

SEATTLE



# Prologis Emerald Gateway

Fronting Interstate 5

NE Corner E. Marginal Way S. & S. Boeing Access Road  
Seattle, WA 98118 USA

## UNTIL NOW...

There has never been a project in the Northwest offering the varied utility and scale of Emerald Gateway.

Whether you need traditional industrial space, or a custom build out with a dedicated parking structure and retail space options, Emerald Gateway provides flexibility to meet your needs.



[View Highlights](#)

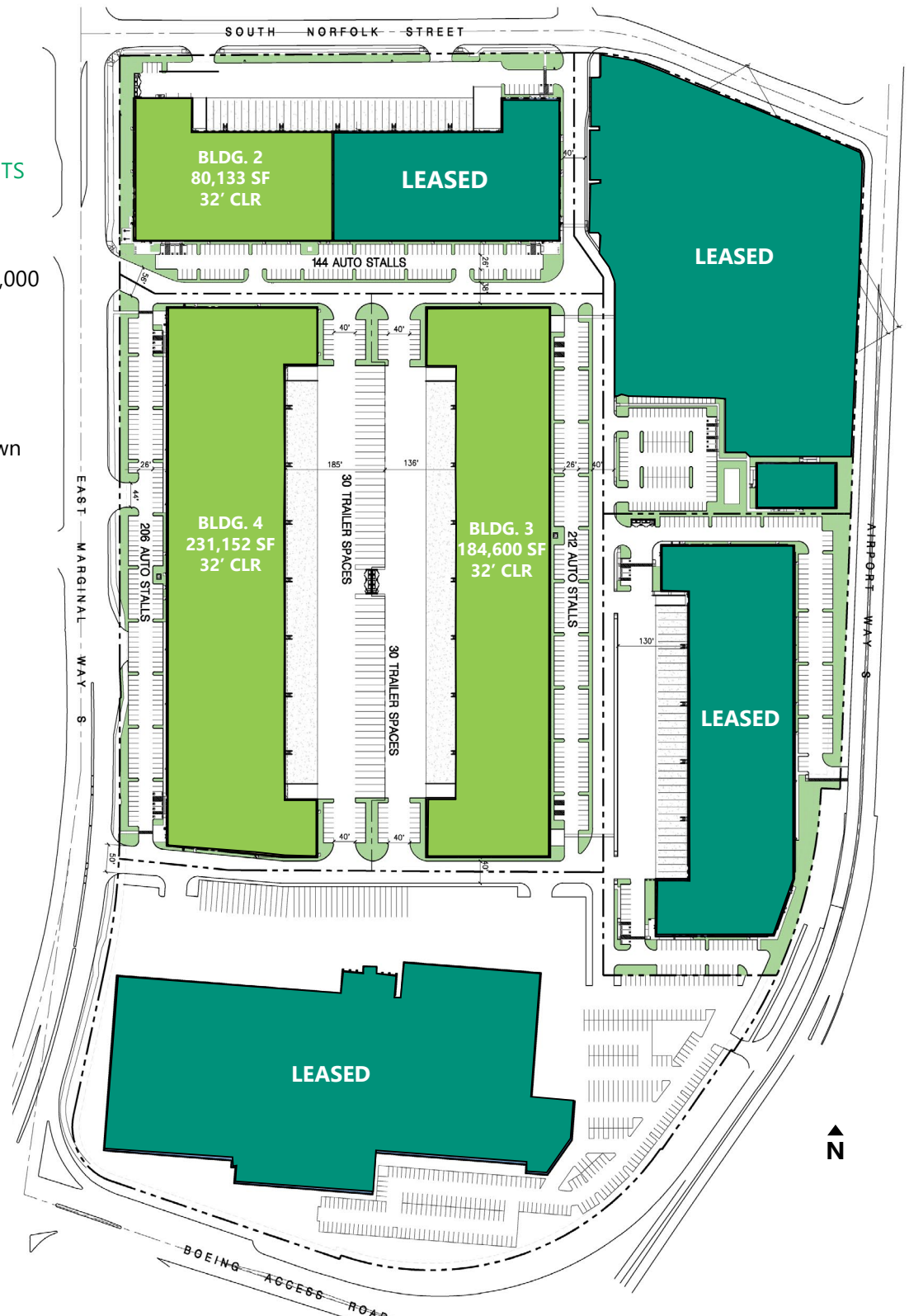
# Prologis Emerald Gateway



CURRENT PLAN: 80,000 to 435,800 SF

## NEIGHBORHOOD HIGHLIGHTS

- Immediate access to I-5 at Exit 158
- Frontage onto I-5, with 200,000 cars per day
- Adjacent to King County International Airport/ Boeing Field
- Within 10 miles of Downtown Seattle



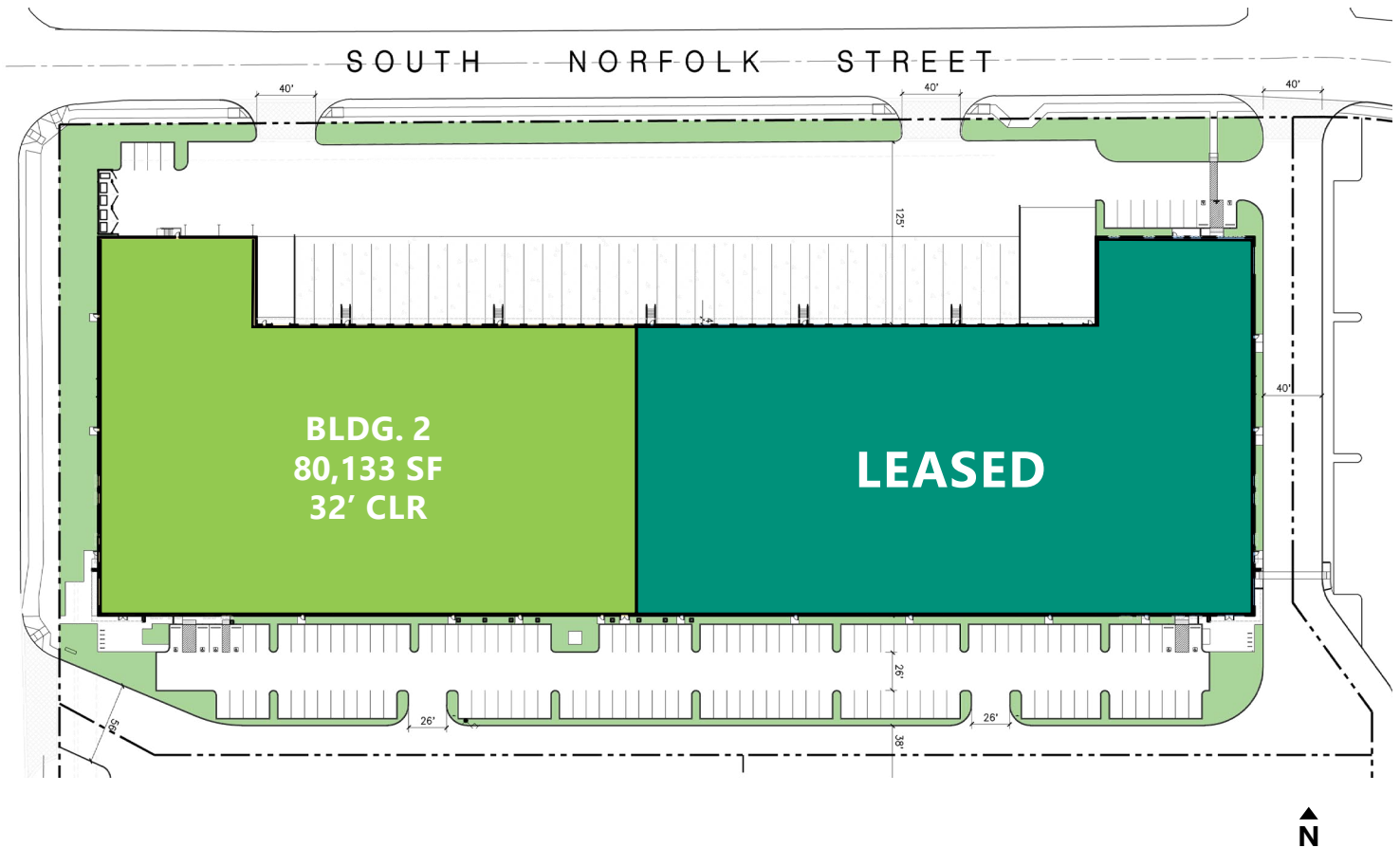
# Prologis Emerald Gateway

171,924 SF Building 2



## BUILDING 2

- Total building size: 171,924 s.f.
- Total available: 80,133 s.f.
- Total office space: 4,393 s.f.
- 61 parking stalls
- 36'-0" clear height
- 16 dock-high doors
- 1 grade-level doors
- ESFR sprinkler system
- Target Delivery Q2 2023
- Potential for 8,000 s.f. of yard
- Call brokers for rate information



# Prologis Emerald Gateway



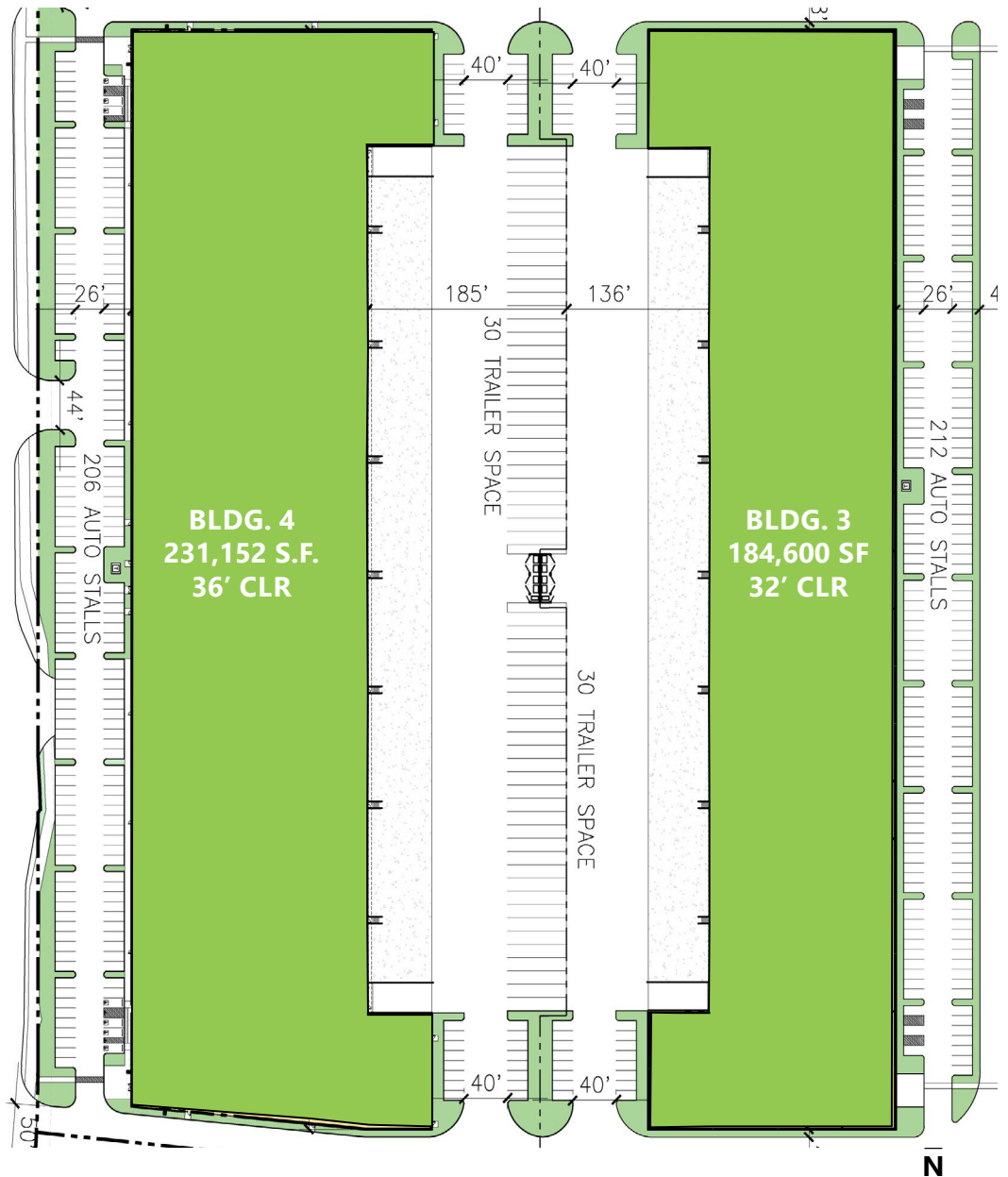
## BUILDINGS 3 & 4: OPTION 1

### BUILDING 3

- Total Building size: 184,600 s.f.
- Total available: 184,600 s.f.
- Total office space: BTS
- Available TBD
- 212 auto parking stalls
- 30 trailer parking stalls
- 32' clear height
- 49 dock-high doors
- 2 grade-level doors
- ESFR sprinkler system
- Immediate I-5 Freeway access
- Divisible
- Call brokers for rate information

### BUILDING 4

- Total Building size: 231,152 s.f.
- Total available: 231,152 s.f.
- Total office space: BTS
- Available TBD
- 206 auto parking stalls
- 30 trailer parking stalls
- 36' clear height
- 49 dock-high doors
- 2 grade-level doors
- ESFR sprinkler system
- Immediate I-5 Freeway access
- Divisible
- Call brokers for rate information



# Prologis Emerald Gateway



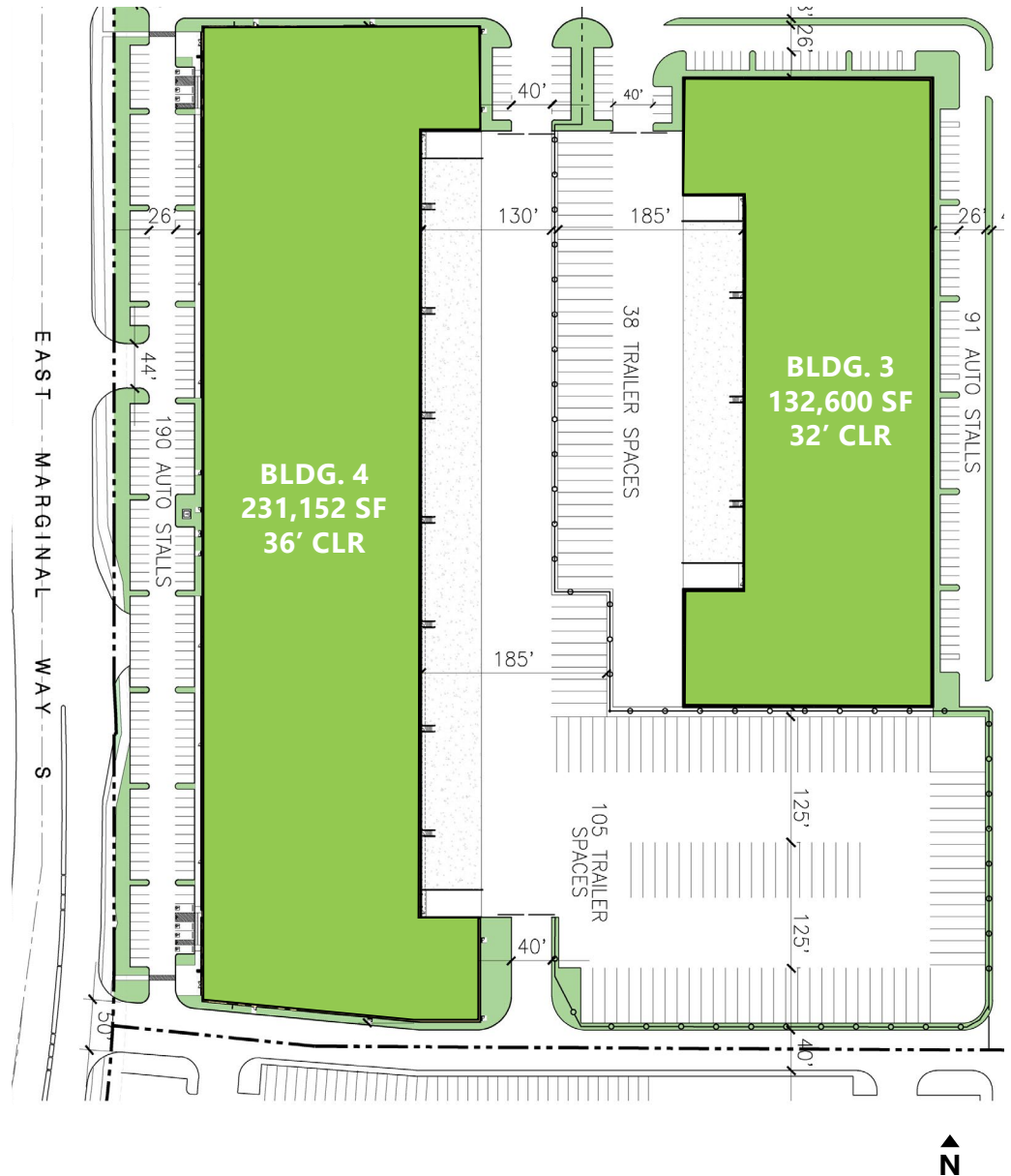
## BUILDINGS 3 & 4: OPTION 2

### BUILDING 3

- Total Building size: 132,600 s.f.
- Total available: 132,600 s.f.
- Total office space: BTS
- Available TBD
- 91 auto parking stalls
- 38 trailer parking stalls
- 32' clear height
- 39 dock-high doors
- 2 grade-level doors
- ESFR sprinkler system
- Immediate I-5 Freeway access
- Divisible
- Call brokers for rate information

### BUILDING 4

- Total Building size: 231,152 s.f.
- Total available: 231,152 s.f.
- Total office space: BTS
- Available TBD
- 190 auto parking stalls
- 105 trailer parking stalls
- 36' clear height
- 49 dock-high doors
- 2 grade-level doors
- ESFR sprinkler system
- Immediate I-5 Freeway access
- Divisible
- Call brokers for rate information



# Prologis Emerald Gateway



## BUILDING 4: OPTION 3

### BUILDING 4

Total Building size: 309,500 s.f.

- Total available: 309,500 s.f.
- Total office space: BTS
- Estimated Delivery: TBD
- ±208 auto parking stalls
- ±296 trailer parking stalls
- 36' clear height
- 49 dock-high doors
- 2 grade-level doors
- ESFR sprinkler system
- Immediate I-5 Freeway access
- Divisible
- Call brokers for rate information



# Prologis Emerald Gateway

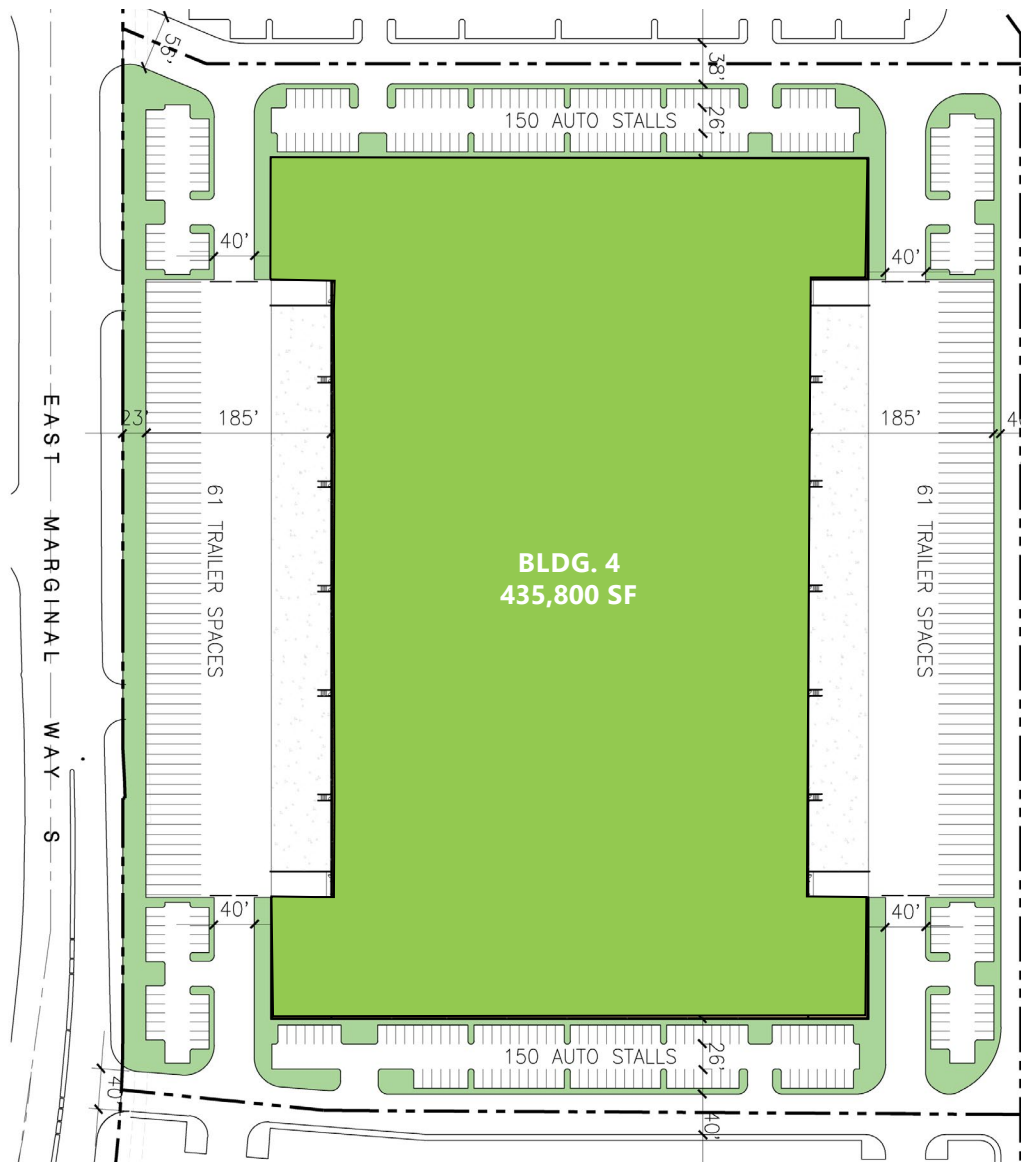


## BUILDING 4: OPTION 4

### BUILDING 4

Total Building size: 435,800 s.f.

- Total available: 435,800 s.f.
- Total office space: BTS
- Estimated Delivery: TBD
- ±300 auto parking stalls
- ±122 trailer parking stalls
- 36' clear height
- 76 dock-high doors
- 4 grade-level doors
- ESFR sprinkler system
- Immediate I-5 Freeway access
- Divisible
- Call brokers for rate information



## Project Highlights

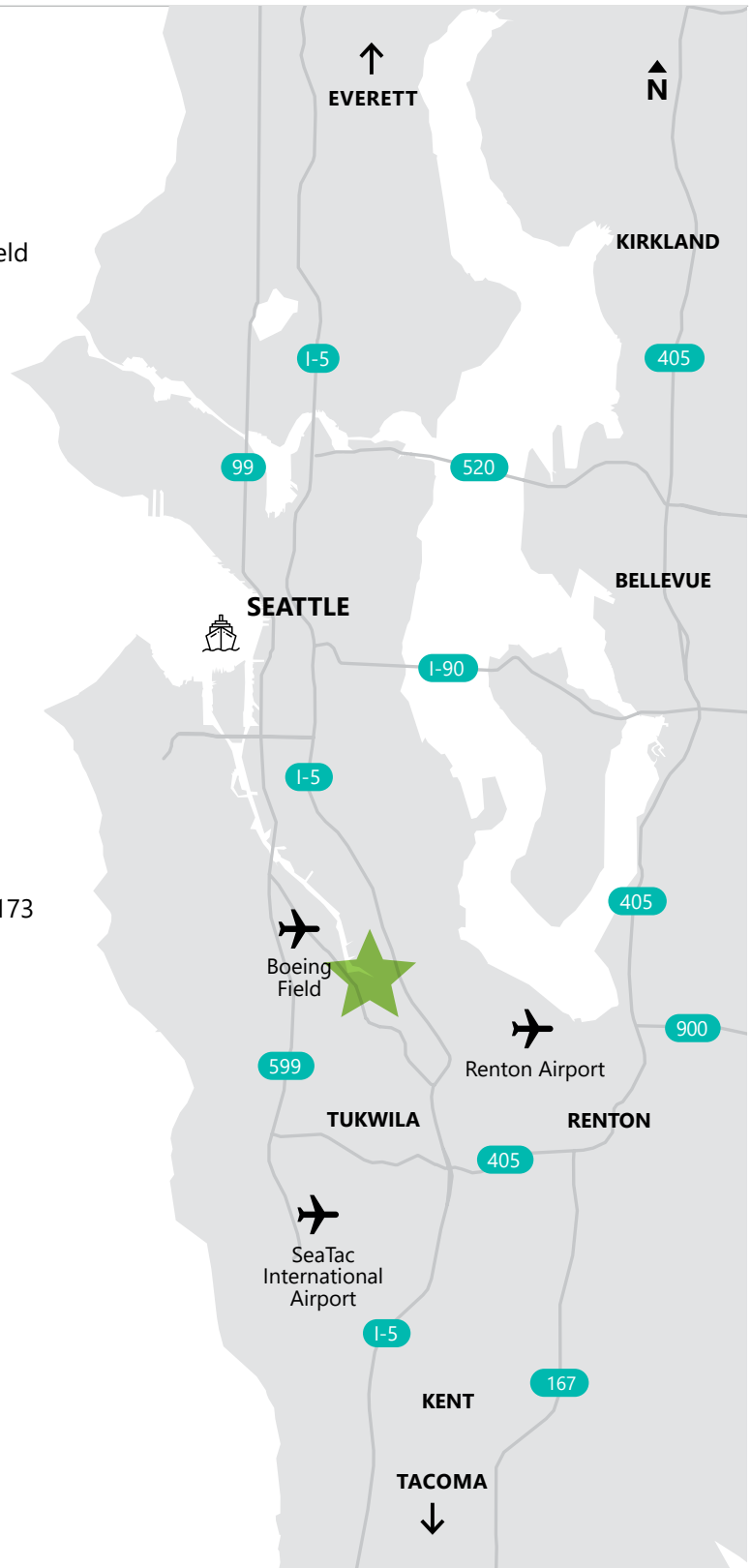
### LOCATION

- Fronting on Interstate I-5 at Exit 158
- Immediately south of King County Airport/Boeing Field

Seattle CBD / Port of Seattle	7 miles
Seattle Tacoma International Airport	14 miles
Tacoma CBD / Port of Tacoma	33 miles
Vancouver, B.C., Canada	150 miles
Portland, OR	174 miles
Spokane, WA	284 miles

### TRANSPORTATION HIGHLIGHTS

Union Pacific Railroad Cargo Yard	5 miles
BNSF Cargo Yard	8 miles
Sound Transit Rail Rainier Beach Station	2 miles
Metro Bus Routes at Site	#124, #153, #173





## 51% of Washington's population within 1 hour drive

### 2022 Total Population

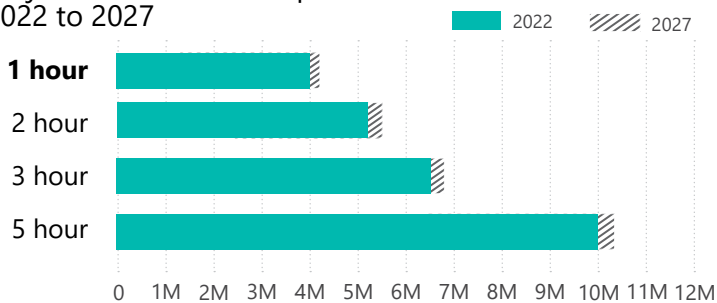
	Total Population
<b>1 hour</b>	<b>4.0M</b>
2 hour	5.2M
3 hour	6.6M
5 hour	10.2M

\*Average of top 100 metro areas by population  
Source: US Census Bureau

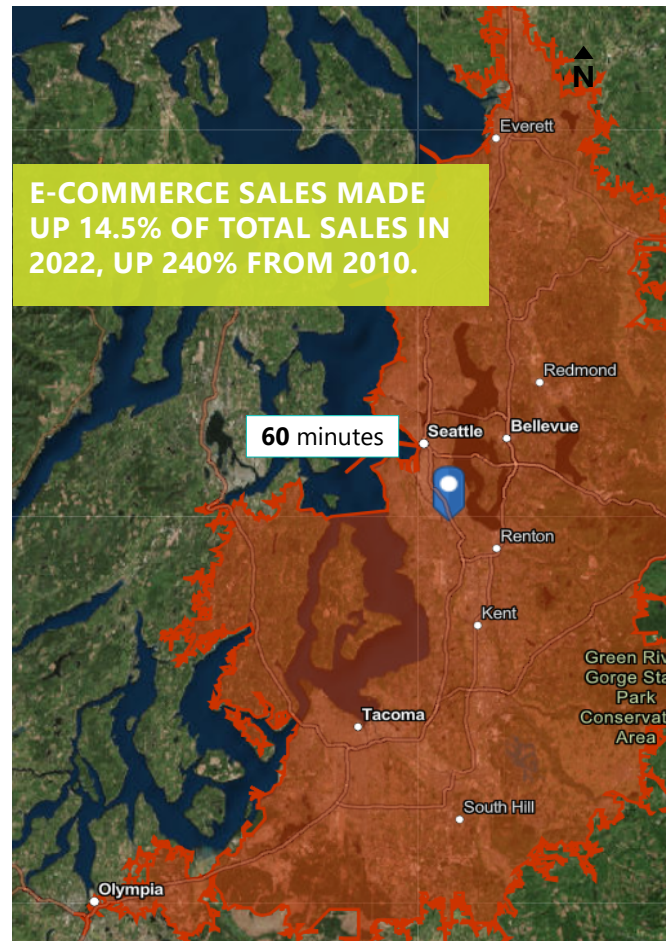
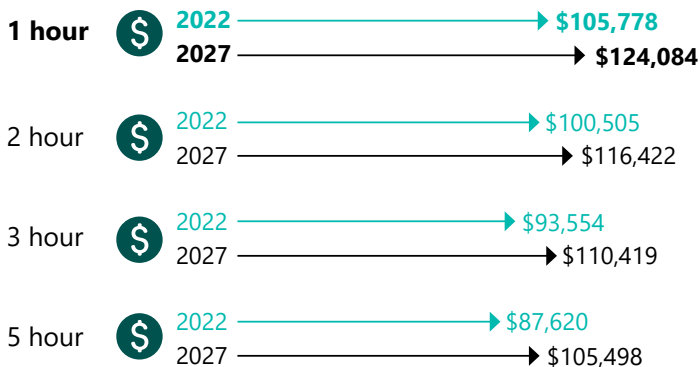
### Millennial Population within 1 Hour

Millennial Population	1,077,215 (26.7%)
Growth 2010 - 2022	▲ 26.5%
Expected Growth 2022 - 2027	▲ 7.2%
College Educated Population	46.9%
Median Age of Population	38.3

### Projected Household Population Growth 2022 to 2027



### Median Household Income



# Prologis Emerald Gateway

Access In All Directions

## UNLIMITED OPTIONS

We understand how important efficient logistics are to your bottom line. With direct freeway access, adjacent public transit, and on-site rail, you are in the ideal position to take advantage of the site's location at the epicenter of the fastest growing MSA in the United States.



### CONVENIENT

3 minutes  
to both 99 & 1-5  
North and South



### LARGEST AVAILABLE

Contiguous  
industrial  
development on  
I-5 in a major PNW  
city



### URBAN LOGISTICS

38% faster delivery  
time to Seattle than  
surrounding sub-  
markets



### EFFICIENT

18 minutes  
door to door to the  
Port of Seattle



### LAST MILE

4M people  
live within 1 hour  
drive (51% of  
Washington's  
population)



JLL  
Chris Spofford  
chris.spofford@jll.com  
+1 425 890 6961

JLL  
Les Boudwin, SIOR  
les.boudwin@jll.com  
+1 206 679 6393

JLL  
Scott Carter  
scott.carter@jll.com  
+1 425 761 5880

JLL  
David Cahill  
david.cahill@jll.com  
+1 206 930 5599

Prologis  
Rick Kolpa  
rkolpa@prologis.com  
+1 206 414 7610