

UP TO 1.2M SF OF INDUSTRIAL DEVELOPMENT



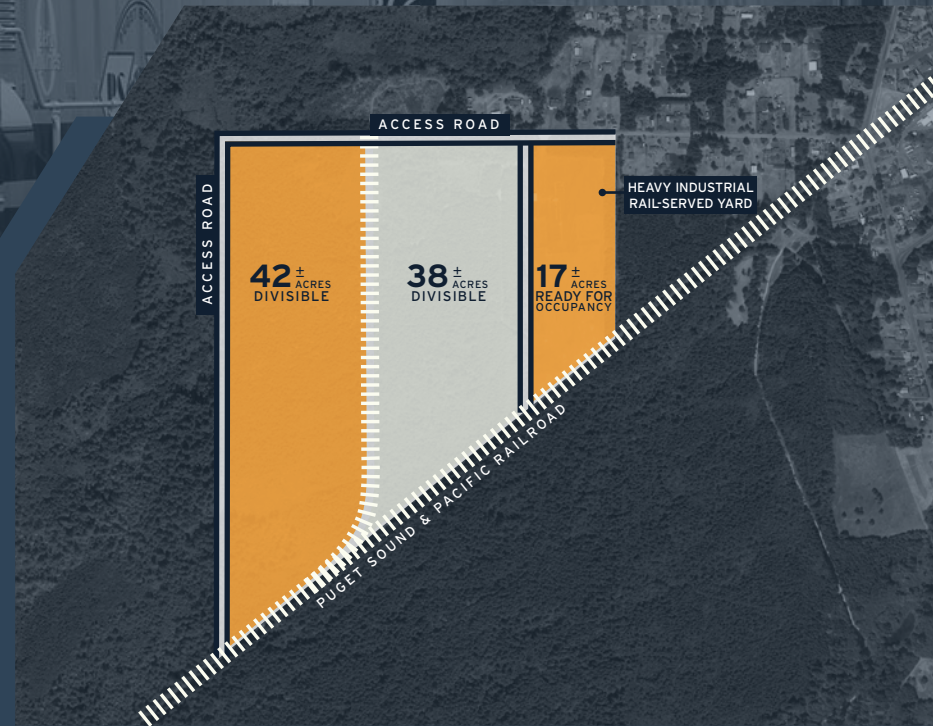
**M**  
**McCLEARY**  
Industrial Park

**MODERN LOGISTICS FULL STEAM AHEAD**  
**BUILD-TO-SUITS FOR SALE OR LEASE**



# 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**



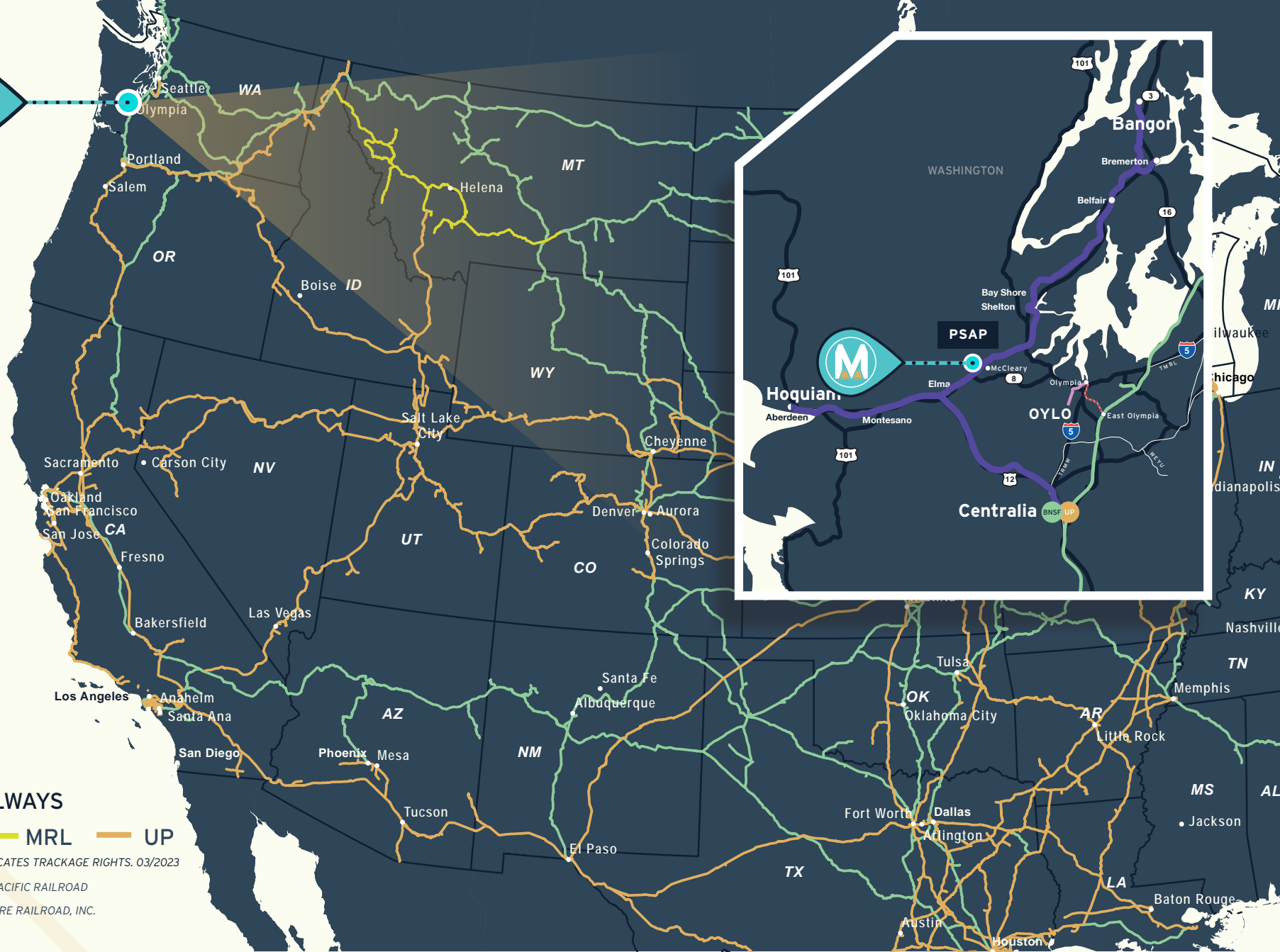
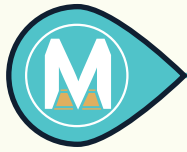
**Up to 97-Acres  
(divisible to ±5 acres)**



**Outside Storage  
Yard Opportunity**



**Land Sale Opportunity**



### FREIGHT RAILWAYS

- BNSF
- MRL
- UP
- - - DASHED LINE INDICATES TRACKAGE RIGHTS. 03/2023
- PUGET SOUND & PACIFIC RAILROAD
- OLYMPIA & BELMORE RAILROAD, INC.

# 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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