

144,352 SF

Industrial Space For Lease



Prologis Emerald Gateway, Building 3



E Marginal Way S & S Norfolk Street
Tukwila, WA 98118 USA

LOCATION

- Immediate access to I-5 at Exit 158
- Adjacent to King County International Airport/Boeing Field

FACILITY

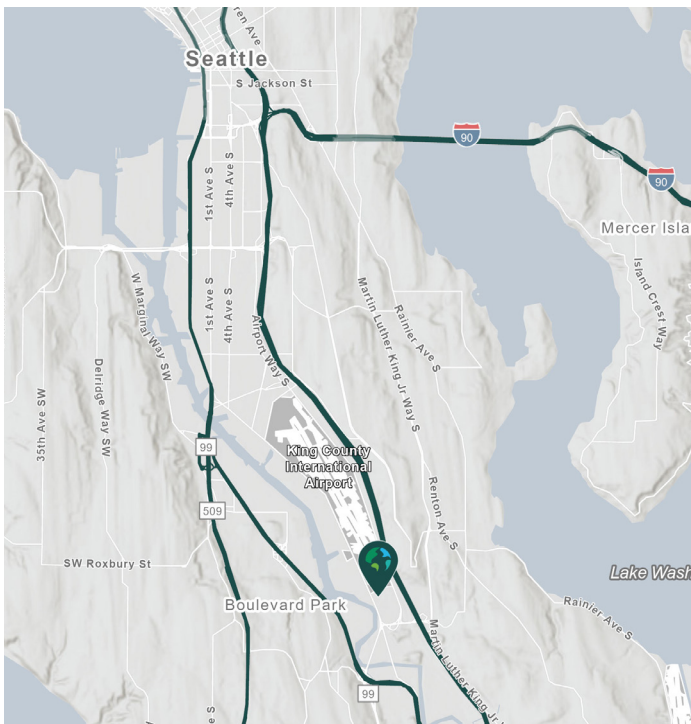
- **2026 DELIVERY**
- Total building size: 144,352 SF
- Total available: 144,352 SF
- Divisible to 20,000 SF
- Spec office: 3,510 SF up to 7,000 SF in three nodes
- 32' clear height
- 38 dock-high doors
- 2 grade-level doors
- 52' x 60' typical bay
- 4,000-amps, 277/480v 3-phase
- ESFR sprinkler system
- 105 auto parking stalls
- 48 trailer parking stalls
- Contact brokers for rates

ADVANTAGES AND AMENITIES

- Frontage onto I-5 with 200,000 cars per day

**Your single-source service for efficient move-in
and operations: [prologisessentials.com](https://www.prologisessentials.com)**

www.prologis.com

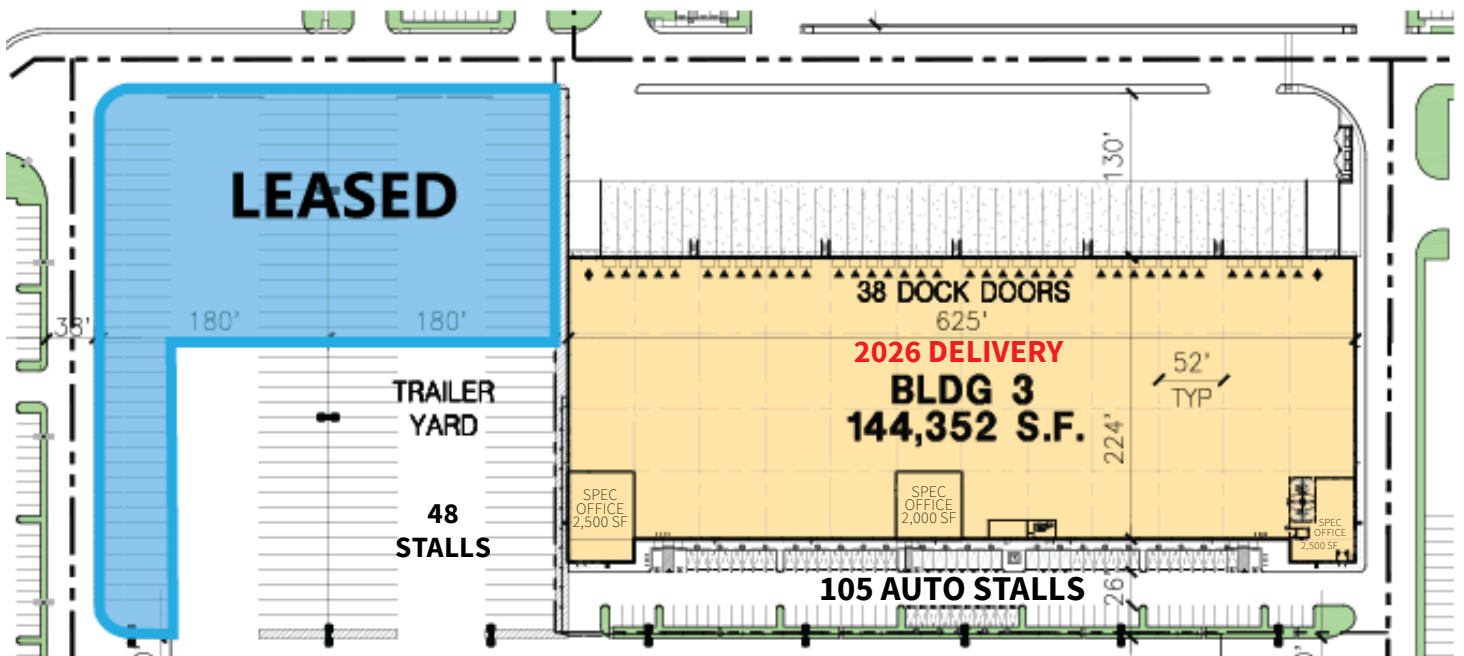


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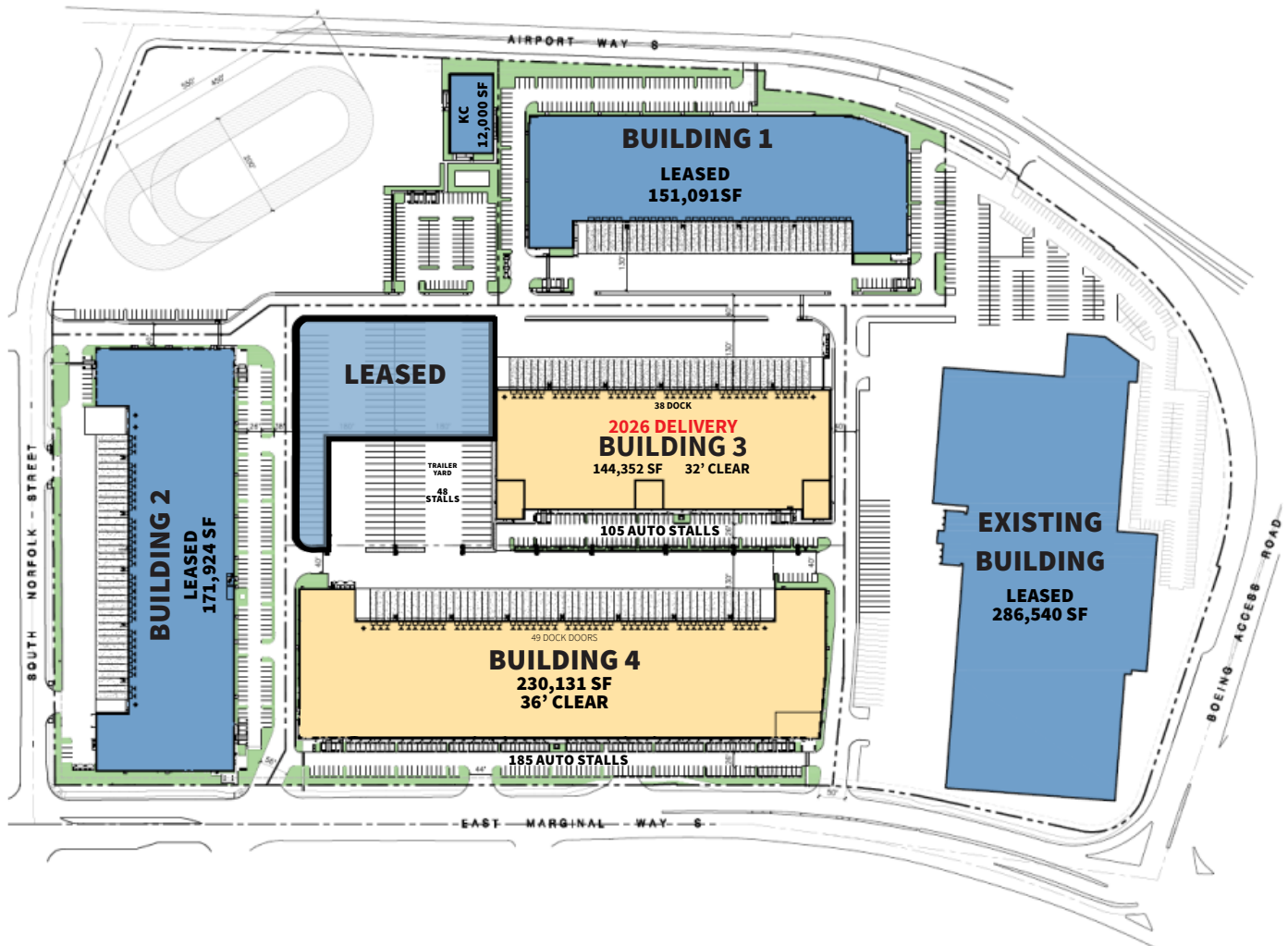
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