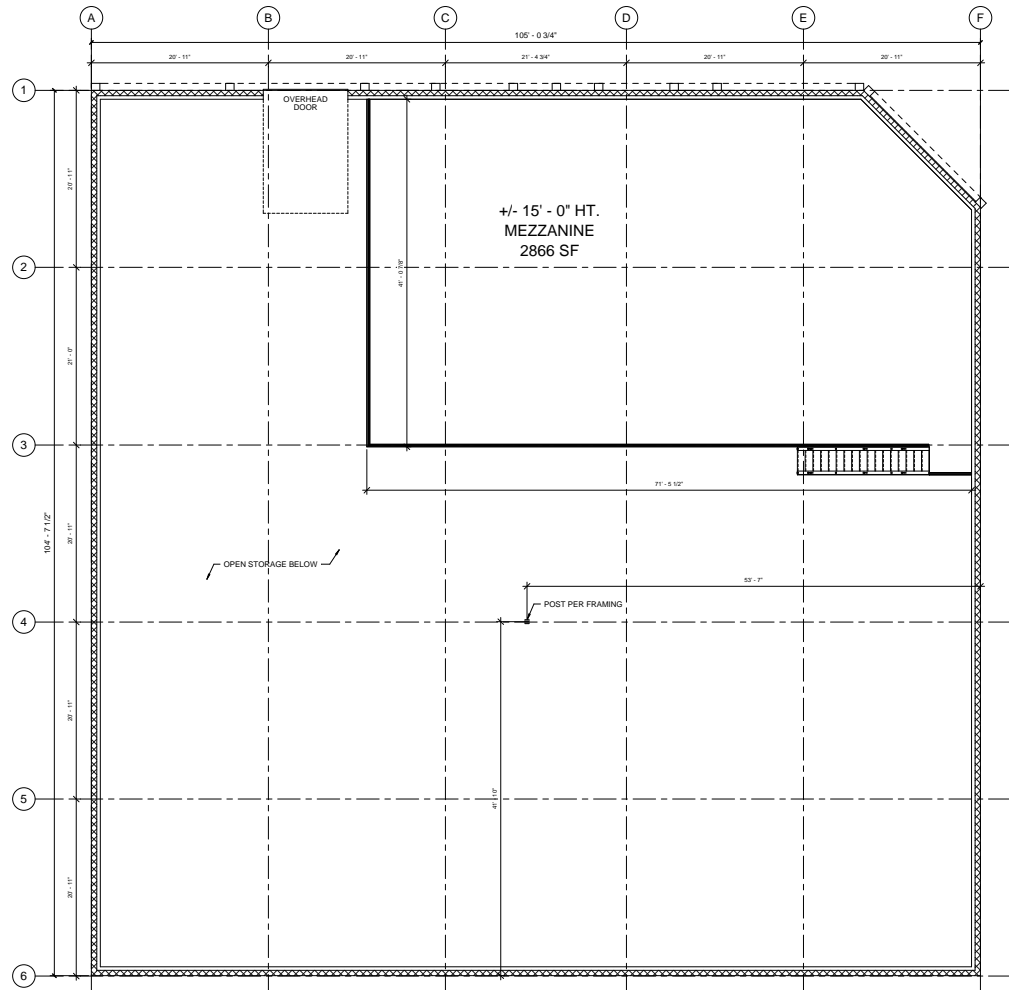
Warehousing & Distribution
Last-Mile Delivery
Light Manufacturing
Production / Fabrication
Contractor or Trades Operations
E-Commerce Fulfillment



GROUND LEVEL



MEZZANINE LEVEL



POPULATION	1-MILE	5-MILE	10-MILE
Total Population	6,095	126,547	337,306
% Growth 2025-2030	0.0%	1.47%	1.22%
Median Age	37	38.6	41.2

HH & INCOME	1-MILE	5-MILE	10-MILE
Total Households	2,396	71,651	214,791
Median HH Income	\$125,798	\$111,624	\$126,448

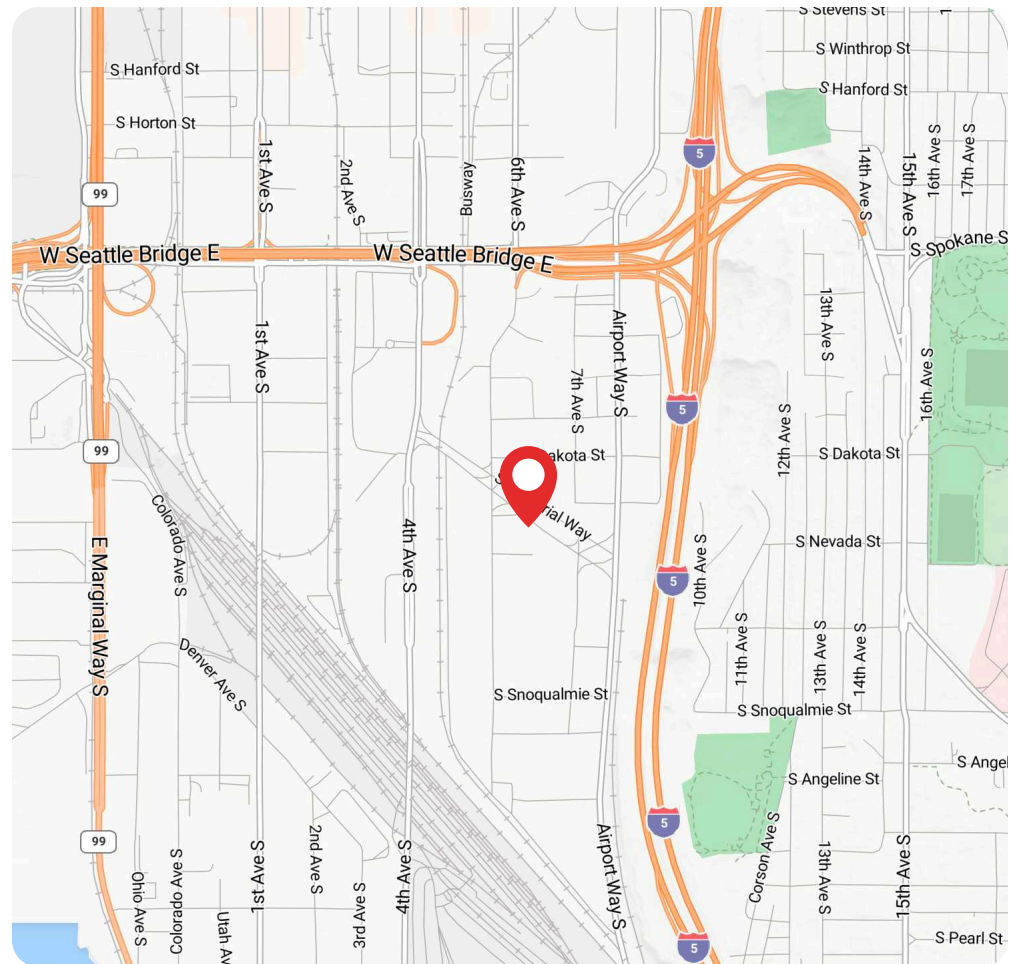
BUSINESS & WORKERS	1-MILE	5-MILE	10-MILE
Total Businesses	1,170	10,085	22,934
Total Employees	19,022	173,483	349,863

FOOD & DRINK

Tinte Cellars Tasting Room
 Star Brass Works Lounge
 Sound Goods Wine
 Smarty Pants

AREA EMPLOYERS

Amazon
 Boeing
 Costco
 Darigold
 Weyerhaeuser



54

Somewhat Walkable



52

Good Transit



62

Bikeable



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GARY N. HUNTER, CCIM

A Seattle native, Gary Hunter developed his professional career locally, working in wholesale and conduit lending for Washington Mutual Bank's corporate offices in Seattle and Bellevue. He joined Colliers International, a leading global commercial real estate company, in 2007, and in 2011, Gary joined Westlake Associates, Inc., advancing to partner and shareholder.

Gary founded CFRE | Commercial Real Estate, and together with the CF Capital Fund, vertically integrated commercial real estate with commercial lending, development, and construction financing. Gary delivers value to his clients through his local knowledge, education, and experience in C-suite corporate management and commercial finance. He is also a professional turnaround manager skilled in corporate renewal, which helps evolve companies and improve their value.

For Gary, inspirational leadership and being out on the floor with the producers and advisors amplifies the energy of the firm. The team members are involved in the day-to-day business of the firm and are knowledgeable and responsive to better provide service to the client.

CFRE | COMMERCIAL REAL ESTATE

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