



SEATTLE

METRO LOGISTICS

44 S Nevada St, Seattle, WA

LOGISTICS  
ON ANOTHER LEVEL



703,054 SF FLEXIBLE SPACE CONFIGURATIONS AVAILABLE

[www.seattlemetrologistics.com](http://www.seattlemetrologistics.com)

Trammell Crow Company

MetLife  
Investment  
Management

Port  
of Seattle



# AN INCOMPARABLE INDUSTRIAL DEVELOPMENT IN THE HEART OF SEATTLE

Seattle Metro Logistics is a state-of-the-art, two-story modern logistics facility 3 miles south of Downtown Seattle and within 1-3 miles of the Port of Seattle container terminals. With two  $\pm 350,000$  SF warehouse floors totaling 703,054 SF, Seattle Metro Logistics is the largest modern industrial building within 15 miles of Downtown Seattle. The project brings Class-A building specifications on both of its floors to South Seattle, the city's original industrial region and closest submarket to the population center.

Seattle Metro Logistics' unique location enables it to serve the entire Seattle-Bellevue-Tacoma metropolitan area - a population of 4 million people - within a one hour drive.

# BUILDING FEATURES



**FLEXIBLE**  
Space  
Configurations



**703,054 SF**  
Square Feet



**ESFR**  
Sprinklers



**36'-56'**  
Wide Earthen  
Ramp 6% slope

LEVEL 2 WAREHOUSE

**353,880 SF**

TWO FLOOR PARKING GARAGE

**701**

Parking Spaces

LEVEL 1 WAREHOUSE

**349,174 SF**

**30'**

Clear Height  
per floor

**289'**

Warehouse Depth

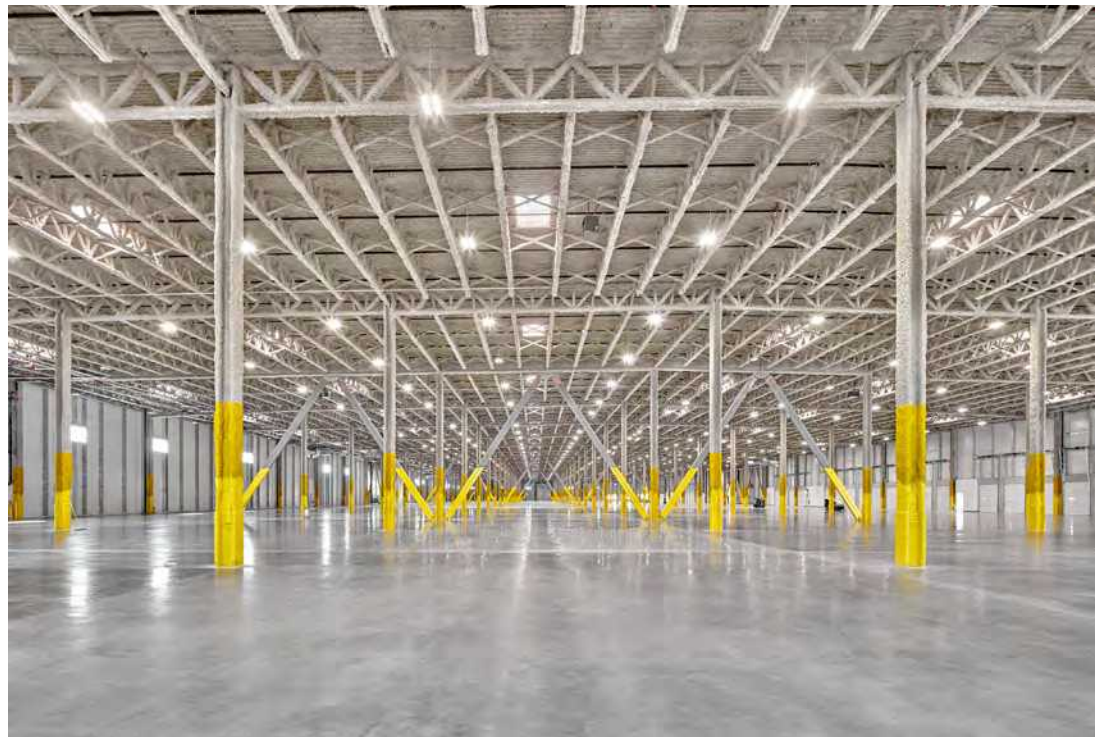
**50' X 50'**

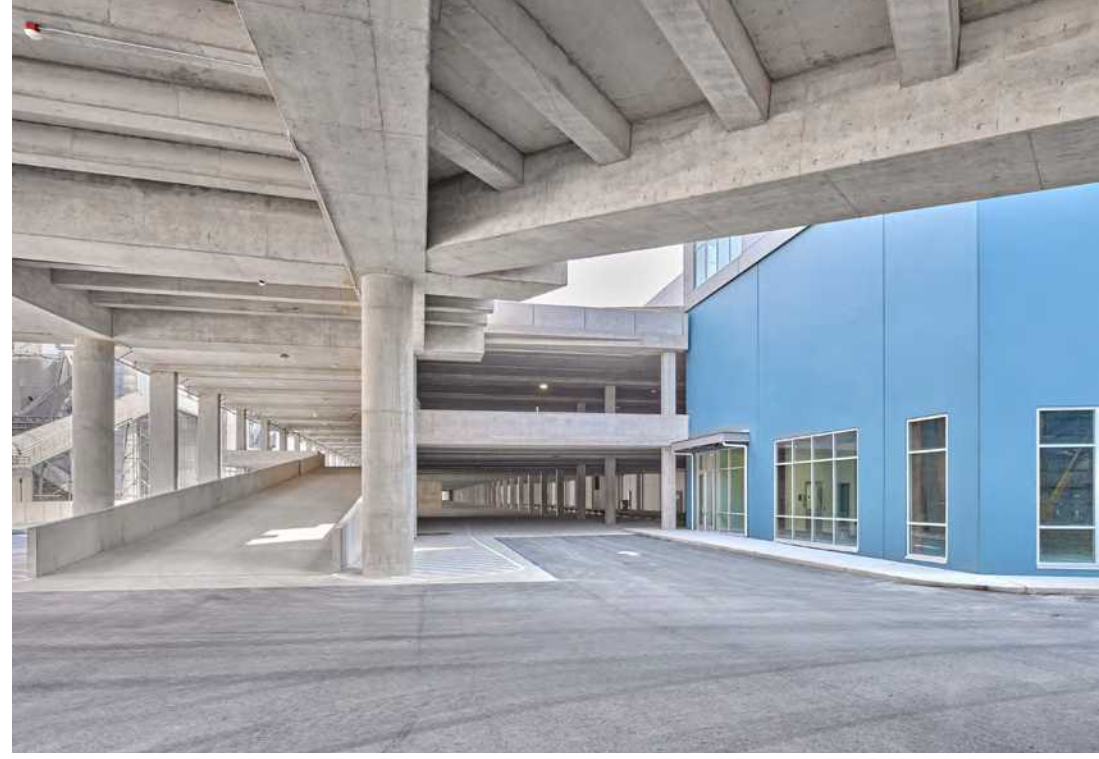
Column Spacing

**350**

Lbs/SF Floor Load Both Floors



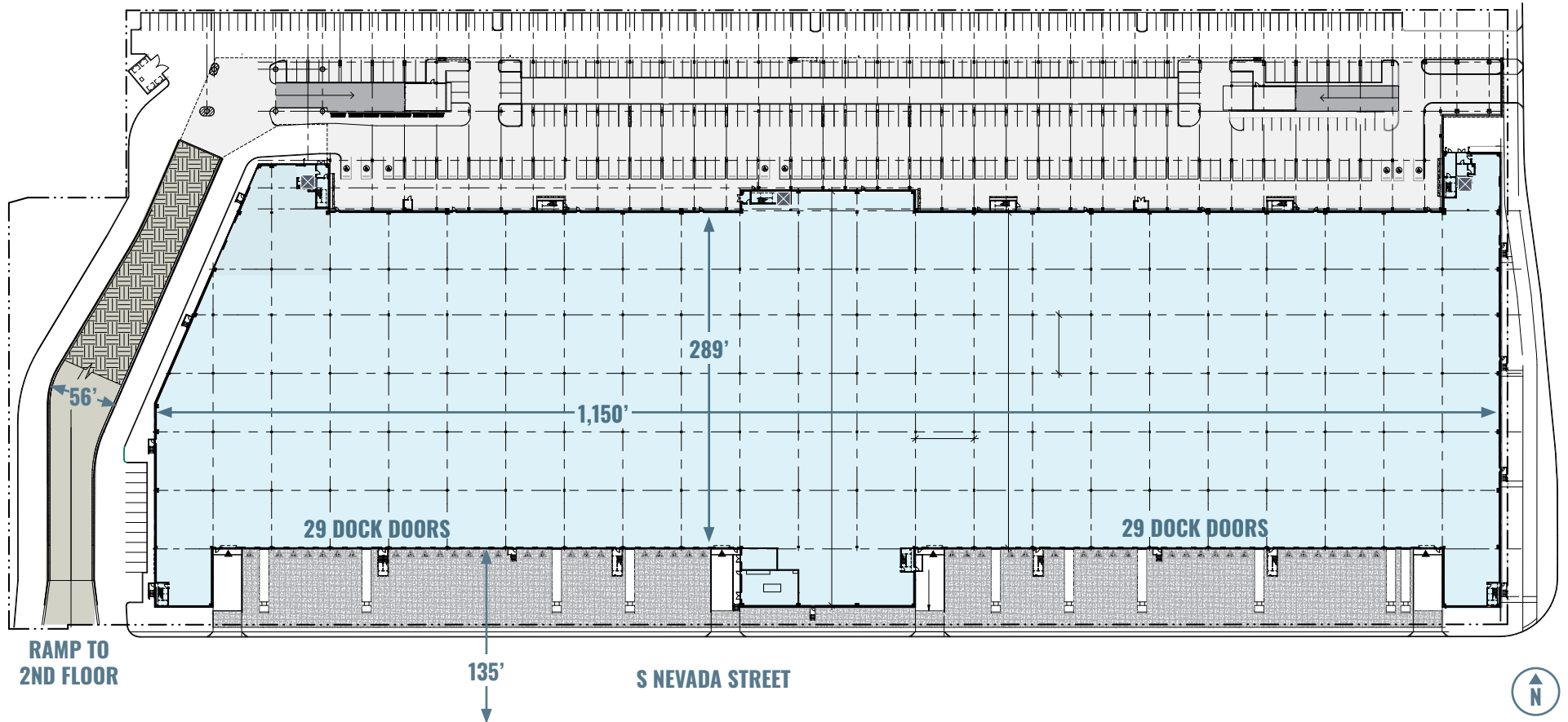




# LEVEL 1 WAREHOUSE

349,174 SF

Warehouse Ramp Parking Passenger Elevators (3)




 **30'**  
Clear Height

 **58**  
Dock High Doors

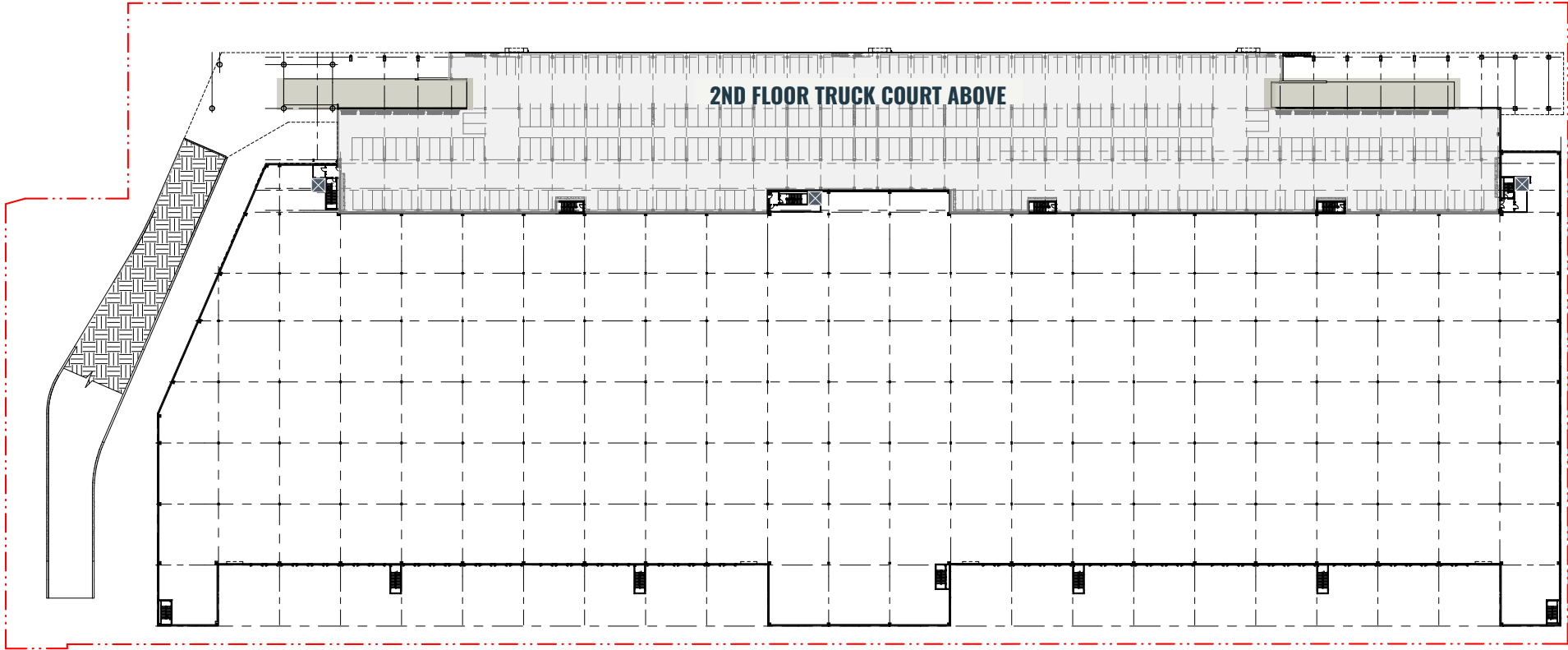
 **4**  
Drive-In Doors

 **135'**  
Truck Court

 **14,000**  
Amps Power

# PARKING GARAGE LEVEL 2

■ Ramp    ■ Parking    ⊠ Passenger Elevators (3)



12.5'  
Clear  
Height



701  
Parking Stalls  
(grade and 2nd level total)

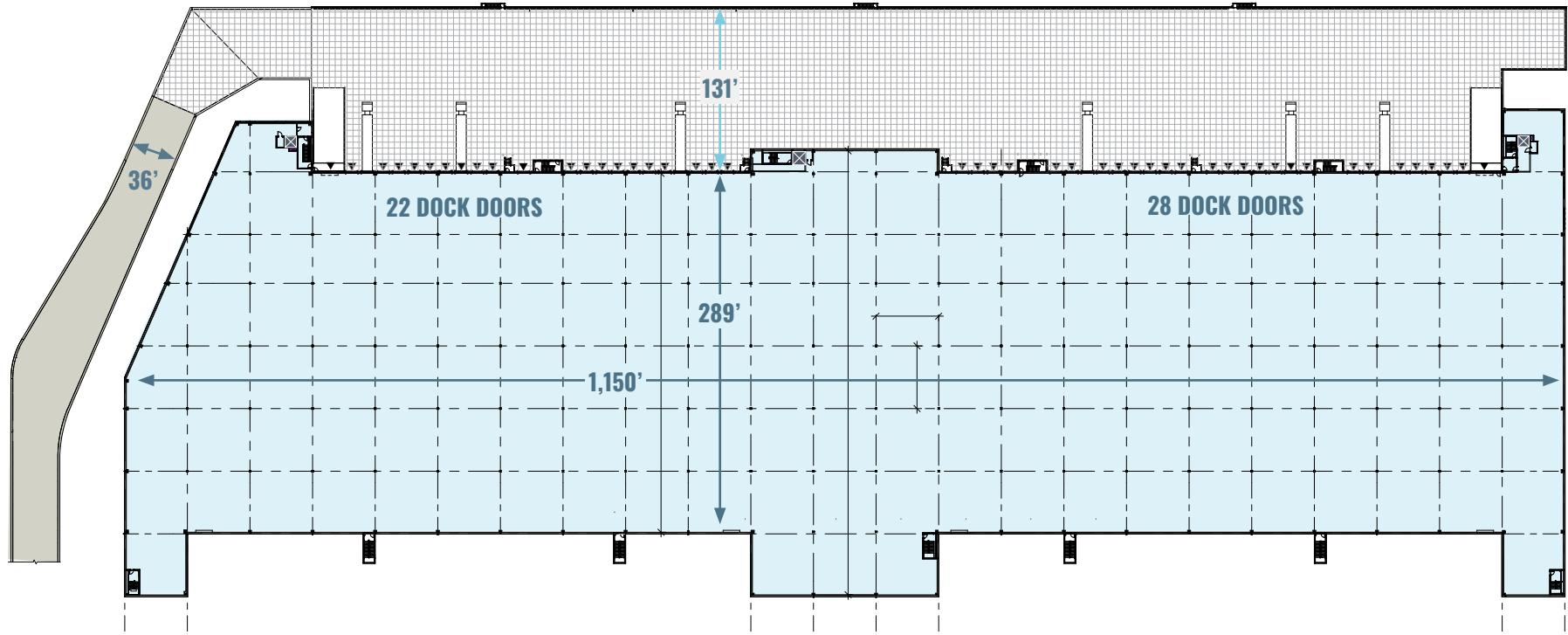


3  
Passenger  
Elevators

# LEVEL 2 WAREHOUSE

353,880 SF

Warehouse Ramp Passenger Elevators (3)



30'  
Clear  
Height



50  
Dock High  
Doors



2  
Drive-In  
Doors

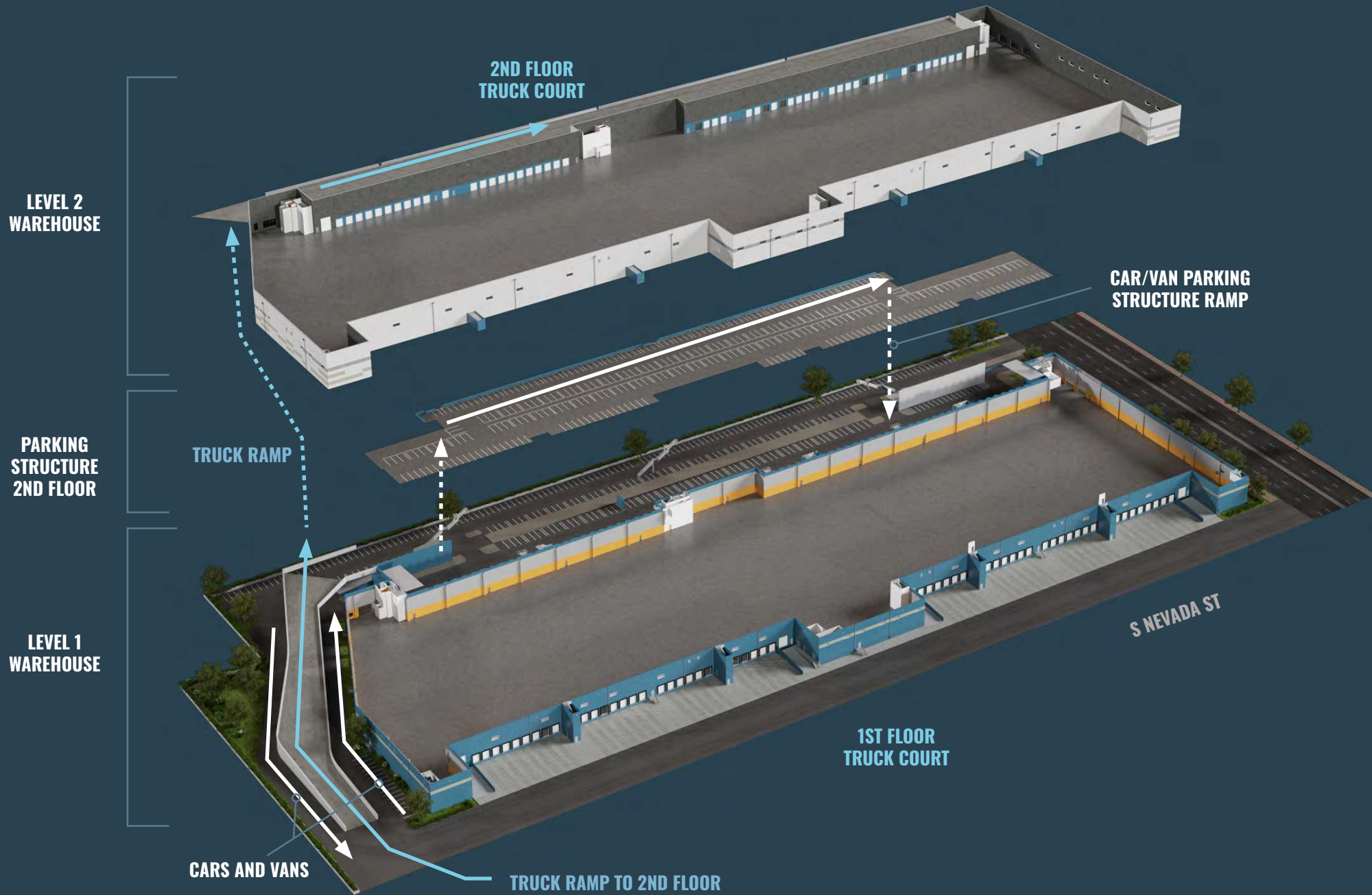


131'  
Truck  
Court



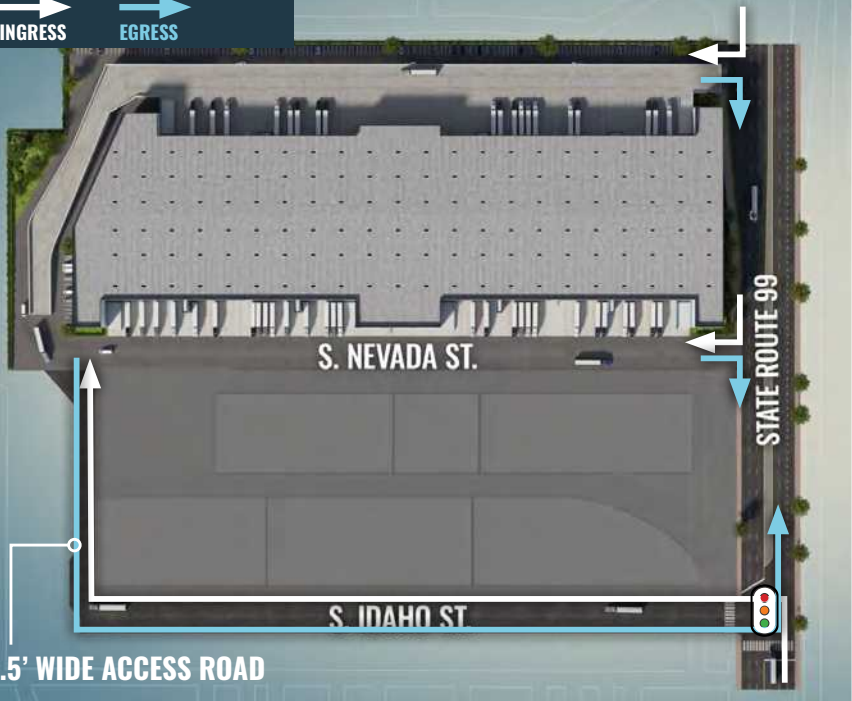
14,000  
Amps  
Power

# CIRCULATION



INGRESS

EGRESS



32.5' WIDE ACCESS ROAD

# STRATEGICALLY LOCATED

**SR-99**

Adjacent to Highway

**1-3 MILES**

to Port of Seattle Terminals

**9 MILES**

to Sea-tac International Airport

**20 MIN**

of All Seattle Neighborhoods & Bellevue

**1.5 MILES**

to Interstate 5

**4 MILLION**

People Within a 1 Hour Drive





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## CONTACT US

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Trammell Crow Company



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