

# BRIDGE POINT SEATAC 300

1410 S 200th Street | SeaTac, WA

 **BRIDGE**



## BRIDGE POINT SEATAC 300 NORTH KENT VALLEY SUBMARKET

### HIGHLIGHTS

- Ideal for corporate headquarters, distribution, and warehousing
- Desirable SeaTac location in close proximity to Sea-Tac Intl. Airport, hotels, restaurants, and other amenities
- Direct access to Interstate 5 & Hwy 509
- Class A building design and construction with ESFR sprinklers, 36' clear heights, and LED motion activated lighting
- Ample onsite trailer parking
- Spec office with mezzanine storage

### AVAILABLE SPACE

**174,254 SF**

### # OF BUILDINGS

**2**

### CLEAR HEIGHT

**36'**

### LAND SIZE

**17.38 Acres**

### DELIVERY DATE

**Available  
Now**

#### ARIE SALOMON

Principal  
asalomon@nai-psp.com  
425-586-5636

#### CONNOR POWELL

Partner  
cpowell@nai-psp.com  
425-586-5642

#### JEFF FORSBERG

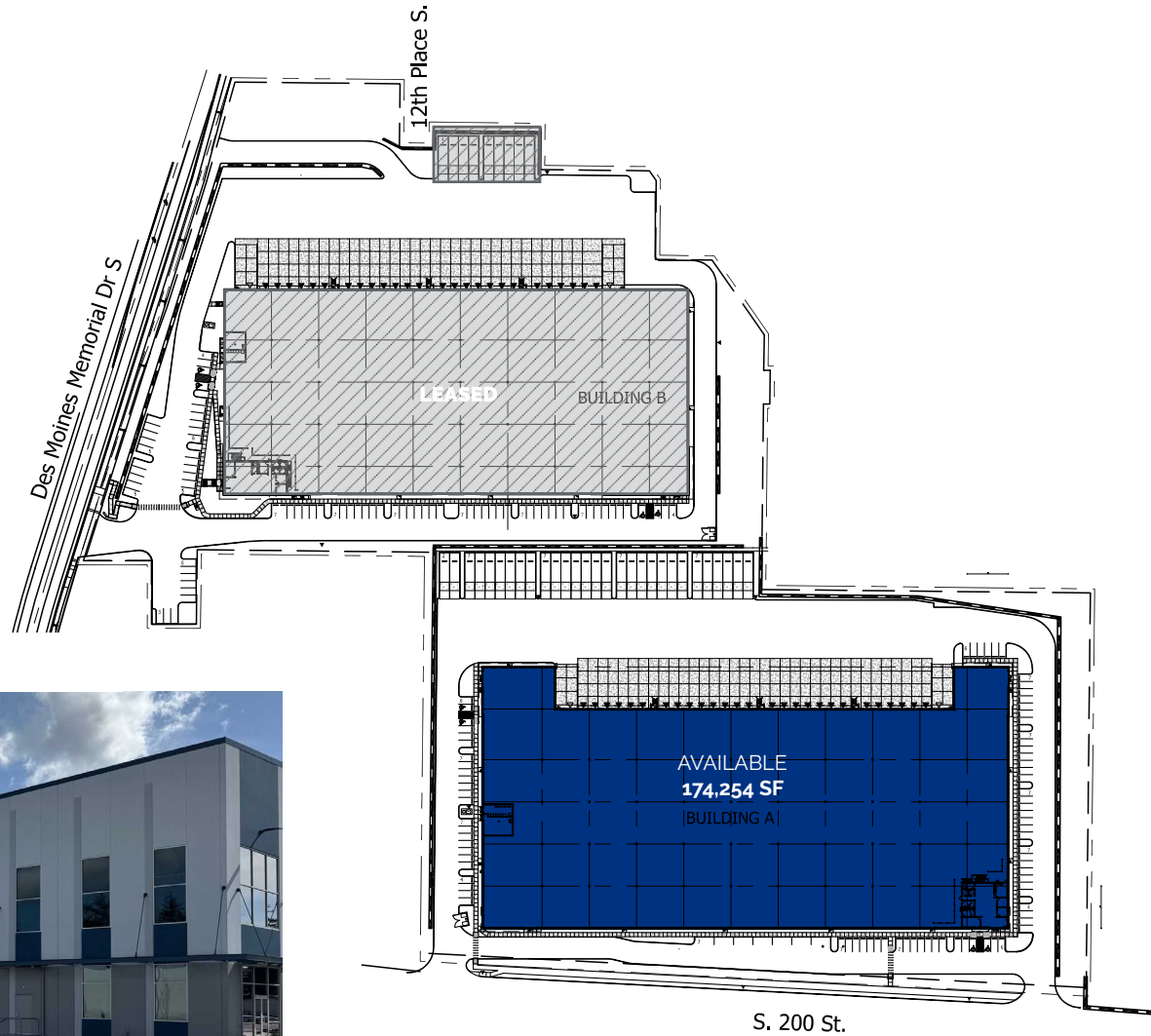
Principal  
jforsberg@nai-psp.com  
425-586-5610

**NAI** Puget Sound  
Properties

## BUILDING A

# 174,254 SF

- Clear Height: 36'
- Dock High Doors: 27
- Grade Level Doors: 2
- Car Parking: 89 stalls
- Truck Court: 130-185'
- Spec Office: 3,000 SF
- Mezz Storage: 3,000 SF
- Trailer Stalls: 29
- Power: 3,000 amps



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# PROXIMITY MAP



I-5 (EXIT 151 - MILITARY RD/S 200TH ST):

**1.8 miles**  
**4 minutes**

HWY 509

**1 mile**  
**2 minutes**

TO SEA-TAC INTL AIRPORT

**2.9 miles**  
**9 minutes**

TO PORT OF SEATTLE

**10.7 miles**  
**17 minutes**

TO PORT OF TACOMA

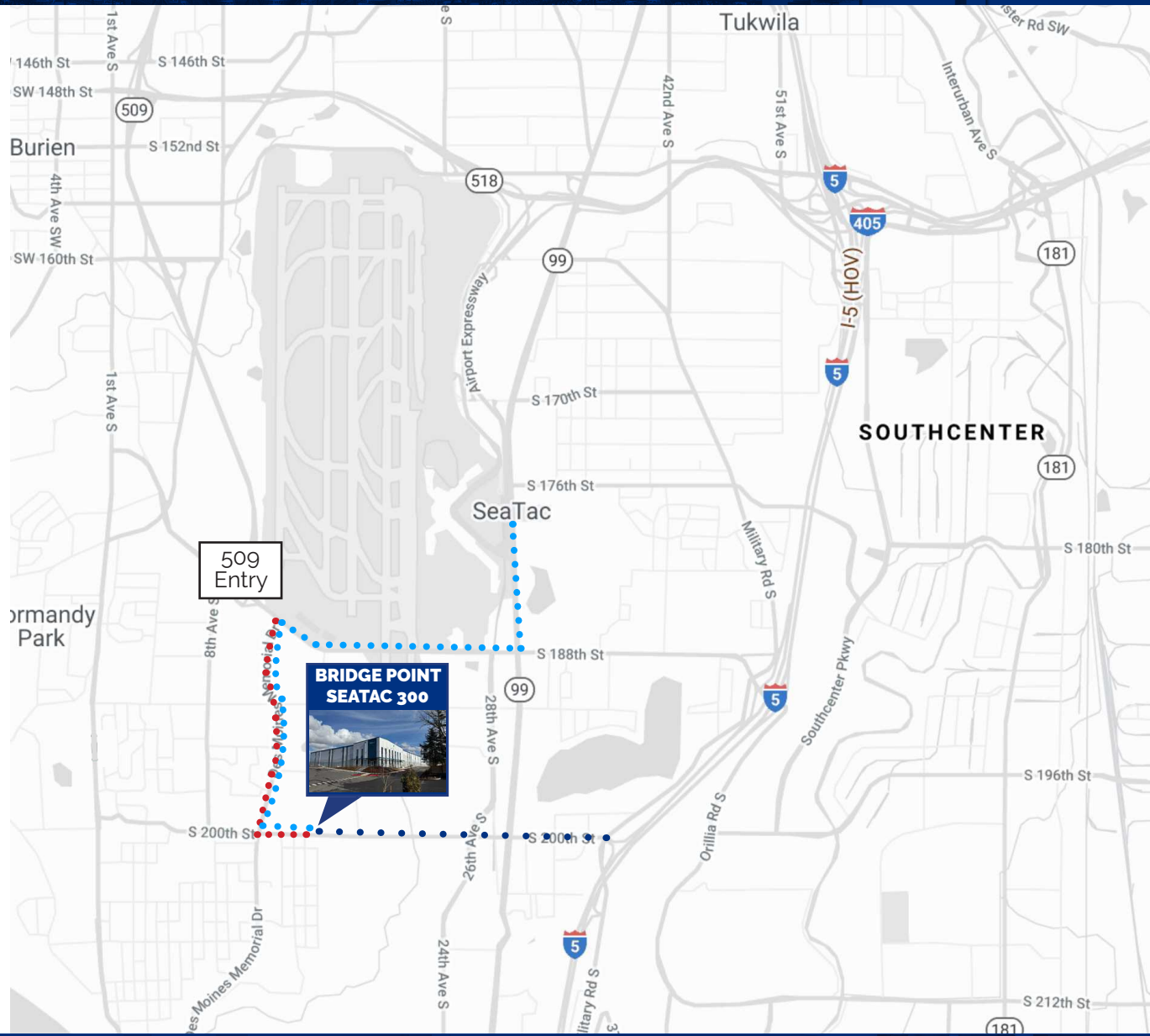
**19.4 miles**  
**28 minutes**

TO SEATTLE CBD

**15 miles**  
**21 minutes**

TO BELLEVUE

**22.5 miles**  
**34 minutes**



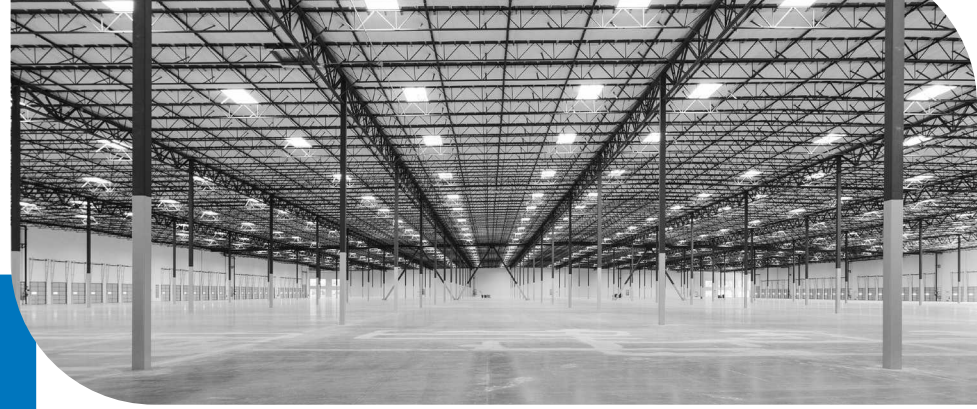
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Bridge Industrial, a privately-owned, vertically integrated real estate investor and developer that transforms complex real estate opportunities into irreplaceable industrial assets.

Bridge Industrial acquires and develops sites where it can leverage its expertise in complex transactions, skilled site development, creative property solutions, and successful leasing. The firm seeks opportunities to acquire and develop Class A industrial facilities in high barrier to entry markets across the globe, that can meet the steady demand for last-mile and next-day delivery.

73M+ SF ACQUIRED & DEVELOPED SINCE 2000

OUR COMMITMENT TO SUSTAINABILITY

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.

RECOGNITION

NAIOP

CHICAGO

Developer of the Year  
2021 • 2019 • 2015

Industrial Redevelopment of the Year  
2015 • 2014

Industrial Speculative Development of the Year  
2022 • 2021 • 2020 • 2019 • 2018 • 2017

MIAMI/SOUTHERN FLORIDA

Developer of the Year  
2023 • 2021 • 2019 • 2018 • 2016

Project of the Year  
2017

SOUTHERN CALIFORNIA

Industrial Project of the Year  
2024 • 2022

NEW JERSEY

Deal of the Year  
2020 • 2018

SEATTLE

Deal of the Year  
2024

TOBY

MIAMI/SOUTHERN REGION

Industrial TOBY Award - Pacific Northwest Region  
2023 • 2022

SEATTLE/PACIFIC NW

Industrial TOBY Award - Pacific Northwest Region  
2024

Industrial TOBY Award - Seattle King County  
2023

ESG/COMMUNITY

GREEN LEASE LEADER - GOLD

2023

UNITED WAY NORTHERN NEW JERSEY

Industrial Impact Award  
2022

CITY OF FORT LAUDERDALE

Community Appearance Award  
2019, 2018

MEDIA

CHICAGO COMMERCIAL REAL ESTATE AWARDS

Developer of the Year  
2018 • 2015 • 2011

Industrial Development of the Year  
2021

ILLINOIS REAL ESTATE JOURNAL

Industrial Project of the Year - Multi-Tenant  
2021

Most Significant Industrial Transaction of the Year  
2019

NEW JERSEY BUSINESS & INDUSTRY ASSOCIATION

New Good Neighbor  
2023 • 2021

SAN FRANCISCO BUSINESS JOURNAL

Deal of the Year  
2024

SOUTH FLORIDA BUSINESS JOURNAL

Industrial Project of the Year  
2022 • 2020 • 2018