INDUSTRIAL FOR LEASE OR FOR SALE

3305 108TH STREET SOUTH

LAKEWOOD, WA 98499

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

36,808 SF | 2,950 SF OFFICE WITH 2,944 SF MEZZANINE | EXCELLENT LOCATION

950 Pacific Avenue | Suite 200 | Tacoma, Washington 98402 | lee-nw.com

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LISTING DETAIL

TOTAL SF	36,808 SF
SUITE 101	9,202 shell, 560 SF office, 560 SF mezz 2 DH (10' x 10'), 1 GL (12' x 14')
SUITE 102	9,202 shell, 1,200 SF office, 1,192 SF mezz 2DH (10' x 10'), 1 GL (12' x 14')
SUITE 103	18,404 shell, 1,200 SF office, 1,192 SF mezz 4 DH (10' x 10'), 3 GL (12' x 14')
SALE PRICE	Contact Brokers for Pricing

FEATURES

- Built in 1994
- 24’ clear
- Wet sprinkler system
- Asking lease rate - Call brokers for rates
- Available September 2026

3305 108th St S is positioned in Lakewood’s established South Tacoma Way / JBLM trade area, with convenient access to Interstate 5, SR-512, and major regional employment centers. The property benefits from strong connectivity to nearby residential neighborhoods, with close proximity to the Port of Tacoma and Joint Base Lewis-McChord, making it an ideal location for industrial use.

CONTACT:

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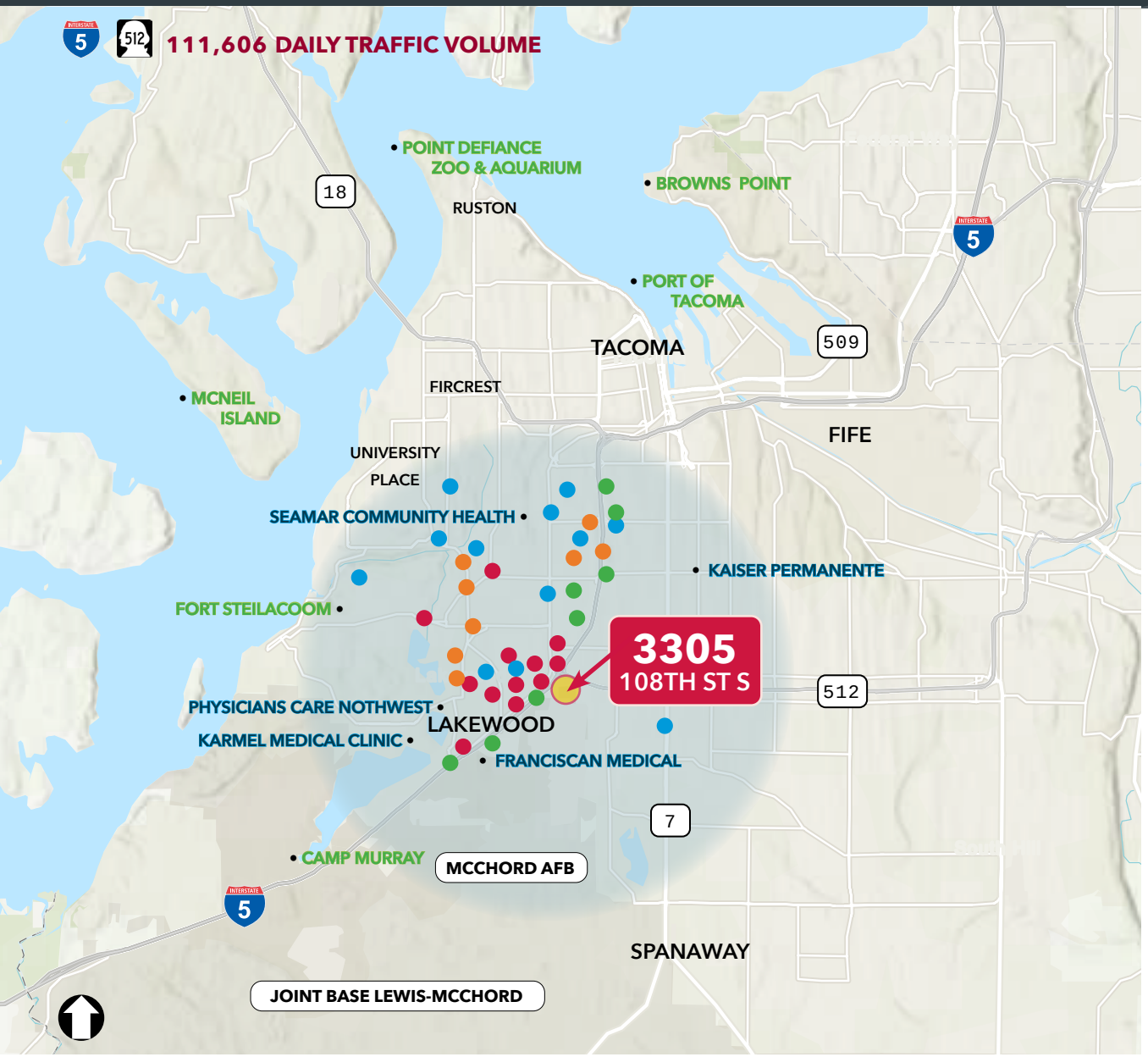

RESTAURANTS

- Biscuit House
- Dairy Queen
- Black Bear Diner
- The Captain Crab
- Wendy's
- Viet Kitchen & Bar
- Jack's BBQ
- Moon Rise Cafe
- IHOP
- Panera Bread
- Domino's Pizza
- Bloom Thai

GROCERY

- Grocery Outlet
- Winco Foods
- Olympic Grocery
- Walmart Supercenter
- H Mart
- Safeway
- Target
- Fred Meyer
- QFC
- Ponders Grocery
- 7-Eleven
- Whole Foods Market

BANKS

- Harborstone Credit Union
- Chase
- Sound Credit
- Timberlake
- Bank of America
- US Bank
- Heritage Bank
- Navy Federal Credit Union

HOTELS

- Hampton Inn
- Holiday Inn
- Howard Johnson
- Days Inn
- Western Inn
- Americas Best Value
- WoodSpring Suites
- Marriott

DRIVE TIMES

SEATTLE	43 Minutes
OLYMPIA	29 Minutes
BELLEVUE	52 Minutes
SEATAC INTERNATIONAL	35 Minutes

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