UP TO 1.2M SF OF INDUSTRIAL DEVELOPMENT

McCLEARY
Industrial Park

MODERN LOGISTICS FULL STEAM AHEAD

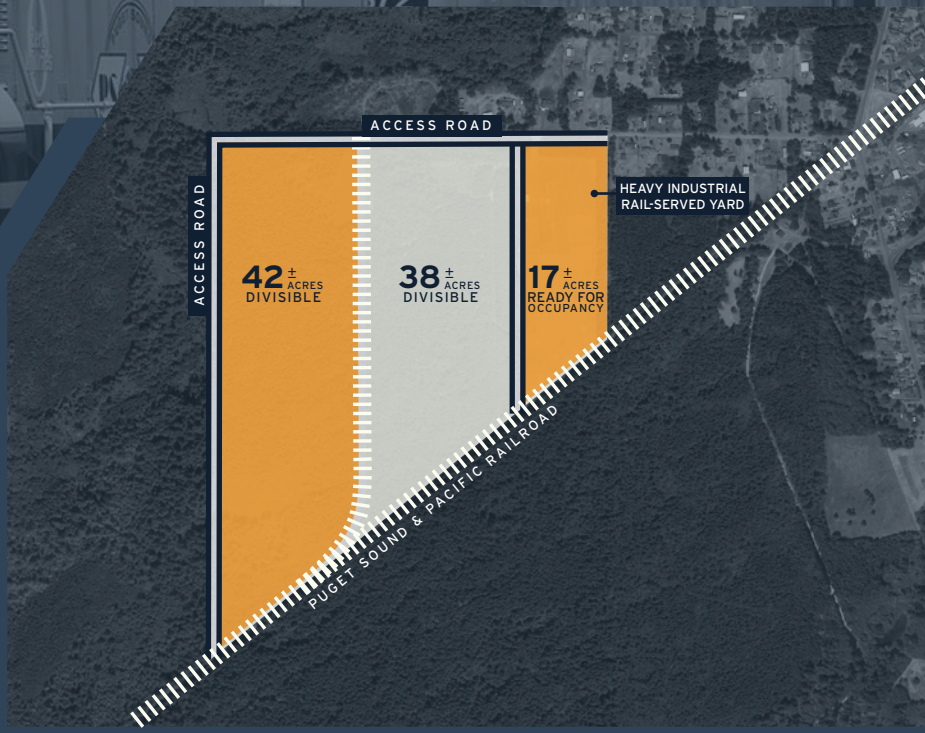
BUILD-TO-SUITS FOR SALE OR LEASE

CUSHMAN & WAKEFIELD

NAI Puget Sound Properties

ROGNLIN'S, INC. general contractor

RAILWAYS OF OPPORTUNITY



Experience unparalleled connectivity and strategic advantages at McCleary Industrial Park. This build-to-suit opportunity is ideal for users in need of connectivity to a major metro, as well as rail and deep-water port access to move bulk commodities.

Rail-Served

Heavy Industrial Zoning

Build-to-Suit or Lease to Purchase

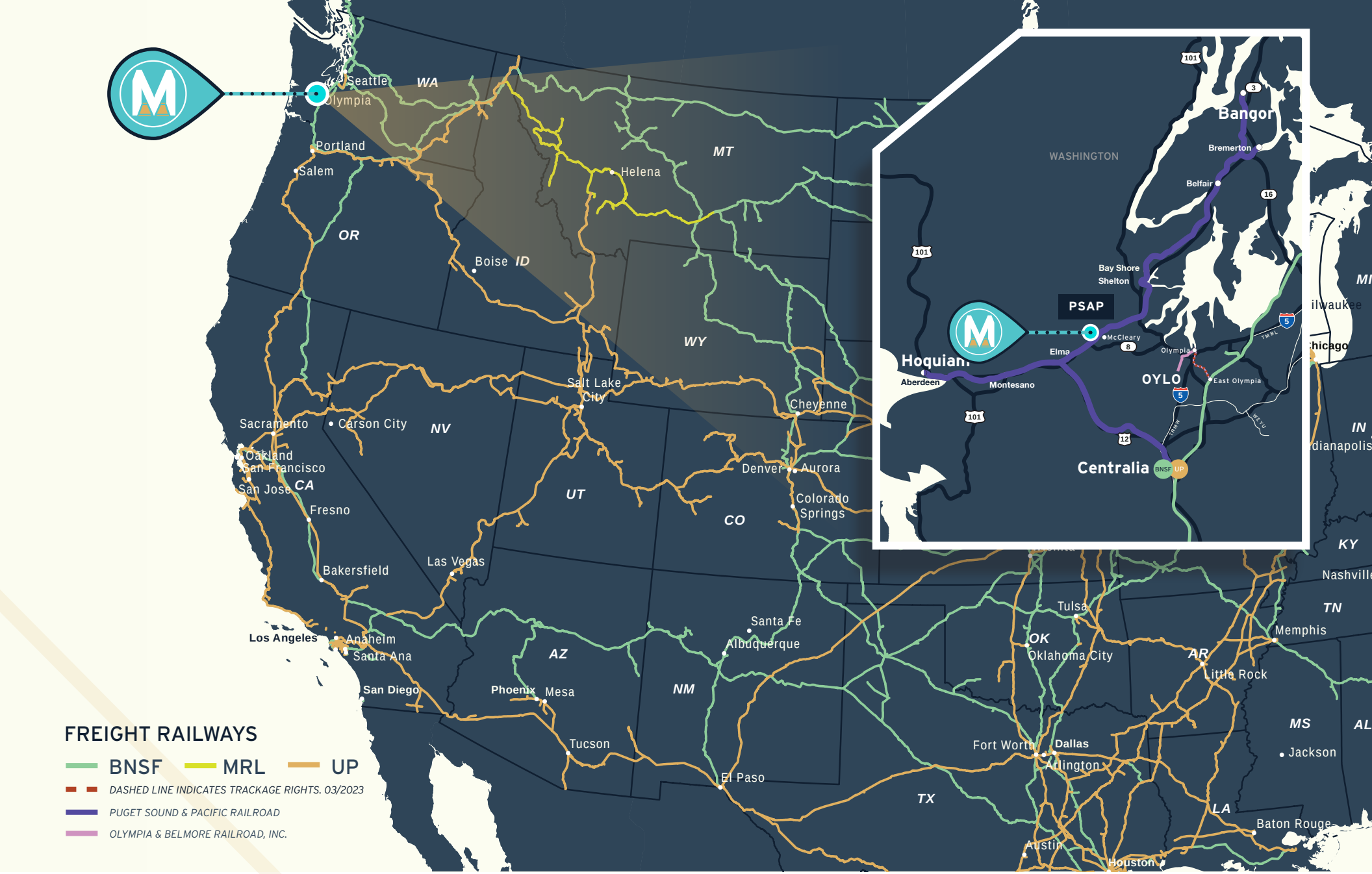
Multiple Site Configurations (Up to 1.2M SF Total)

Deep-Water Port Access

Up to 97-Acres (divisible to ±5 acres)

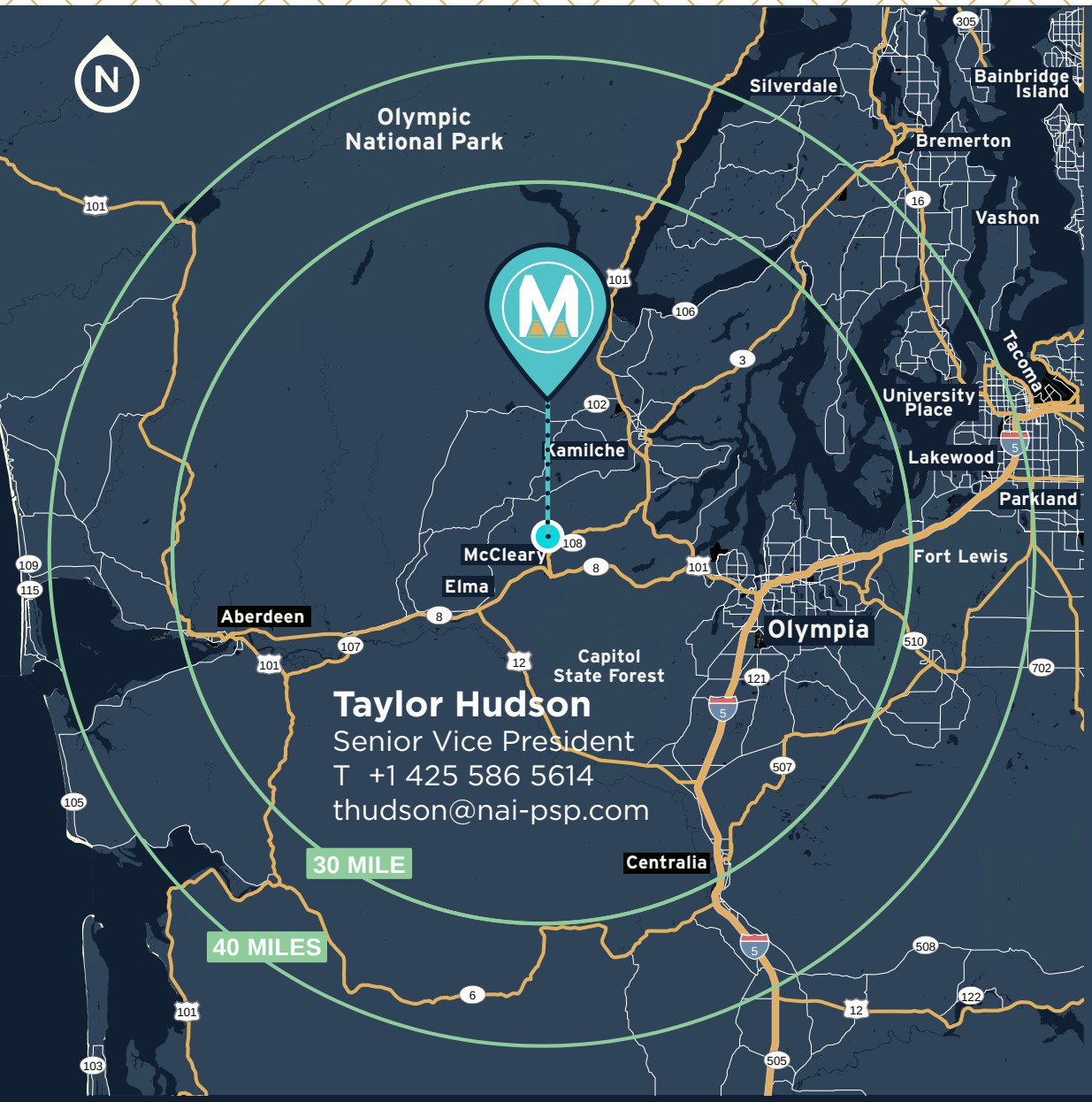
Outside Storage Yard Opportunity

Land Sale Opportunity



ON THE RIGHT TRACK

Situated along the Puget Sound & Pacific Railroad (PSAP) line, McCleary Industrial Park offers users exceptional access to get products from here to there, near or far.



STRENGTH IN THE NUMBERS

Benefiting from a labor pool exceeding 530,000 workers within a 40-mile radius, users at McCleary Industrial Park gain crucial access to a robust workforce surrounding city limits.

TOTAL POPULATION:
- » Within 30 miles: 430,580
- » Within 40 miles: 867,441

WORKFORCE:
- » Within 30 miles: 264,823
- » Within 40 miles: 538,161

AVERAGE INCOME:
- » Within 30 miles: $104,107
- » Within 40 miles: $108,710

MEDIAN AGE OF POPULATION:
- » Within 30 miles: 41.9
- » Within 40 miles: 40.2

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