144,352 SF

Industrial Space For Lease

PROLOGIS®

Prologis Emerald Gateway, Building 3

E Marginal Way S & S Norfolk Street
Tukwila, WA 98118 USA

LOCATION

- Immediate access to I-5 at Exit 158
- Adjacent to King County International Airport/Boeing Field

FACILITY

- **2026 DELIVERY**
- Total building size: 144,352 SF
- Total available: 144,352 SF
- Divisible to 20,000 SF
- Spec office: 3,510 SF up to 7,000 SF in three nodes
- 32’ clear height
- 38 dock-high doors
- 2 grade-level doors
- 52’ x 60’ typical bay
- ESFR sprinkler system
- 105 auto parking stalls
- 48 trailer parking stalls
- Contact brokers for rates

ADVANTAGES AND AMENITIES

- Frontage onto I-5 with 200,000 cars per day

Your single-source service for efficient move-in and operations: prologisessentials.com

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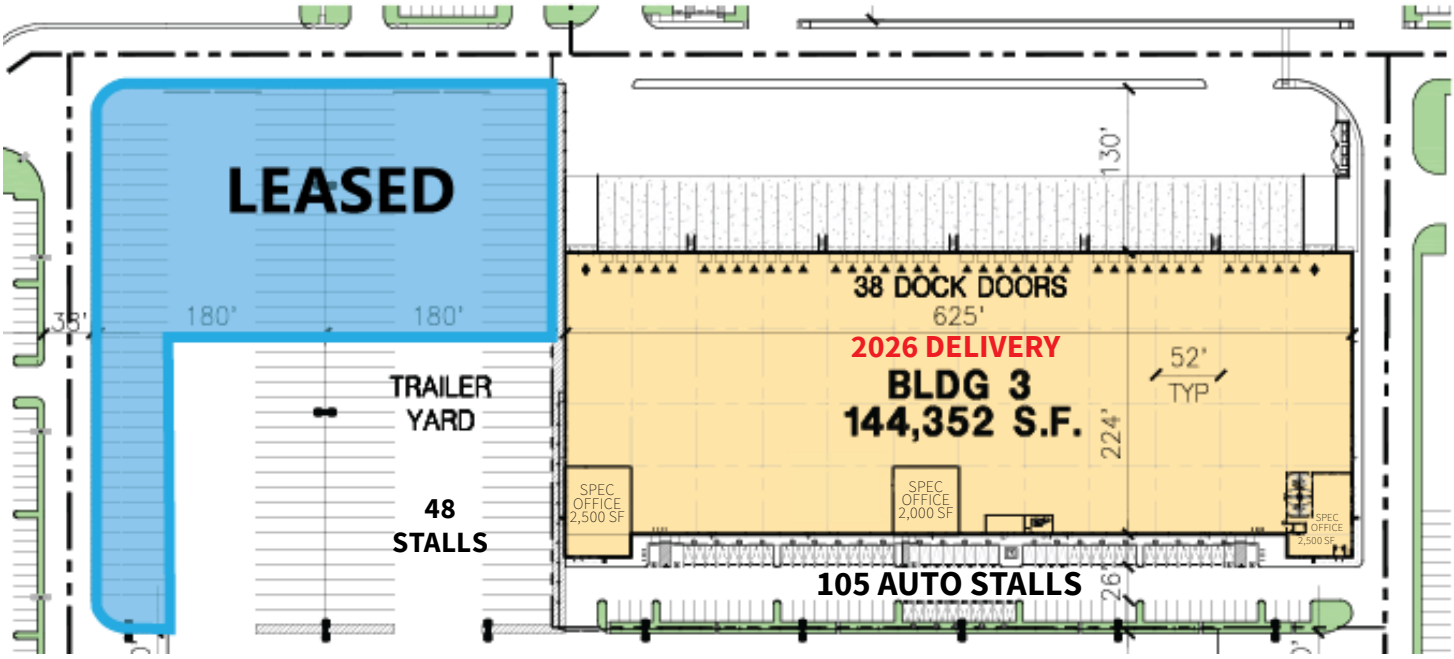

JLL
Chris Spofford
chris.spofford@jll.com
ph +1 206 607 1731
cell +1 425 890 6961
601 Union Street
Suite 2800
Seattle, WA 98101 USA

JLL
Les Boudwin, SIOR
les.boudwin@jll.com
ph +1 425 974 4023
cell +1 206 679 6393
225 108th Avenue NE
Suite 550
Bellevue, WA 98004 USA

JLL
Scott Carter
scott.carter@jll.com
ph +1 425 974 4004
cell +1 425 761 5880
225 108th Avenue NE
Suite 550
Bellevue, WA 98004 USA

JLL
David Cahill
david.cahill@jll.com
ph +1 206 971 7021
cell +1 206 930 5599
601 Union Street
Suite 2800
Seattle, WA 98101 USA

Prologis
Rick Kolpa
rkolpa@prologis.com
ph +1 206 414 7610
cell +1 206 949 5681
5900 Airport Way S
Suite 300
Seattle, WA 98108 USA

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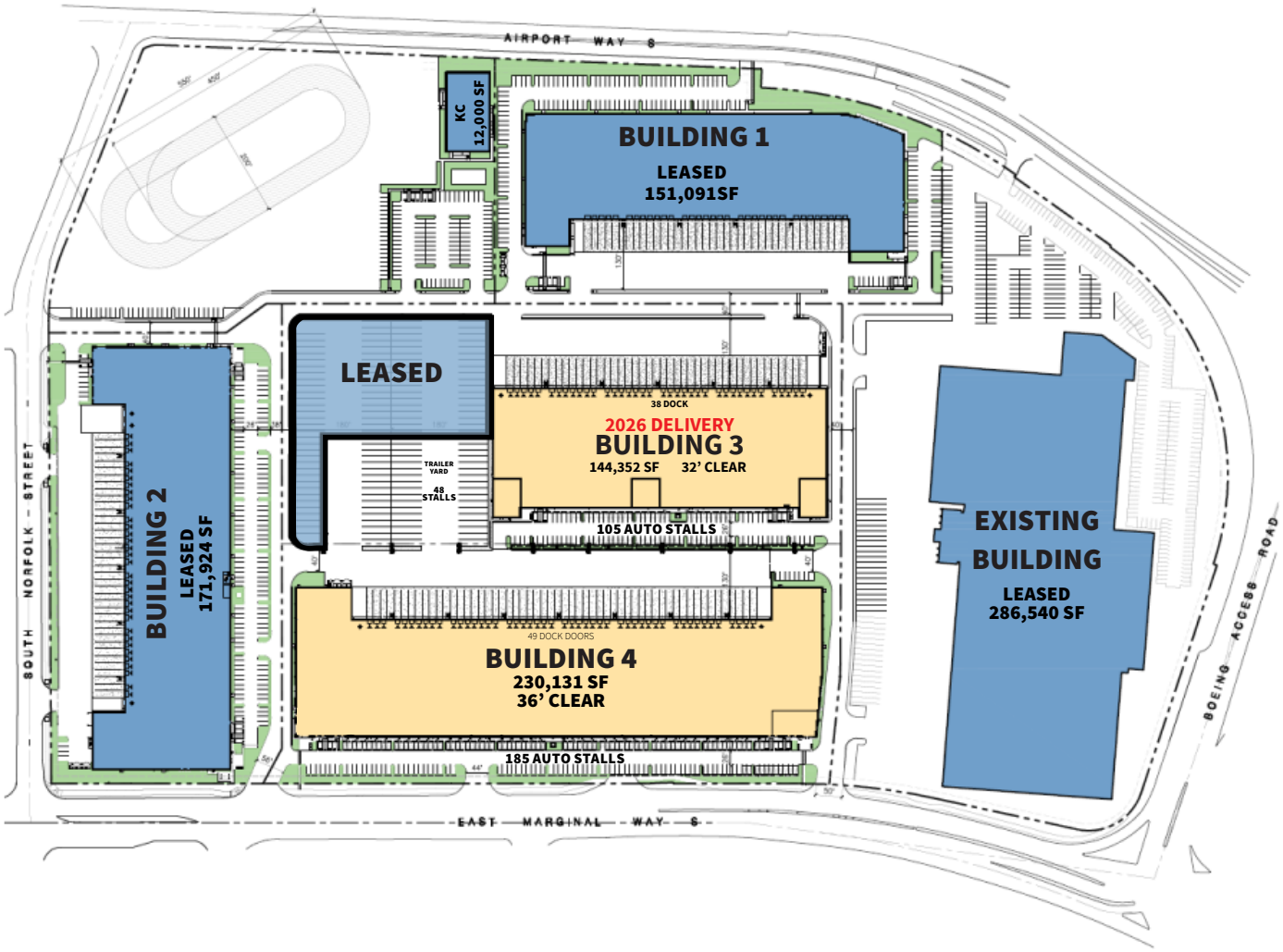

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