

For Lease / Lease - Option to Purchase / Sale

EMERSON LAKE COLD LOGISTICS

Lakewood, Washington

COLD LOGISTICS FOUR DEVELOPMENT SITES AVAILABLE

Building Permitted - Construction Starting

- **Parcel A:** 9.54 AC
Permitted for 202,951 SF
- **Parcel B:** 4.80 AC
Permitted for 82,656 SF
- **Parcel C:** 7.99 AC
- **Parcel D:** 3.8 AC (2.50 AC usable)

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



PROPERTY FEATURES

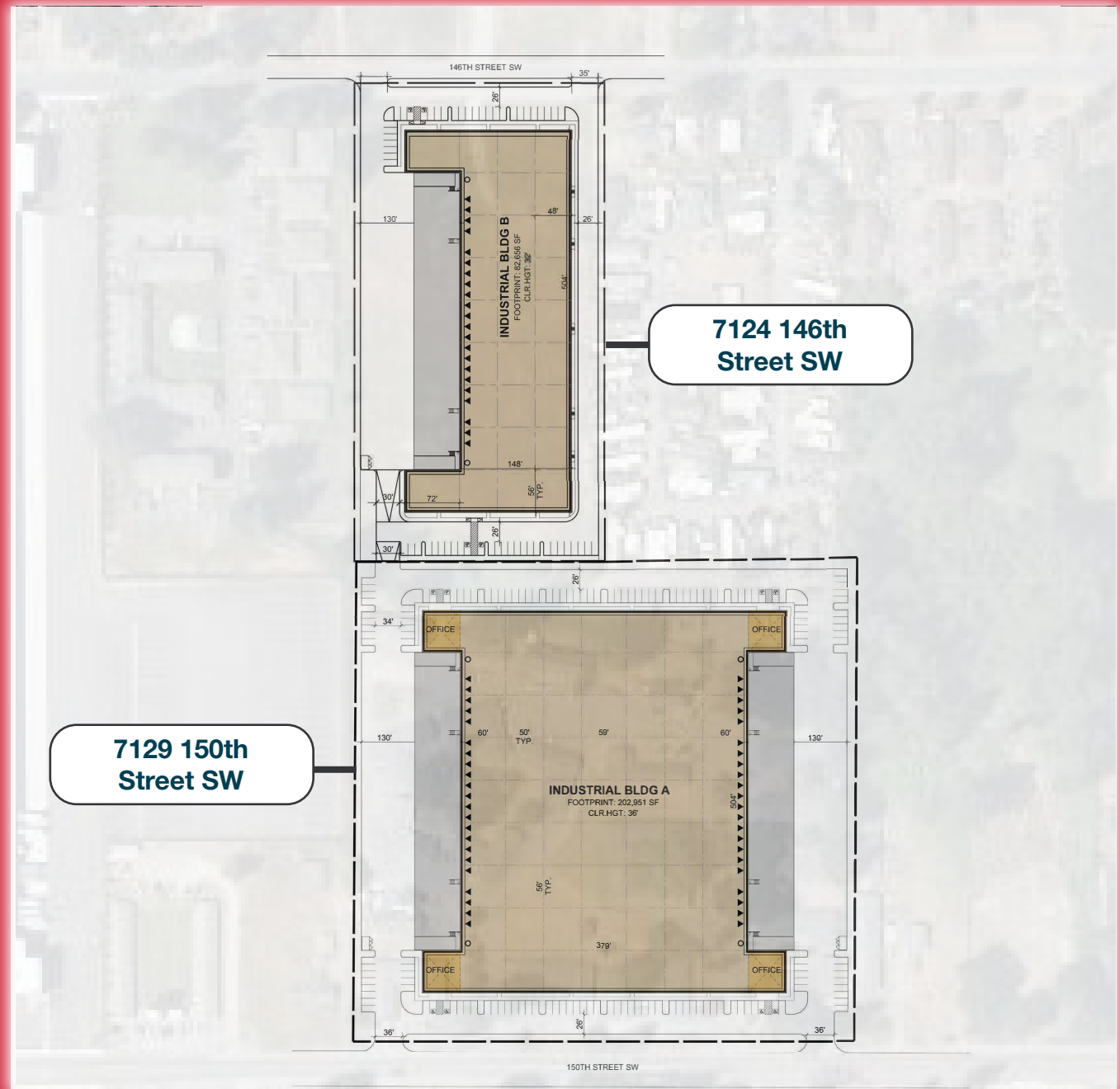
- + Temperature controlled space for freezer, cooler, storage and processing
- + Industrial zoning
- + Heavy power: 3 ph 277-480 4000 A (can be upgraded)
- + Refrigerated loading docks
- + ESFR fire sprinkler system
- + Plentiful parking
- + Design flexibility for special improvements
- + Potential trailer parking at Pad B

Building A

202,951 SF - double loaded
36' clear height

Building B

82,656 SF - single loaded
36' clear height



FLEXIBLE TEMPERATURE CONTROLLED SPACE



Chemical/Pharmaceutical



Beverage



Cosmetic



Food



PROPERTY FEATURES

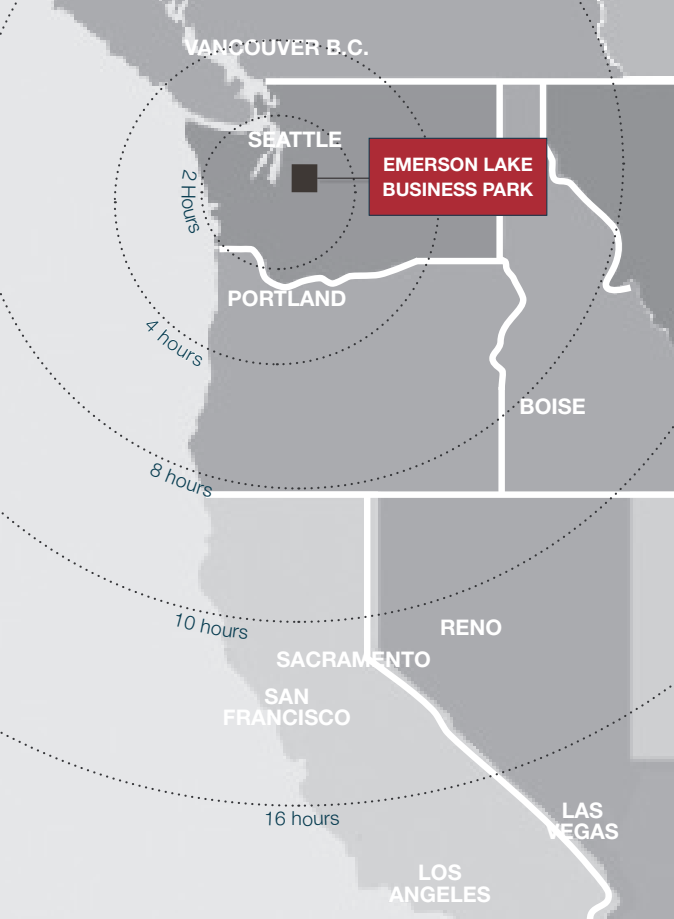
CONVENIENTLY LOCATED NEAR
TACOMA & SEATTLE

EXCELLENT TRANSPORTATION HUB

- Less than 1 mile to I-5
- 12 miles to Port of Tacoma
- New I-5 Interchange with round-abouts 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

An architectural rendering of a modern, multi-story commercial building with a large glass facade and a flat roof. The building is set against a blue sky with light clouds. In the foreground, there are some trees, a few people walking, and a car parked.

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EMERSON LAKE BUSINESS PARK

Lakewood, Washington

Exclusively listed by:

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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