

SEATTLE



Prologis Emerald Gateway

Fronting Interstate 5

NE Corner E. Marginal Way S. & S. Boeing Access Road
Seattle, WA 98118 USA

UNTIL NOW...

There has never been a project in the Northwest offering the varied utility and scale of Emerald Gateway.

Whether you need traditional industrial space, or a custom build out with a dedicated parking structure and retail space options, Emerald Gateway provides flexibility to meet your needs.



[View Highlights](#)

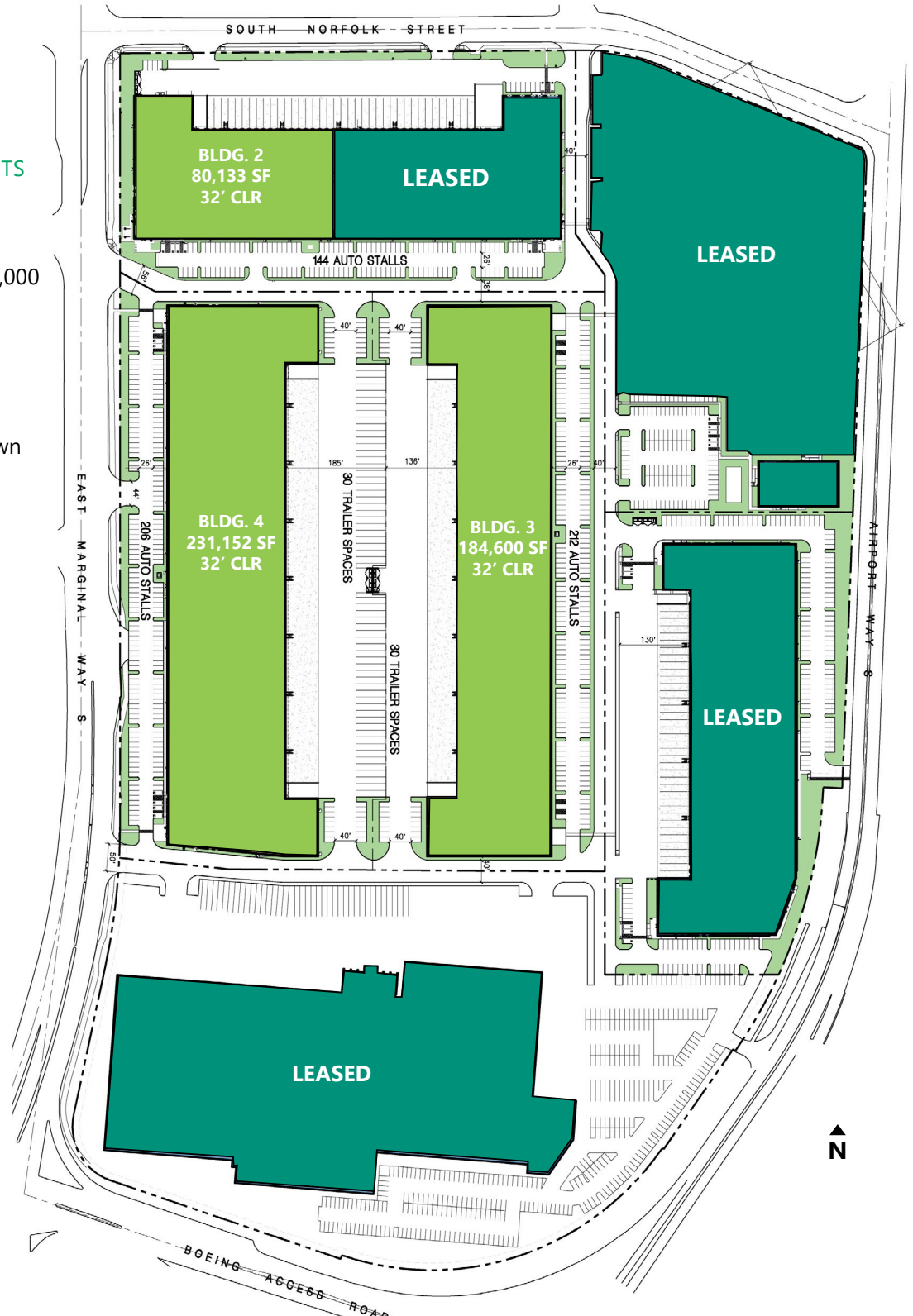
Prologis Emerald Gateway



CURRENT PLAN: 80,000 to 435,800 SF

NEIGHBORHOOD HIGHLIGHTS

- Immediate access to I-5 at Exit 158
- Frontage onto I-5, with 200,000 cars per day
- Adjacent to King County International Airport/ Boeing Field
- Within 10 miles of Downtown Seattle



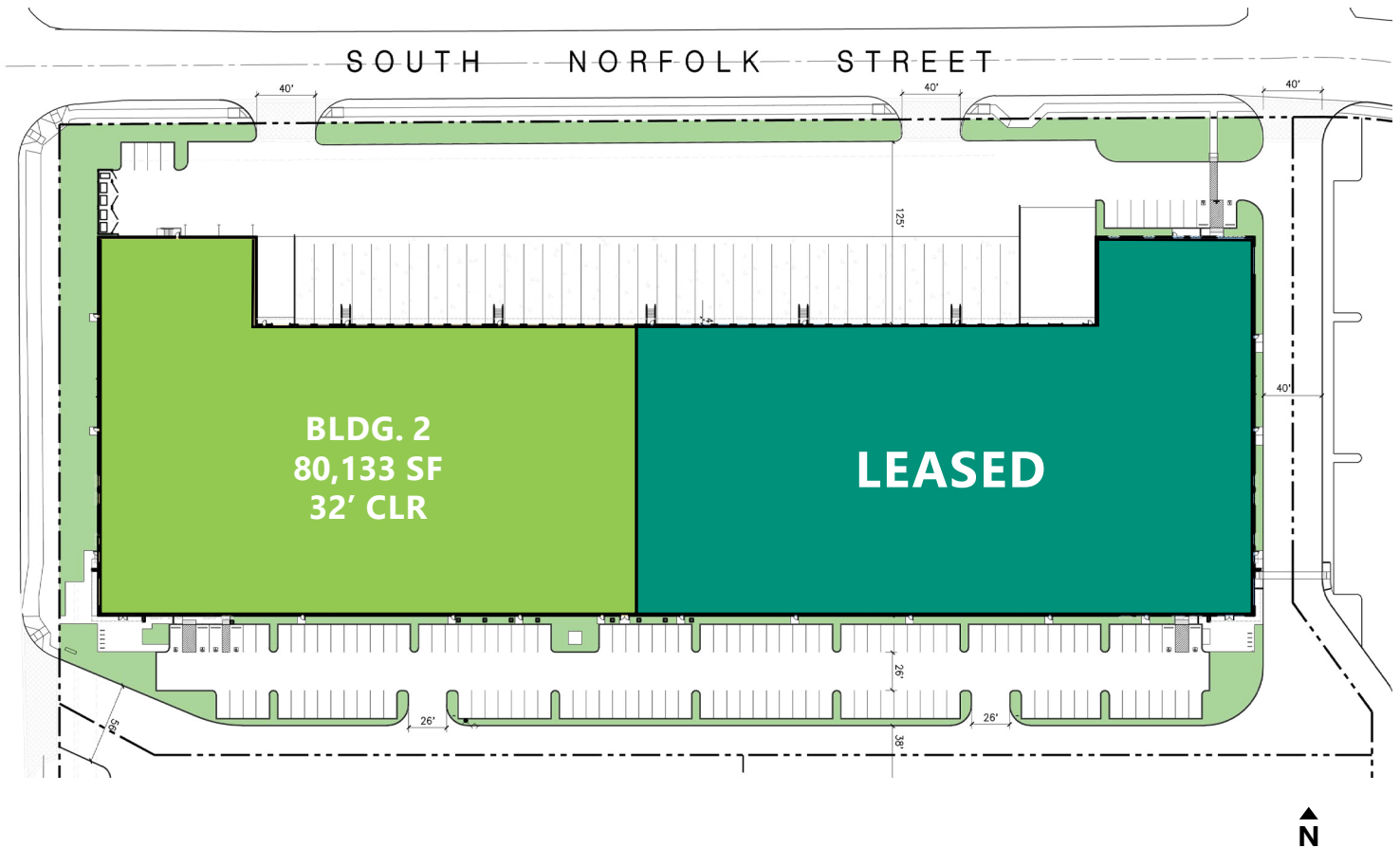
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171,924 SF Building 2



BUILDING 2

- Total building size: 171,924 s.f.
- Total available: 80,133 s.f.
- Total office space: 4,393 s.f.
- 61 parking stalls
- 36'-0" clear height
- 16 dock-high doors
- 1 grade-level doors
- ESFR sprinkler system
- Target Delivery Q2 2023
- Potential for 8,000 s.f. of yard
- Call brokers for rate information



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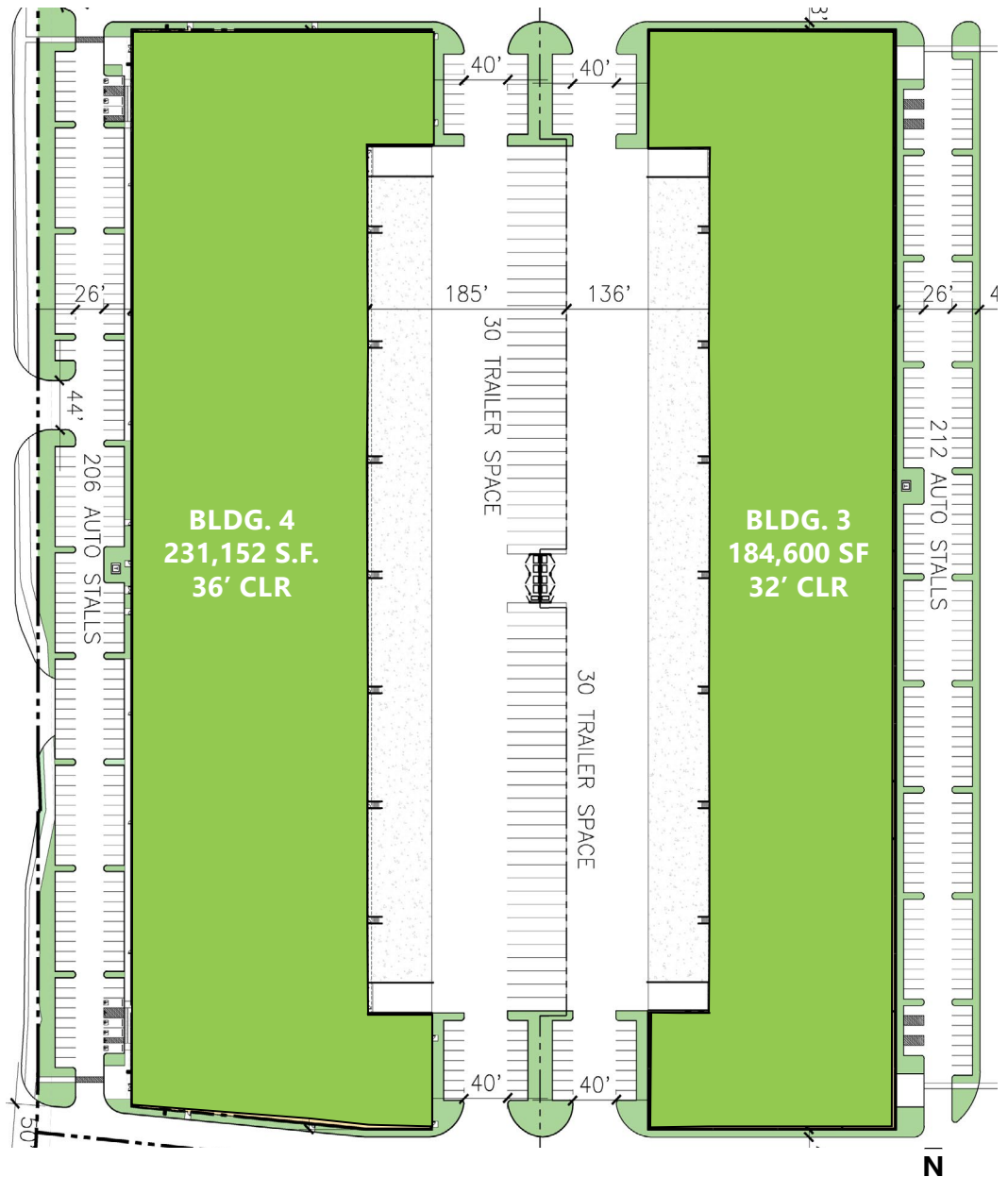
BUILDINGS 3 & 4: OPTION 1

BUILDING 3

- Total Building size: 184,600 s.f.
- Total available: 184,600 s.f.
- Total office space: BTS
- Available TBD
- 212 auto parking stalls
- 30 trailer parking stalls
- 32' clear height
- 49 dock-high doors
- 2 grade-level doors
- ESFR sprinkler system
- Immediate I-5 Freeway access
- Divisible
- Call brokers for rate information

BUILDING 4

- Total Building size: 231,152 s.f.
- Total available: 231,152 s.f.
- Total office space: BTS
- Available TBD
- 206 auto parking stalls
- 30 trailer parking stalls
- 36' clear height
- 49 dock-high doors
- 2 grade-level doors
- ESFR sprinkler system
- Immediate I-5 Freeway access
- Divisible
- Call brokers for rate information



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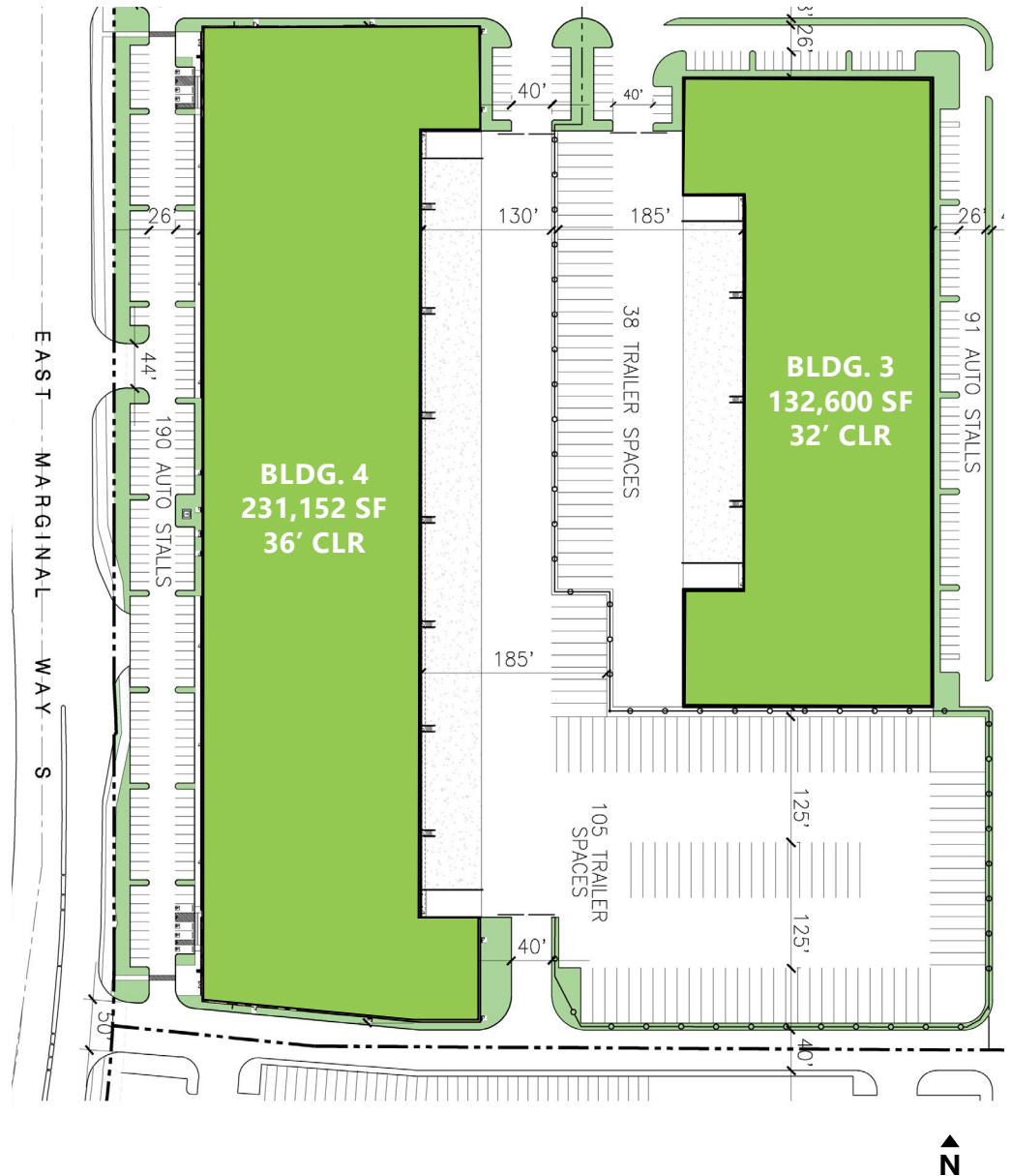
BUILDINGS 3 & 4: OPTION 2

BUILDING 3

- Total Building size: 132,600 s.f.
- Total available: 132,600 s.f.
- Total office space: BTS
- Available TBD
- 91 auto parking stalls
- 38 trailer parking stalls
- 32' clear height
- 39 dock-high doors
- 2 grade-level doors
- ESFR sprinkler system
- Immediate I-5 Freeway access
- Divisible
- Call brokers for rate information

BUILDING 4

- Total Building size: 231,152 s.f.
- Total available: 231,152 s.f.
- Total office space: BTS
- Available TBD
- 190 auto parking stalls
- 105 trailer parking stalls
- 36' clear height
- 49 dock-high doors
- 2 grade-level doors
- ESFR sprinkler system
- Immediate I-5 Freeway access
- Divisible
- Call brokers for rate information



Prologis Emerald Gateway

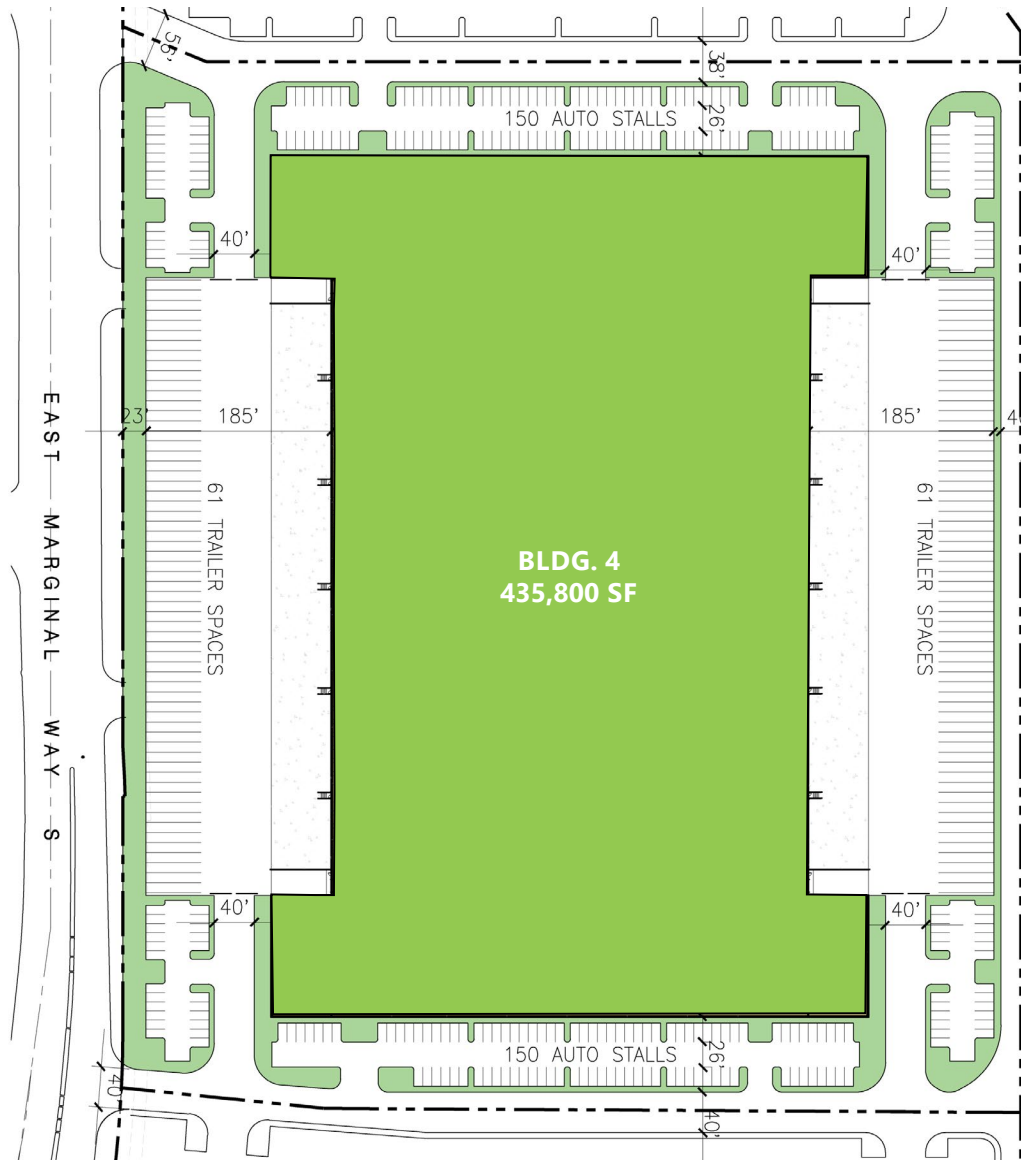


BUILDING 4: OPTION 4

BUILDING 4

Total Building size: 435,800 s.f.

- Total available: 435,800 s.f.
- Total office space: BTS
- Estimated Delivery: TBD
- ±300 auto parking stalls
- ±122 trailer parking stalls
- 36' clear height
- 76 dock-high doors
- 4 grade-level doors
- ESFR sprinkler system
- Immediate I-5 Freeway access
- Divisible
- Call brokers for rate information



Project Highlights

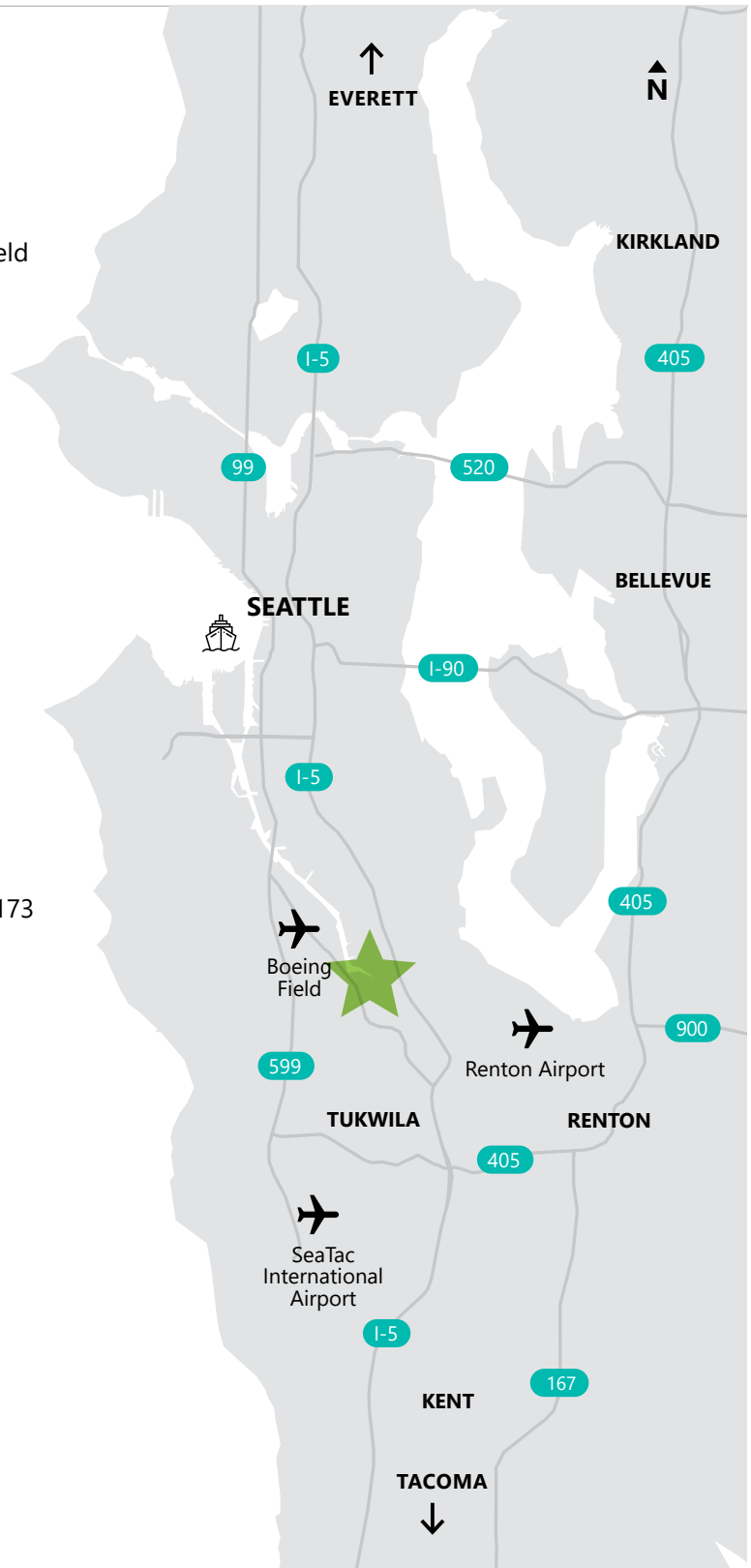
LOCATION

- Fronting on Interstate I-5 at Exit 158
- Immediately south of King County Airport/Boeing Field

Seattle CBD / Port of Seattle	7 miles
Seattle Tacoma International Airport	14 miles
Tacoma CBD / Port of Tacoma	33 miles
Vancouver, B.C., Canada	150 miles
Portland, OR	174 miles
Spokane, WA	284 miles

TRANSPORTATION HIGHLIGHTS

Union Pacific Railroad Cargo Yard	5 miles
BNSF Cargo Yard	8 miles
Sound Transit Rail Rainier Beach Station	2 miles
Metro Bus Routes at Site	#124, #153, #173



51% of Washington's population within 1 hour drive

2022 Total Population

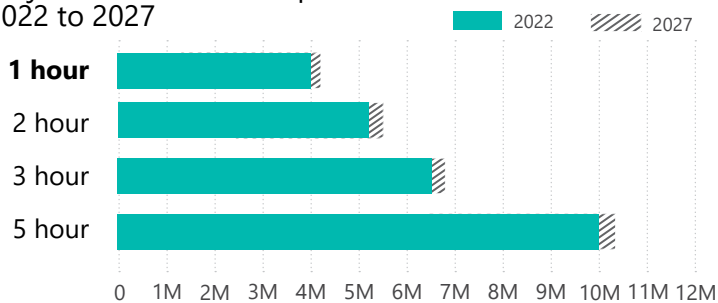
	Total Population
1 hour	4.0M
2 hour	5.2M
3 hour	6.6M
5 hour	10.2M

*Average of top 100 metro areas by population
Source: US Census Bureau

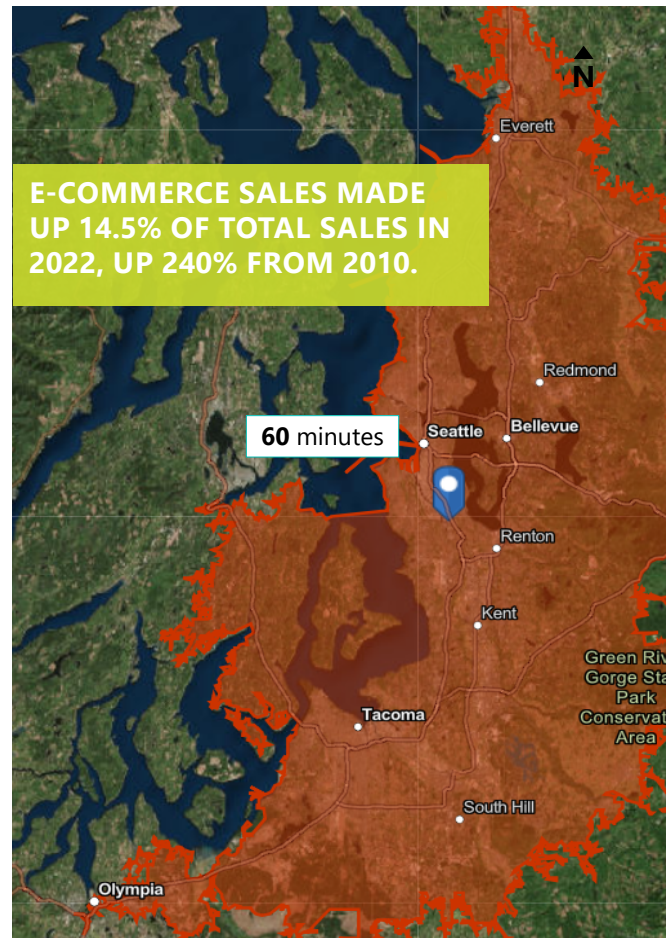
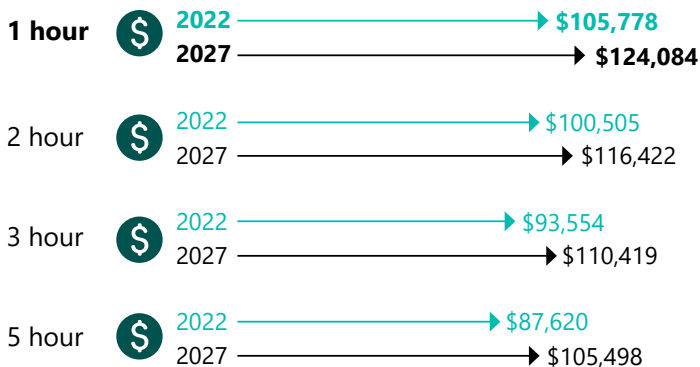
Millennial Population within 1 Hour

Millennial Population	1,077,215 (26.7%)
Growth 2010 - 2022	▲ 26.5%
Expected Growth 2022 - 2027	▲ 7.2%
College Educated Population	46.9%
Median Age of Population	38.3

Projected Household Population Growth 2022 to 2027



Median Household Income



Prologis Emerald Gateway

Access In All Directions

UNLIMITED OPTIONS

We understand how important efficient logistics are to your bottom line. With direct freeway access, adjacent public transit, and on-site rail, you are in the ideal position to take advantage of the site's location at the epicenter of the fastest growing MSA in the United States.



CONVENIENT

3 minutes
to both 99 & 1-5
North and South



LARGEST AVAILABLE

Contiguous
industrial
development on
I-5 in a major PNW
city



URBAN LOGISTICS

38% faster delivery
time to Seattle than
surrounding sub-
markets



EFFICIENT

18 minutes
door to door to the
Port of Seattle



LAST MILE

4M people
live within 1 hour
drive (51% of
Washington's
population)



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