

For Lease

EMERSON LAKE BUSINESS PARK

Lakewood, Washington



SEPA
Approved -
Ready to Build



Flexible
Design
Options



15 Minutes to
Port of Tacoma
<1 Mile to I-5

TWO DEVELOPMENT SITES AVAILABLE

Building Permits Pending | Construction starting in 6 months

- Parcel A - 9.54 AC
- Parcel B - 4.80 AC
- Parcel D - 3.8 AC (2.5 AC Usable)

NAI Puget Sound
Properties

Arie Salomon, SIOR, CCIM
T 425.586.5636 | M 425.246.9280
asalomon@nai-psp.com

Jeff Forsberg, CCIM
T 425.586.5610 | M 206.310.3841
jforsberg@nai-psp.com

Dave Douglas, SIOR, CCIM
T 253.203.1326 | M 253.208.2277
ddouglas@nai-psp.com

Kyle Schipper, SIOR
T 253.203.1320 | M 425.417.5477
kschipper@nai-psp.com

www.benaroya.com 
Benaroya
Phoenix Capital

TRANSPORTATION REGION

Next door to Joint Base Lewis McChord, largest military installation west of Mississippi

Economic Opportunity Zone

EB-5 Regional Target Zone



PORTLAND

TACOMA & SEATTLE

JOINT BASE LEWIS MCCHORD

D Leased

B

A

FREDERICKSON

Routes to I-5
Routes from facility to I-5 (.9 miles and .5 miles)

JOINT BASE LEWIS MCCHORD



SEATTLE
40 Miles



PORT OF SEATTLE
38 Miles



SEA-TAC INTL. AIRPORT
28 Miles



PORT OF TACOMA
12 Miles



PORTLAND
135 Miles

Emerson Lake Business Park

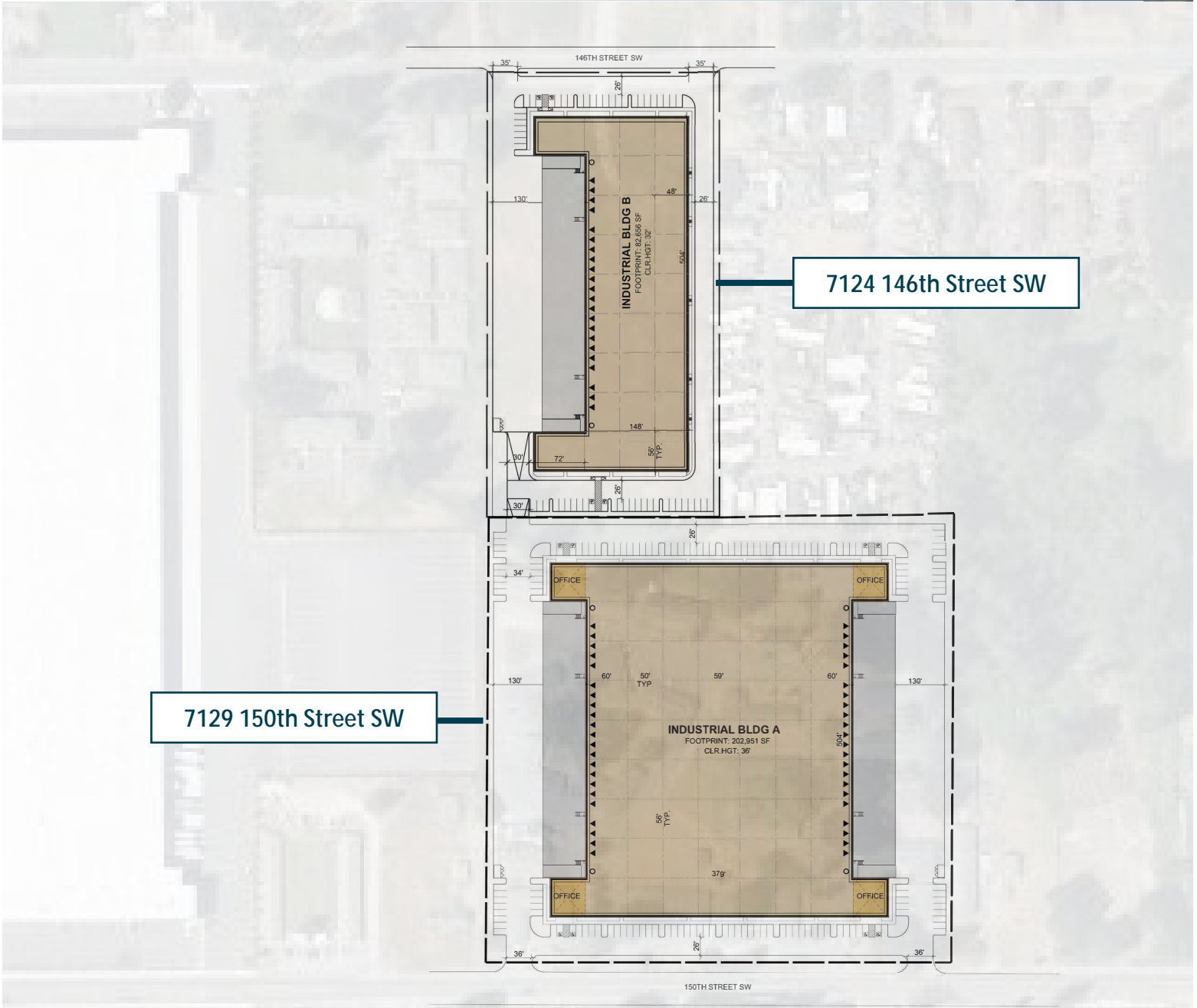
asalomon@nai-psp.com | ddouglas@nai-psp.com | jforsberg@nai-psp.com | kschipper@nai-psp.com

www.benaroya.com



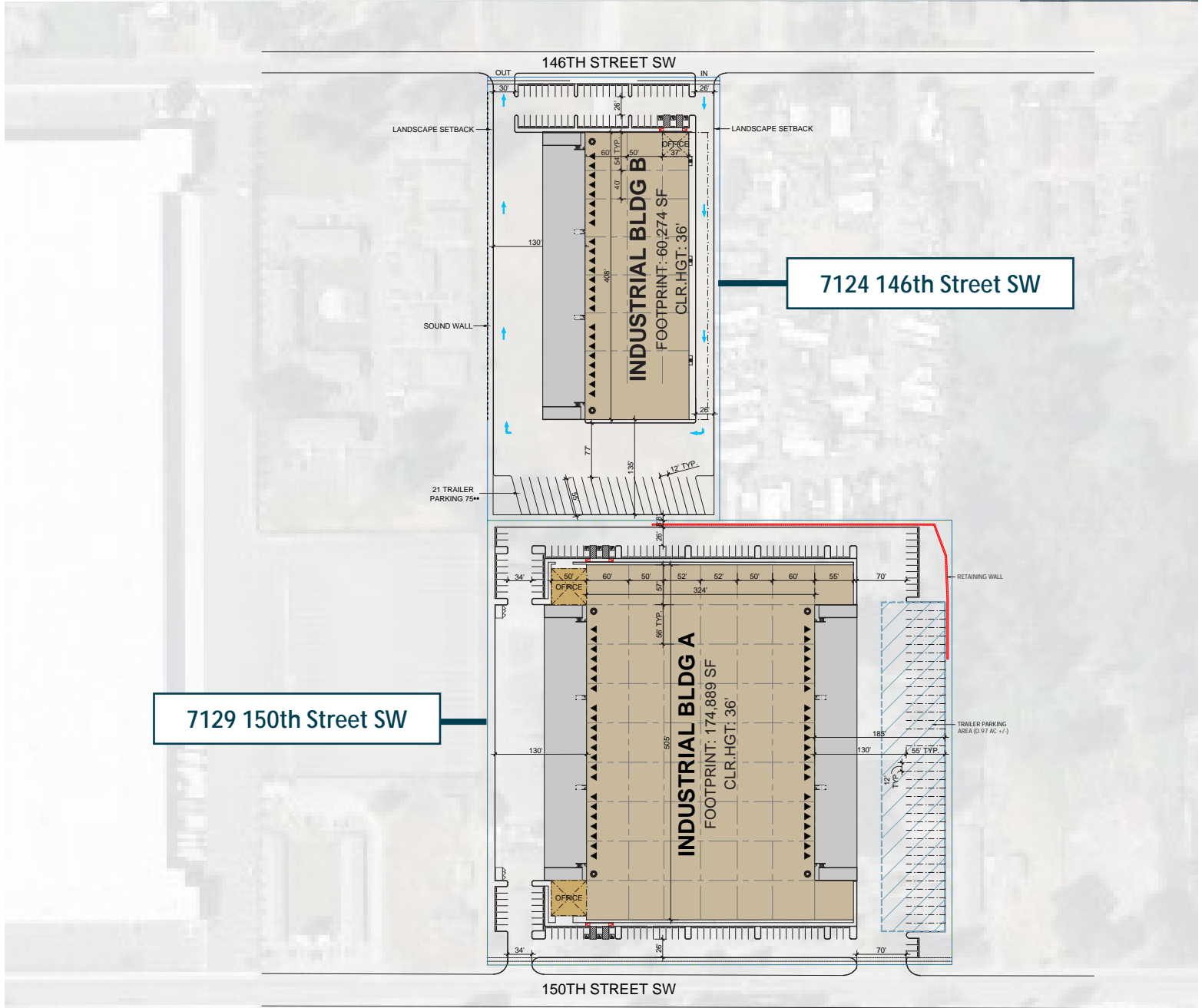
SITE SELECTION

OPTION 1



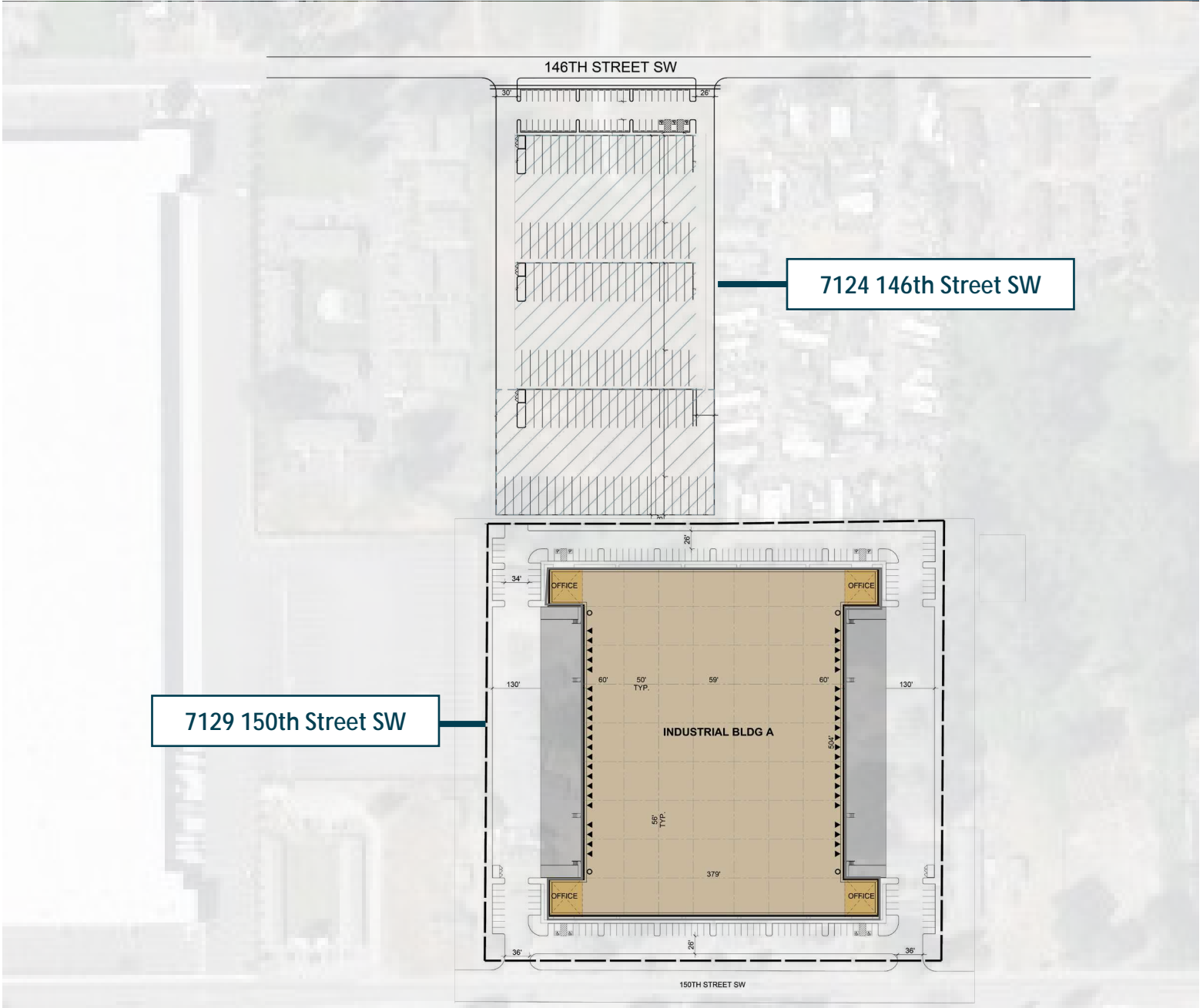
SITE SELECTION

OPTION 2

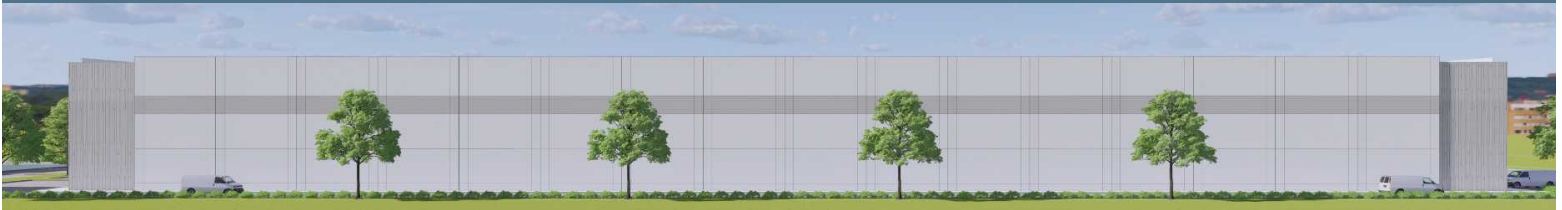


SITE SELECTION

OPTION 3



ARCHITECTURAL FEATURES



Emerson Lake Business Park

asalomon@nai-psp.com | ddouglas@nai-psp.com | jforsberg@nai-psp.com | kschipper@nai-psp.com

www.benaroya.com


Benaroya
Phoenix Capital

PROPERTY FEATURES

CONVENIENTLY LOCATED NEAR TACOMA AND SEATTLE

PROPERTY FEATURES

Opti on 1:

- **Building A**
202,951 SF- double loaded
36' clear height
- **Building B**
82,656 SF- single loaded
32' clear height
- **Industrial zoning**
- **Heavy power**
- **ESFR fire sprinkler system**
- **Plentiful parking**
- **Design flexibility**

Opti on 2:

- **Building A**
174,889 SF- double loaded
36' clear height
- **Building B**
60,274 SF- single loaded
36' clear height

Opti on 3:

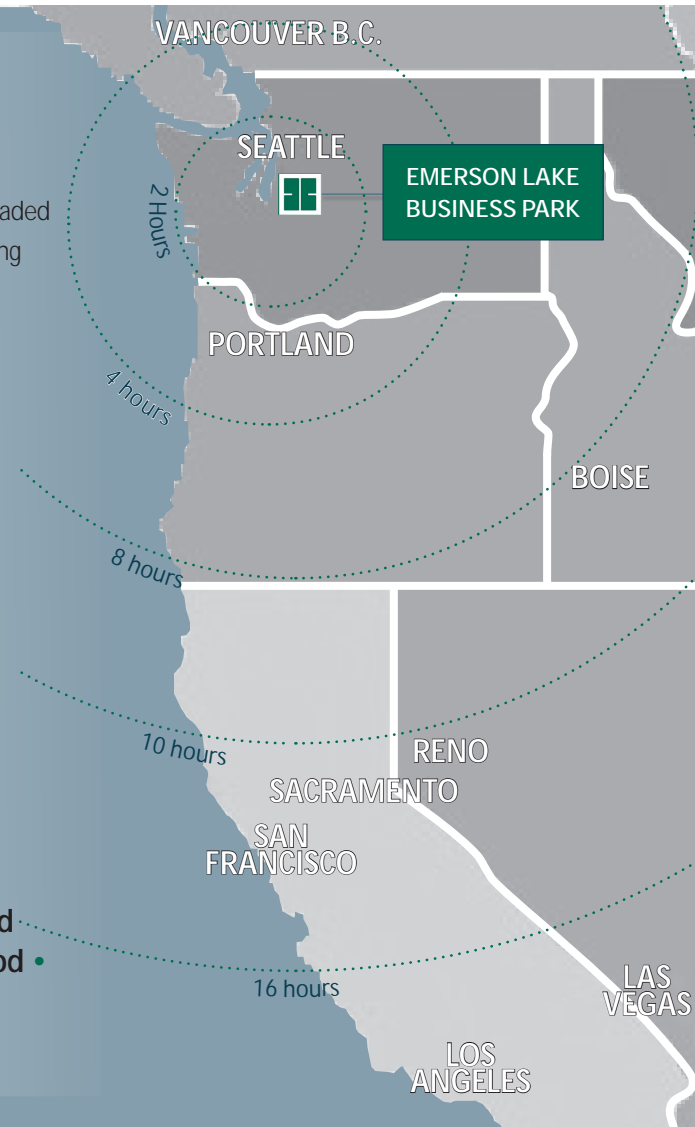
- **Building A**
202,951 SF- double loaded
4.8 acres, trailer parking

EXCELLENT TRANSPORTATION HUB

- Less than 1 mile to I-5
- 12 miles to Port of Tacoma
- New I-5 Interchange with roundabouts for easy traffic flow
- Adjacent Joint Base Lewis McChord

ESTABLISHED INFRASTRUCTURE

- Electricity, water, natural gas to site (electrical: Lakeview Light and Power • sanitary sewer: Pierce Country • water: City of Lakewood • natural gas: Puget Sound Energy)
- SEPA approved



DRIVING DISTANCES

Tacoma, WA.....	5 miles
Seattle, WA.....	40 miles
Portland, OR.....	135 miles
Vancouver, B.C.....	182 miles
Boise, ID.....	524 miles
Reno, NV.....	665 miles
Sacramento, CA.....	714 miles
San Francisco, CA.....	769 miles
Salt Lake City, UT.....	860 miles
Las Vegas, NV.....	1,098 miles
Los Angeles, CA.....	1,097 miles