

For Lease

# EMERSON LAKE BUSINESS PARK

Lakewood, Washington

benaroya.com

 Benaroya

Phoenix Capital

**COLD CHAIN LOGISTICS**  
**FOUR DEVELOPMENT SITES**  
**AVAILABLE**

Building Permits Pending Parcels A & B  
Construction starting within 6 months

- Parcel A: 9.54 AC
- Parcel B: 4.80 AC
- Parcel C: 7.99 AC
- Parcel D: 3.8 AC (2.50 AC usable)

 Puget Sound  
Properties

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# TRANSPORTATION REGION

- + Located in the midst of Washington State's:
  - + Most densely populated geographic area
  - + Bio Research and top technology centers
- + Next door to Joint Base Lewis McChord, the largest military installation west of the Mississippi
- + Economic Opportunity Zone
- + EB-5 Regional Target Zone



**PORT OF TACOMA**  
12 Miles



**SEA-TAC INTL. AIRPORT**  
28 Miles



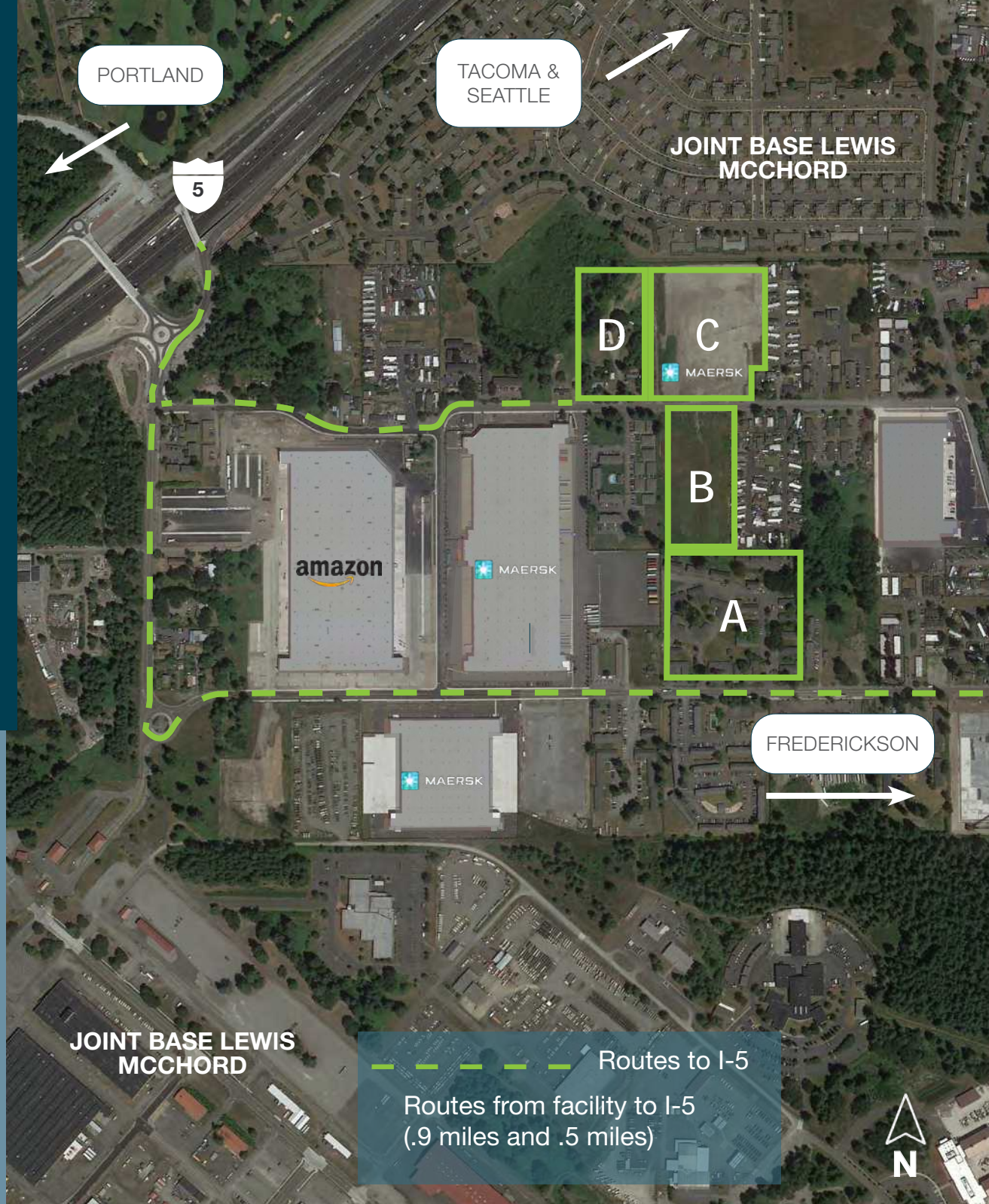
**PORT OF SEATTLE**  
38 Miles



**SEATTLE**  
40 Miles



**PORTLAND**  
135 Miles



PORTLAND

TACOMA & SEATTLE

JOINT BASE LEWIS MCCHORD

D

C

B

A

amazon

MAERSK

MAERSK

FREDERICKSON

JOINT BASE LEWIS MCCHORD

Routes to I-5

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



# PROPERTY FEATURES

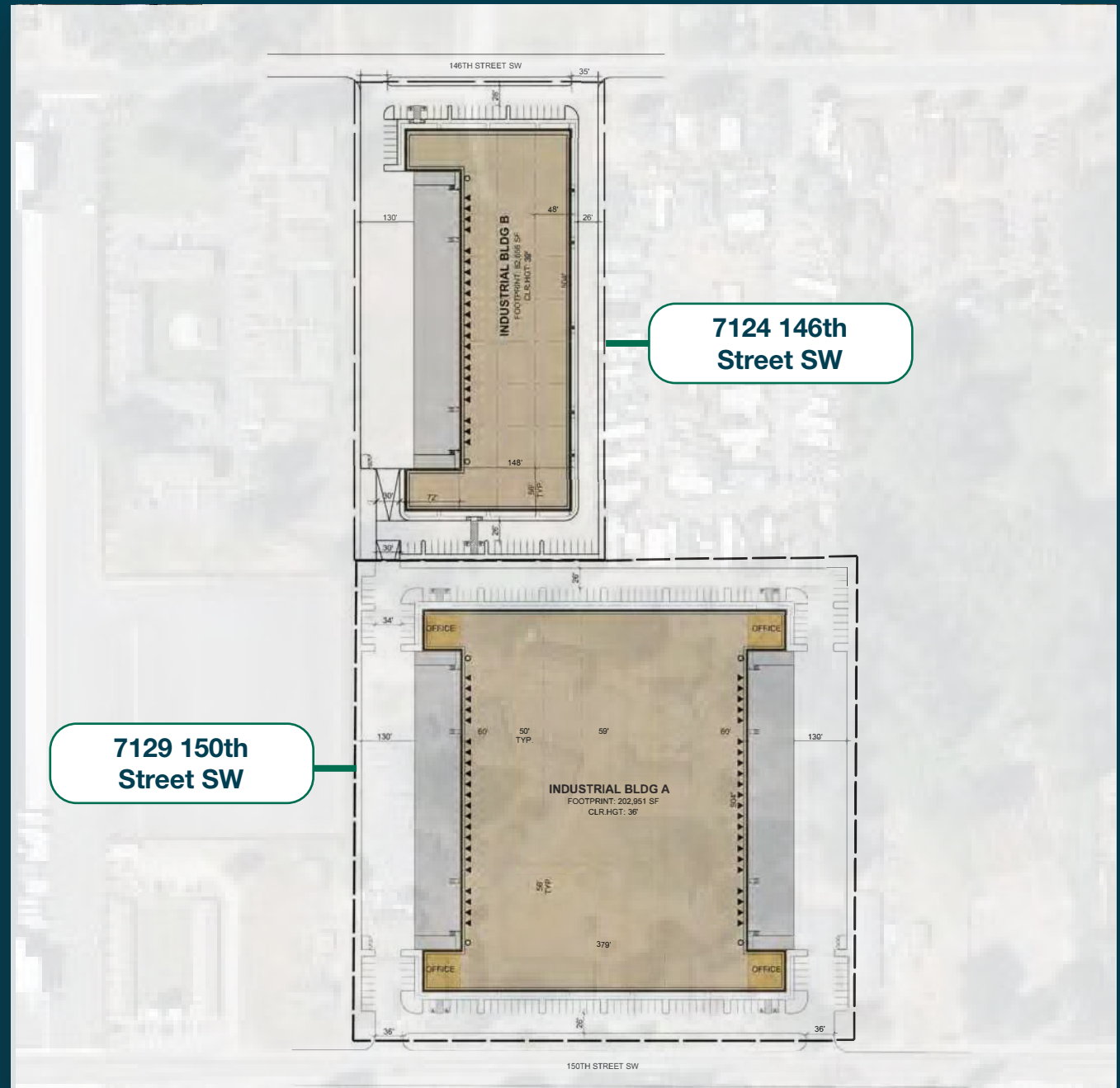
- + Temperature controlled space for freezer, cooler, storage and processing
- + Industrial zoning
- + Heavy power: 1500 A3 ph 277-480 V
- + Refrigerated loading docks
- + ESFR fire sprinkler system
- + Plentiful parking
- + Design flexibility
- + Engineered for future expansion, automation and backup power
- + Designed for pallet chateau (narrow aisle) racking system

## Building A

202,951 SF - double loaded  
40' clear height

## Building B

82,656 SF - single loaded  
40' clear height





FLEXIBLE TEMPERATURE  
CONTROLLED SPACE  
AVAILABLE Q3 2025



Chemical/Pharmaceutical



Beverage



Cosmetic



Food





# PROPERTY FEATURES

## CONVENIENTLY LOCATED NEAR TACOMA & SEATTLE

### 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 County • 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



**COLD CHAIN LOGISTICS**

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Exclusively listed by:

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**NAI** Puget Sound  
Properties

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. G:\Shared drives\ADMIN TEAM\MARKETING\FLYERS\Pierce County\Emerson Lake\Emerson Lake Flyer - Main (Cold Storage) Option 1

[benaroya.com](http://benaroya.com)

  
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