

# PROLOGIS GEORGETOWN CROSSROADS

6050 EAST MARGINAL WAY SOUTH | SEATTLE, WA



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

[www.prologisgeorgetown.com](http://www.prologisgeorgetown.com)

 **PROLOGIS**<sup>®</sup>  
Ahead of what's next

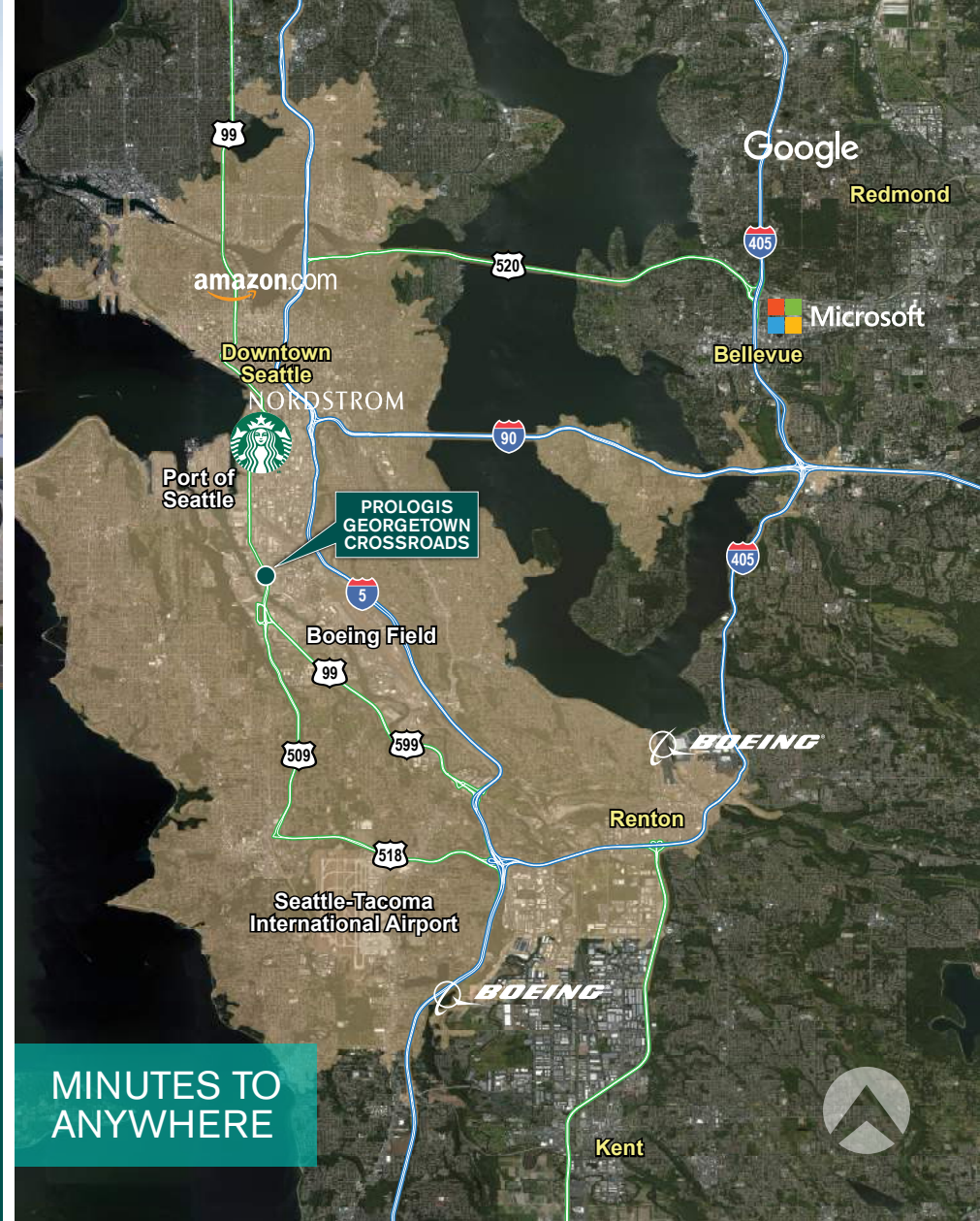


# PLANNED DESIGN



## 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**



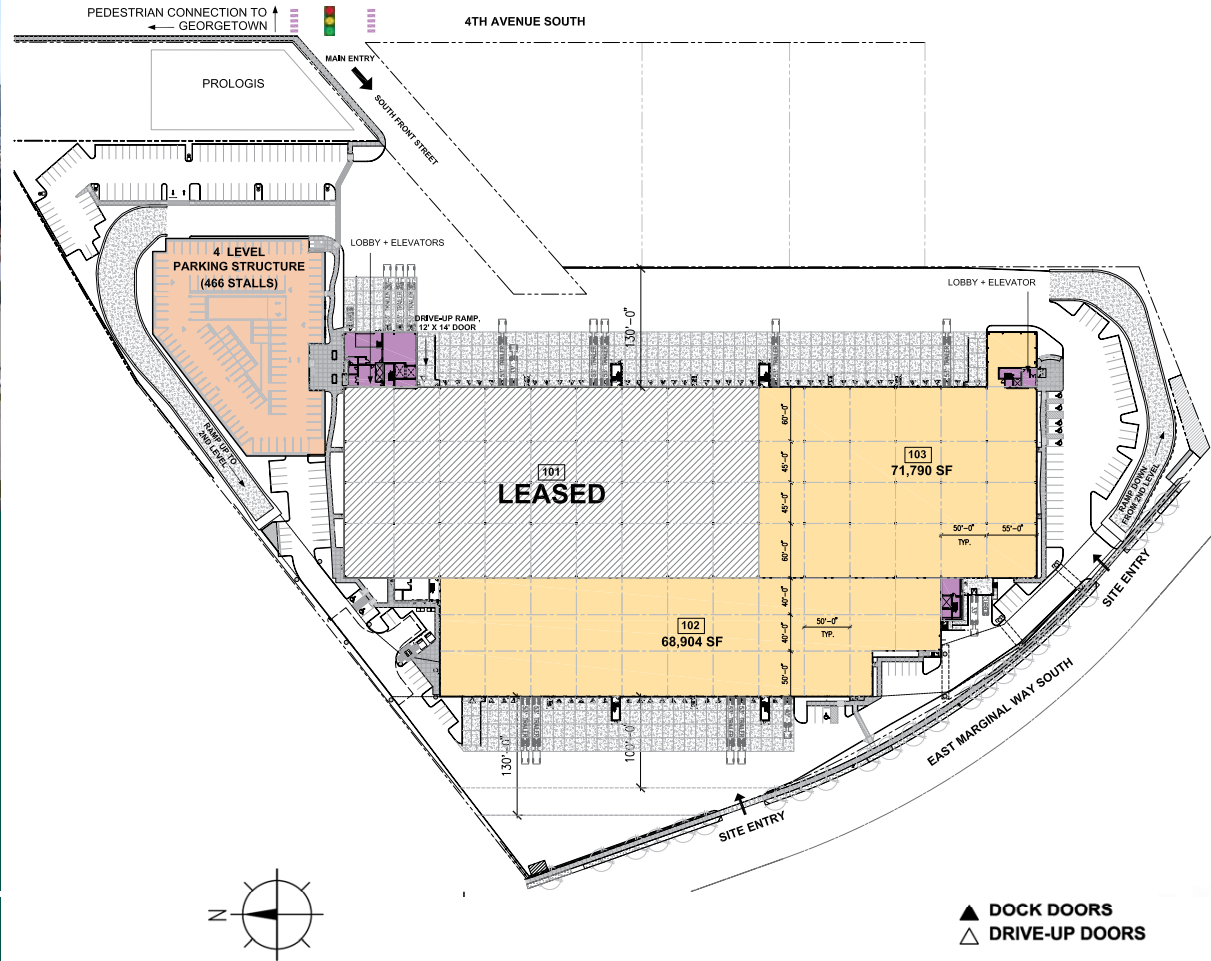
# LEVEL ONE: 239,029 SF

## 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





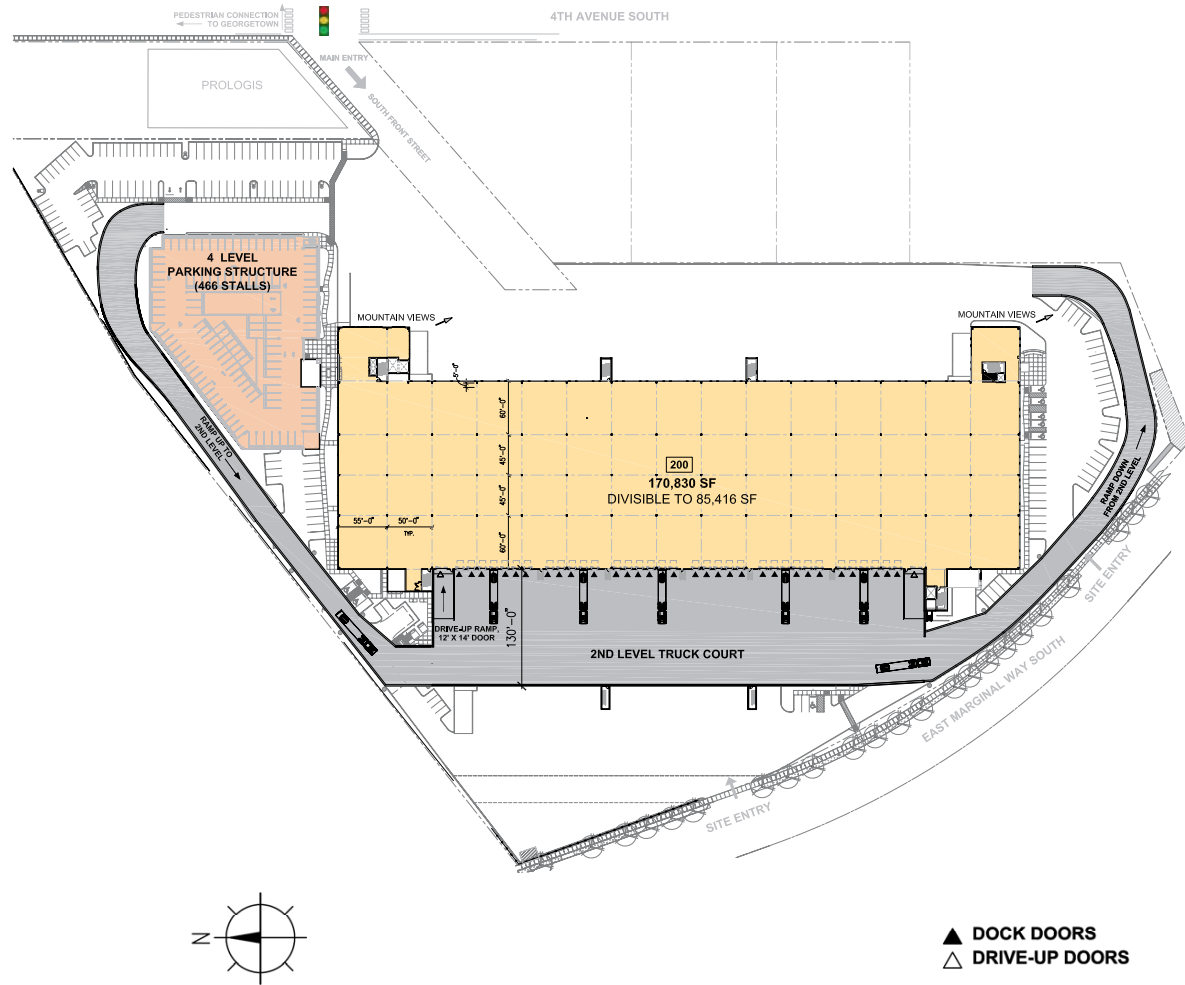
# LEVEL TWO: 170,331 SF

## FULFILLMENT



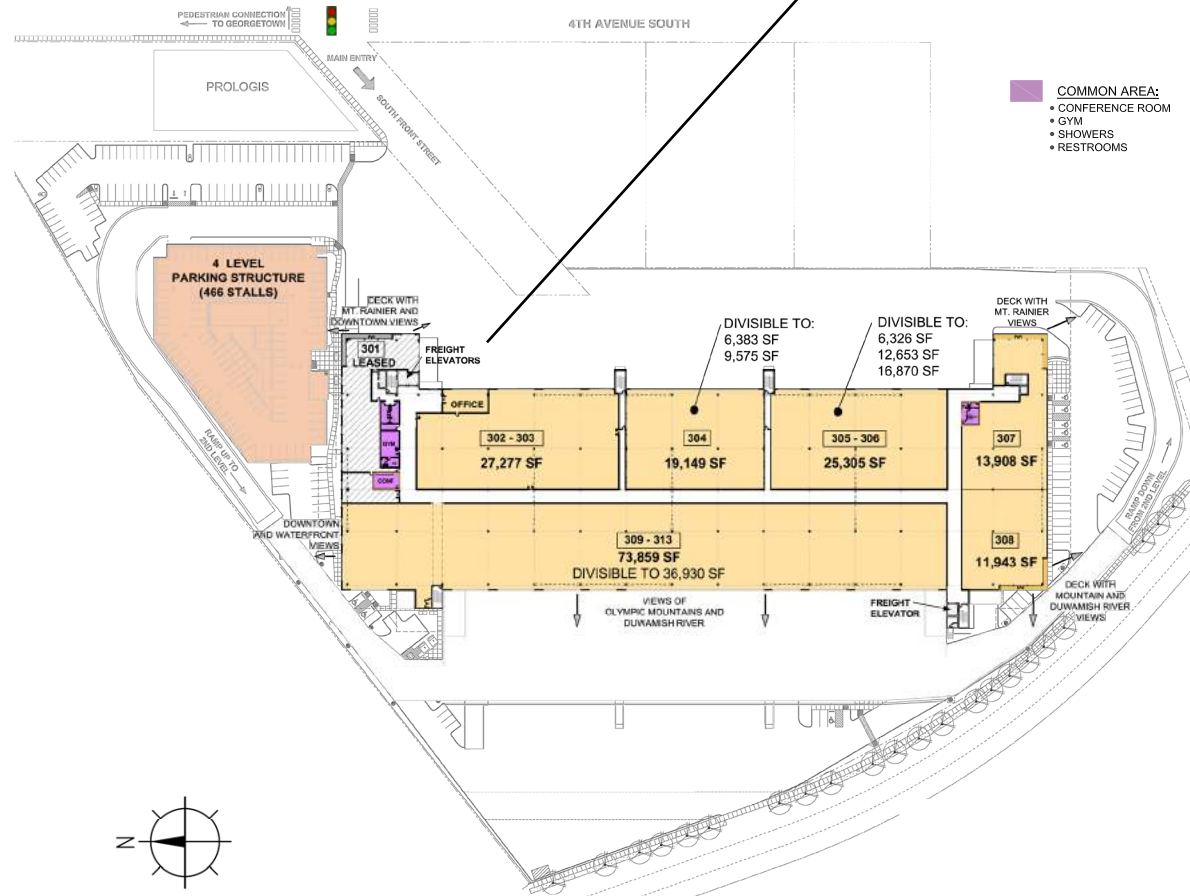
### FEATURES

- 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

**WILMA WARSHAK, SIOR**  
 Managing Partner  
 wilma.warshak@wa-rea.com  
 C (206) 409-1432

1725 Westlake Avenue North, Suite 210  
 Seattle, WA 98109 | P (206) 838-5492  
 www.wa-rea.com

**RICK KOLPA**  
 rkolpa@prologis.com  
 P (206) 414-7610

12720 Gateway Drive, Suite 110  
 Tukwila, WA 98168  
 www.prologis.com

