

ENTITLED INDUSTRIAL DEVELOPMENT OPPORTUNITY



EMERALD LOGISTICS FULLY ENTITLED AND PERMITTED FOR UP TO 201,955 SF

8.65 usable acres of M1 Land in Auburn, WA

6220 SOUTH 287TH STREET, AUBURN, WA

ANDREW STARK
Executive Vice President

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Senior Vice President

CBRE


VECTOR

EXECUTIVE SUMMARY

Emerald Logistics is a rare opportunity to acquire 8.65 acres of fully entitled, M1-zoned industrial land in Auburn WA. The site is shovel-ready to build up to 201,955 SF of Class A warehouse ideal for logistics, distribution or manufacturing. With all entitlements and permit ready, Emerald Logistics offers the ability to bypass lengthy approval processes and begin construction immediately. Situated in Auburn Washington, the location is central for users looking for port-proximity, access to the region's most dense population areas and a robust labor supply. Tenant demand for modern industrial space is increasing and a limited supply of new, Class A warehouse positions Emerald Logistics to be a highly-competitive development in a proven submarket of Seattle.

- Strategic Location: Convenient access to major highways, proximity to the Port of Seattle and Tacoma as well as access to the region's strongest Labor supply.
- Entitled & Ready to Build: All necessary approvals and permits are in place, significantly reducing development risk and timeline.
- High Demand Market: Positioned in the middle of the Kent Valley with a history of strong tenant demand; one of the lowest vacancy submarkets.
- Flexible Uses: M1 zoning allows a wide-variety of industrial uses.



**EMERALD
LOGISTICS**
6220 south 287th st

S 287TH ST

OPPORTUNITY HIGHLIGHTS



SHOVEL READY

Fully entitled: SEPA Approved w/Building Permits



PROVEN LOCATION

Convenient freeway access and proximity to Port of Seattle and Tacoma

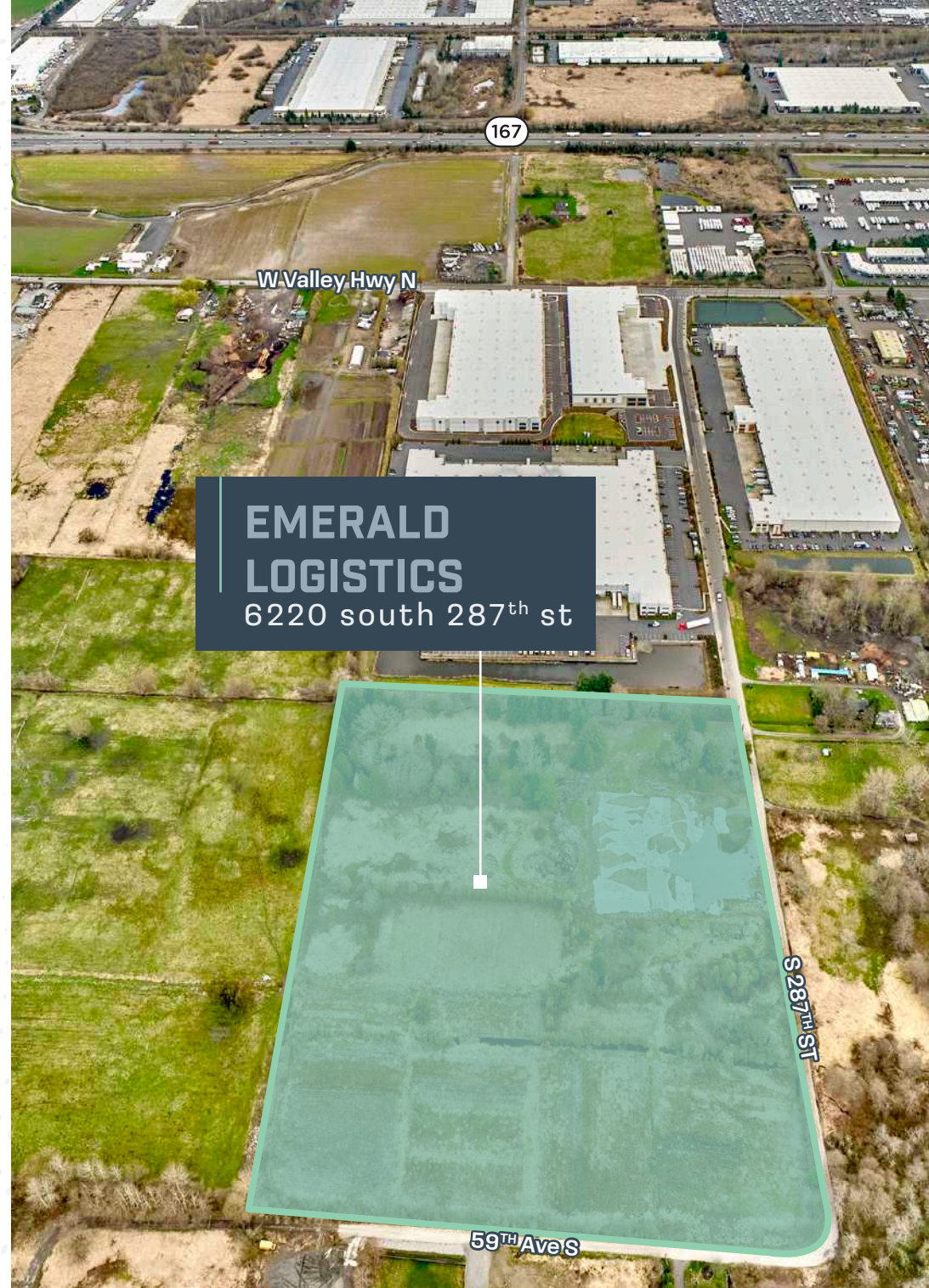


OPTIONALITY TO RECONFIGURE SITE PLAN



SPEED TO AN IMPROVING MARKET

Tenant activity on the rise with limited New Class A Competition



EMERALD LOGISTICS

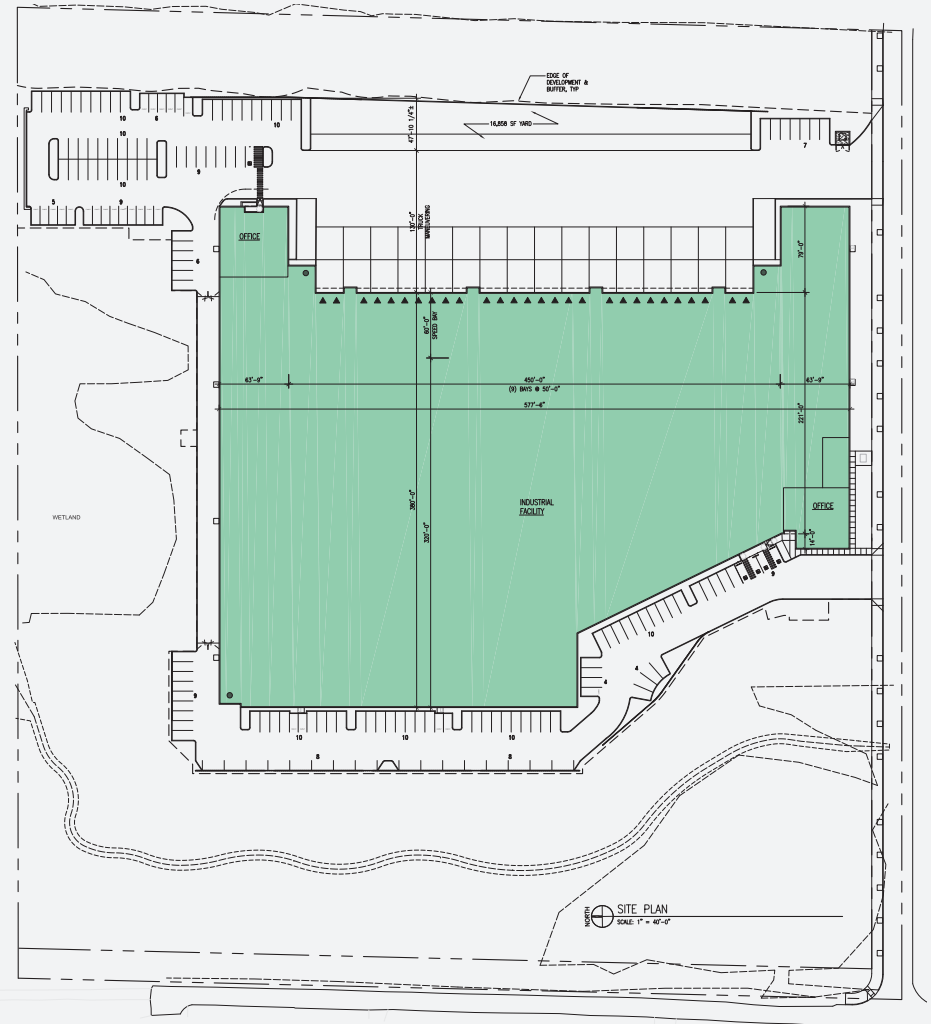
PERMITTED BUILDING SPECS

Total SF	201,955 SF Shell
Clear Height	36' clear
Dock/Grade Level Doors	28 docks, 4 grade
Trailer Parking	14 stalls
Power	3,000a 277/480v
Tenancy	Single or two-tenant



Conceptual Site Plan

Maximum buildable is 201,955 SF with optionality to reconfigure the building, add trailer stalls and/or yard.



Seattle-Tacoma
International Airport

Port of Seattle

Seattle

Bellevue



167

**EMERALD
LOGISTICS**
6220 south 287th st

EXCEPTIONAL ACCESS

Seattle	19 miles	28 minutes
Bellevue	21 miles	29 minutes
Port of Seattle	23 miles	30 minutes
SR167 N/S Interchange	1 mile	2 minutes
I5 N/S Interchange	3 miles	5 minutes

59th Ave S

I9 Valley Hwy

S 287th ST

MARKET OVERVIEW

Seattle's industrial growth remains steady supported by a growing population and improving port activity. As corporate users continue to improve their supply-chain and reliance on quality last-mile facilities, Seattle's core industrial sub-market, the Kent Valley, remains in high demand.

Market Overview Stats

**PUGET SOUND TOTAL
MARKET SIZE**

326,500,611 SF

**KENT VALLEY TOTAL
SUBMARKET SIZE**

134,635,590 SF

**AUBURN
VACANCY**

4.5%

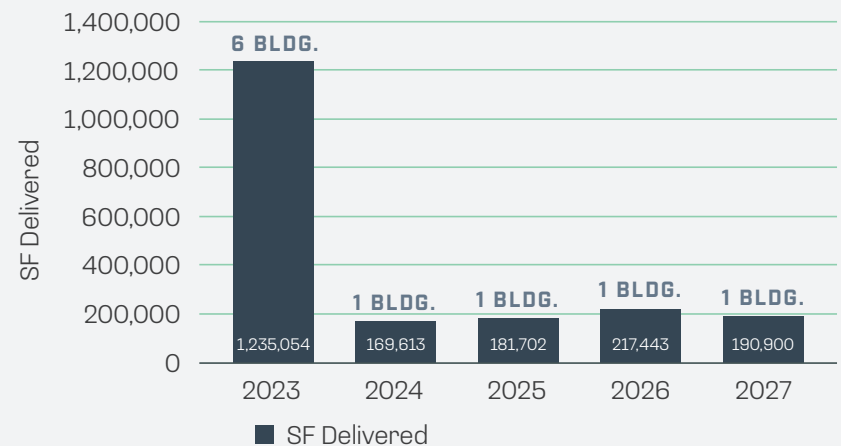
**AVG NEW CLASS A
ASKING RENT**

\$1.35 NNN

Key Drivers

- › Seattle's population grew by over 65,000 residents in 2024
- › Aerospace manufacturing on the rise
- › More high-tech industrial user demand
- › Increasing Port activity
- › Constrained Land Supply

Competitive New Construction/ UC/Planned Deliveries



NW Seaport Alliance -

Emerald Logistics is centrally located between The Port of Seattle and The Port of Tacoma "The NW Seaport Alliance" (NWSA). The NWSA manages and operates a total of 8 international and domestic container terminals in the Seattle (3) and Tacoma (5) harbors on behalf of the homeports, along with a number of other cargo facilities that support non-container (breakbulk, bulk, RO/RO, autos) and intermodal cargo operations. The NWSA is North America's 7th largest container gateway and a primary West Coast gateway for the Transpacific trade. It is also a major gateway to Alaska and Hawaii; more than 80% of trade between Alaska and the lower 48 states moves through NWSA harbors.

3 YEAR AVERAGE TEU VOLUMES

3,233,056

% INCREASE TEU VOLUMES YOY

+19.34%

AERIAL

Sumner

18

Port of Tacoma

**EMERALD
LOGISTICS**
6220 south 287th st

167

W Valley Hwy N

5

S 287th ST

59th Ave S

EXCEPTIONAL ACCESS

Sumner	11 miles	15 minutes
Tacoma	16 miles	21 minutes
Port of Tacoma	13 miles	25 minutes
SR167 N/S Interchange	1 mile	2 minutes
I5 N/S Interchange	3 miles	5 minutes

CORPORATE LOCATION

Columbia
distributing

K&N
SUPPLY

amazon

BLUE ORIGIN
FOR THE BENEFIT OF EARTH

McKESSON

Sysco

CLASSIC
ACCESSORIES

Stryder

U-HAUL

SALMON TERMINALS

RNDC

EMERALD
LOGISTICS
6220 south 287th st

Builders
FirstSource

RAYMOND WEST
INTRALOGISTICS SOLUTIONS

ESSENDANT

PLATT

Hollingsworth
INDUSTRIES

Tommy Bahama

UNION
PACIFIC

Ply Gem

TMX AEROSPACE

GENESIS
Logistics Inc.

TireHub

CARVANA

northwest
HARVEST

FedEx

Safelite
AutoGlass

ENTITLED AUBURN LAND OPPORTUNITY

8.65 useable acres

INVESTMENT CONTACTS

Offers due 5pm PT, April 30th, 2025

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