

PROLOGIS GEORGETOWN CROSSROADS

6050 EAST MARGINAL WAY SOUTH | SEATTLE, WA



589,615 SF | THE FUTURE OF URBAN INDUSTRIAL REAL ESTATE

www.prologisgeorgetown.com

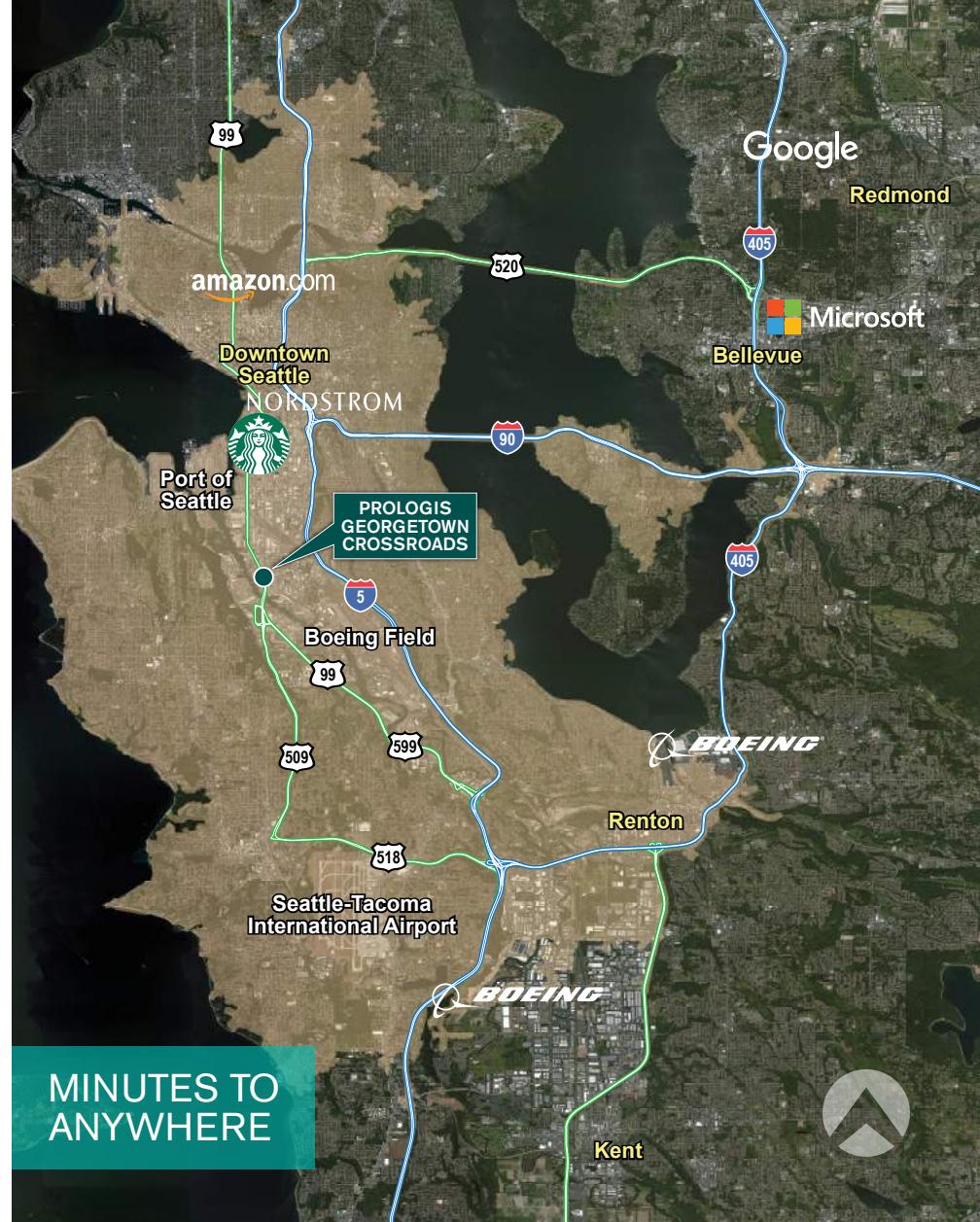
 **PROLOGIS®**
Ahead of what's next

PLANNED DESIGN



BUILDING HIGHLIGHTS

- Unique flexible design for multiple uses
- Prominent visibility from East Marginal Way South
- Level One is double-loaded with truck access from multiple arterials
- Truck access via ramps to Level Two
- Level Three is serviced via forklift-accessible freight and passenger elevators from ground level
- **635 PARKING SPACES ~ More car and van parking than any Seattle industrial building**



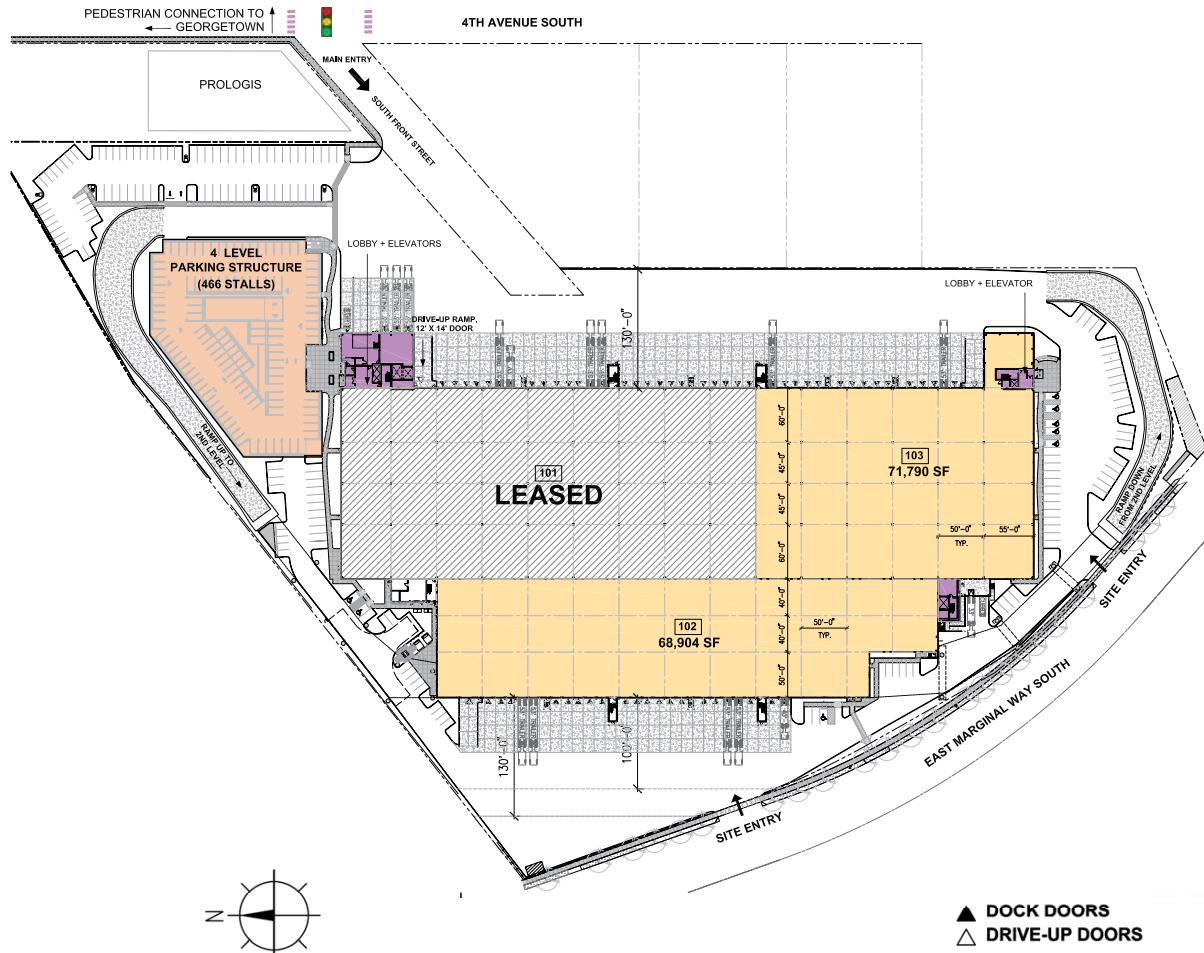
LEVEL ONE: 239,029 SF

FULFILLMENT



FEATURES

- Divisible to 70,000 SF or more in various configurations
- 62 dock-high doors (double-loaded configuration) and 3 drive-in doors
- 28' clear height
- ESFR sprinkler system
- Column spacing 50' x 45'; 60' speed bay
- 130' truck courts with 60' truck aprons
- Parking for up to 635 car and van stalls



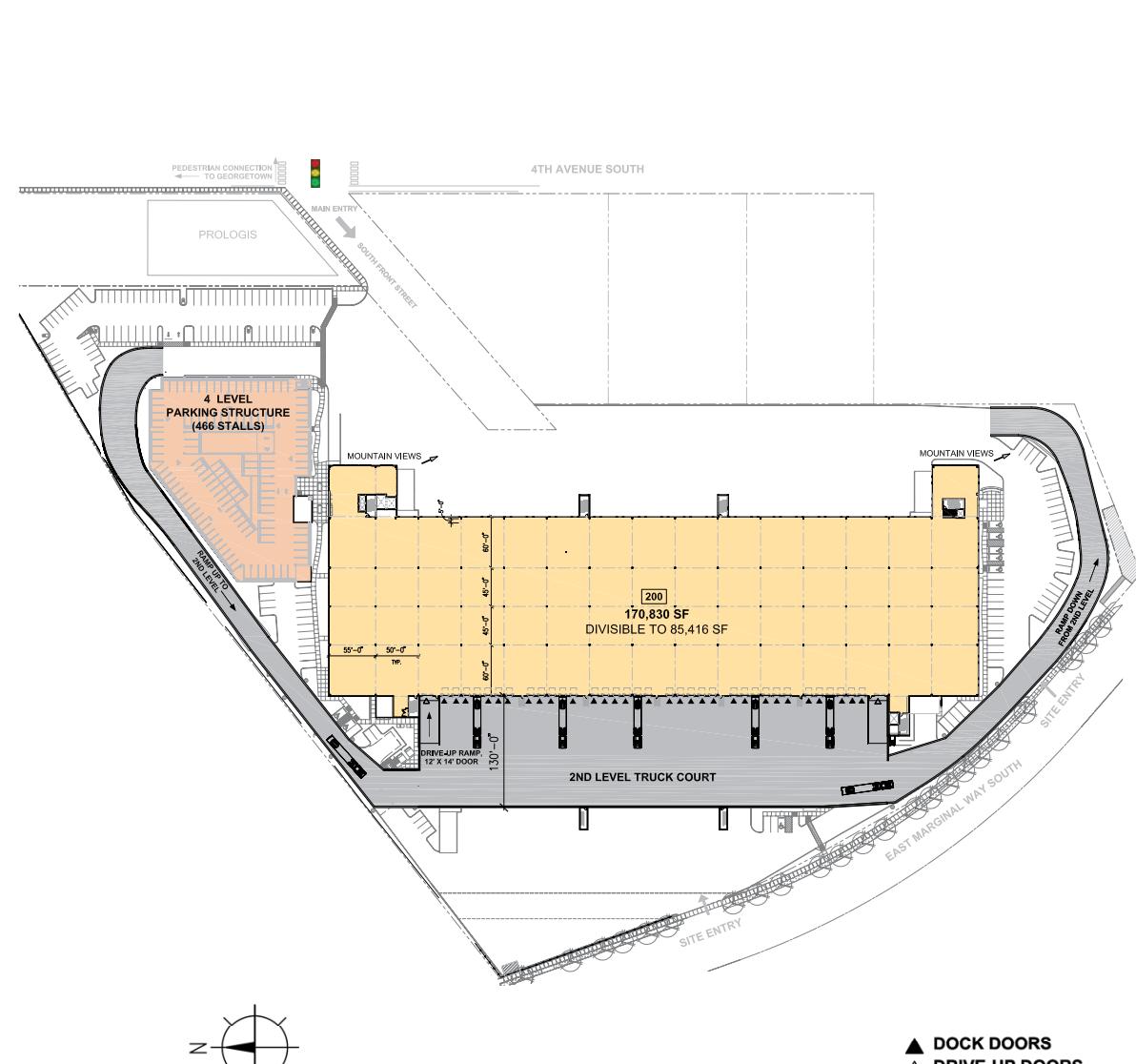
LEVEL TWO: 170,331 SF

FULFILLMENT



FEATURES

- Divisible to 45,000 SF with build-to-suit offices
- Common area entrances with passenger elevators
- Up to 38 dock-high doors and 2 drive-in doors
- 24' clear height
- ESFR sprinkler system
- Column spacing 50' x 45'; 60' speed bay
- 130' truck court accessible to full-size trucks via large ramps
- Parking for up to 635 car and van stalls



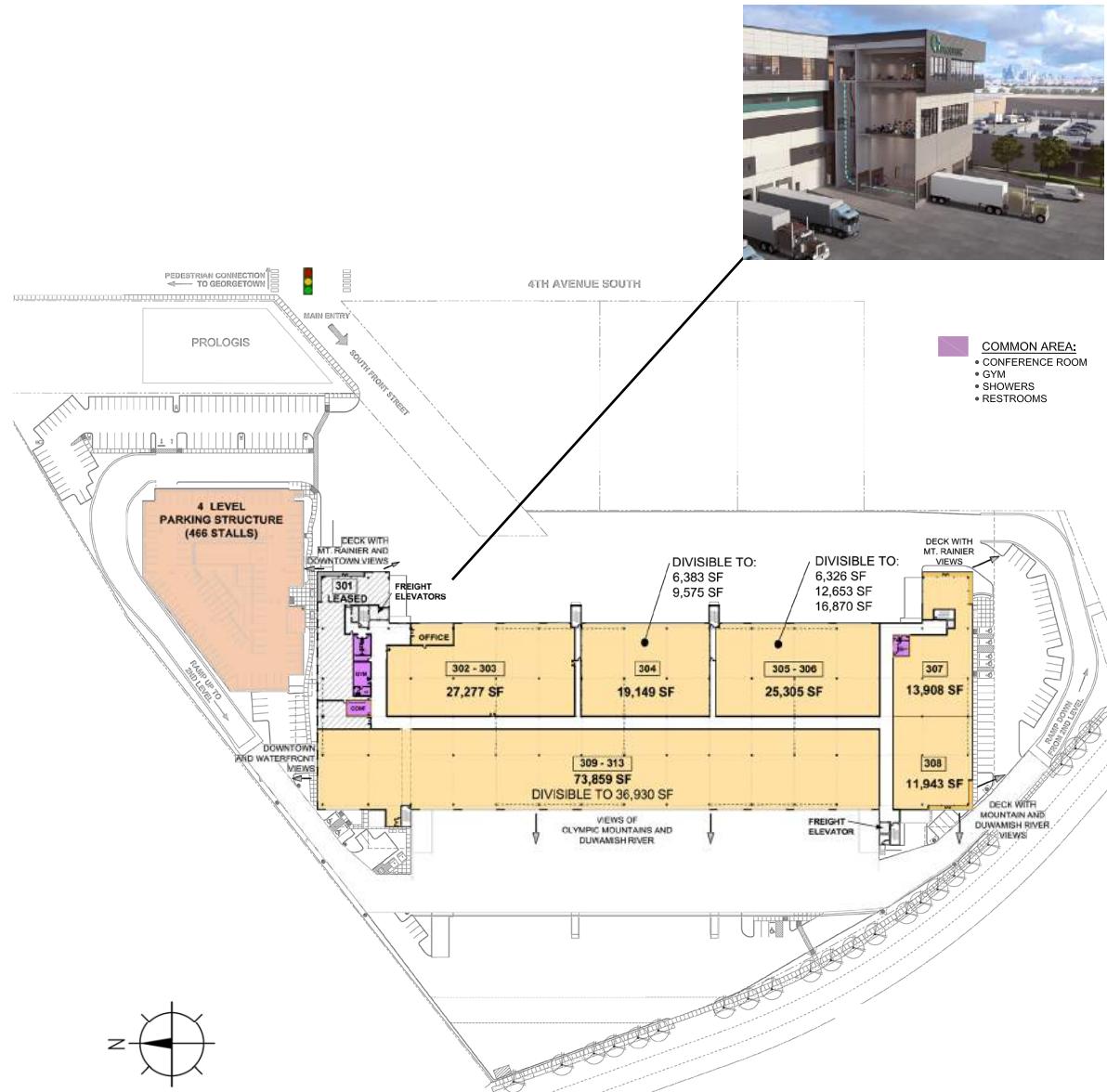
LEVEL THREE: 180,255 SF

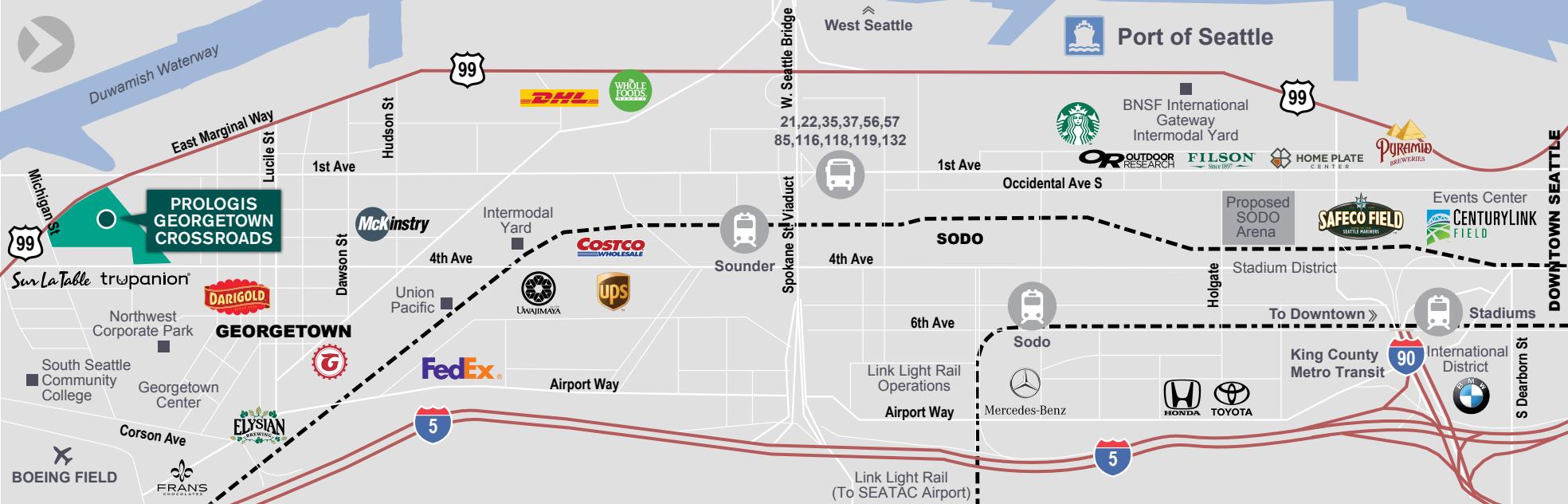
MAKERS SPACE



FEATURES

- Divisible to 10,000 SF or more
- Build-to-suit office and work spaces
- Suitable for light manufacturing, creative offices, laboratory and production
- Two common loading areas with multiple dock positions, served via forklift-accessible freight elevators from ground level
- 16' clear height
- Parking for up to 635 car and van stalls
- Common area amenities: passenger elevators lobbies, conference rooms, restrooms, showers
- Views of Downtown Seattle, the Olympic Mountains and Mt. Rainier





LOCATION

- Only 5 minutes to Downtown Seattle and 15 minutes to Bellevue
- Immediate access to I-5, Highway 99 and I-90
- Five minutes to Port of Seattle
- Transit lines run through the area via bus routes and Link Light Rail
- Numerous restaurants and hotels within walking distance
- Prominent visibility from East Marginal Way South
- Offering more car and van parking than any Seattle industrial building