

Prologis Emerald Gateway



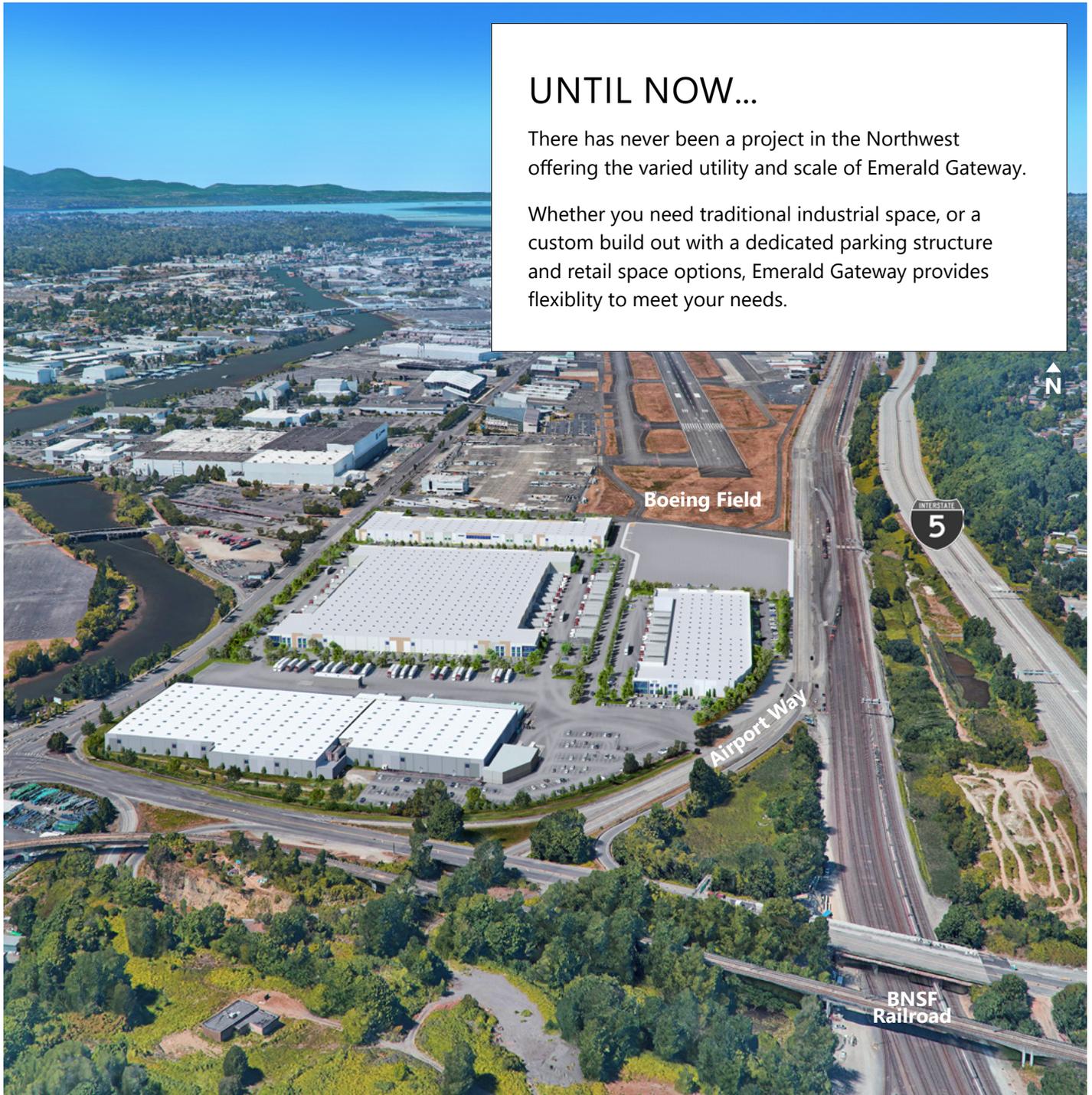
Fronting Interstate 5

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.



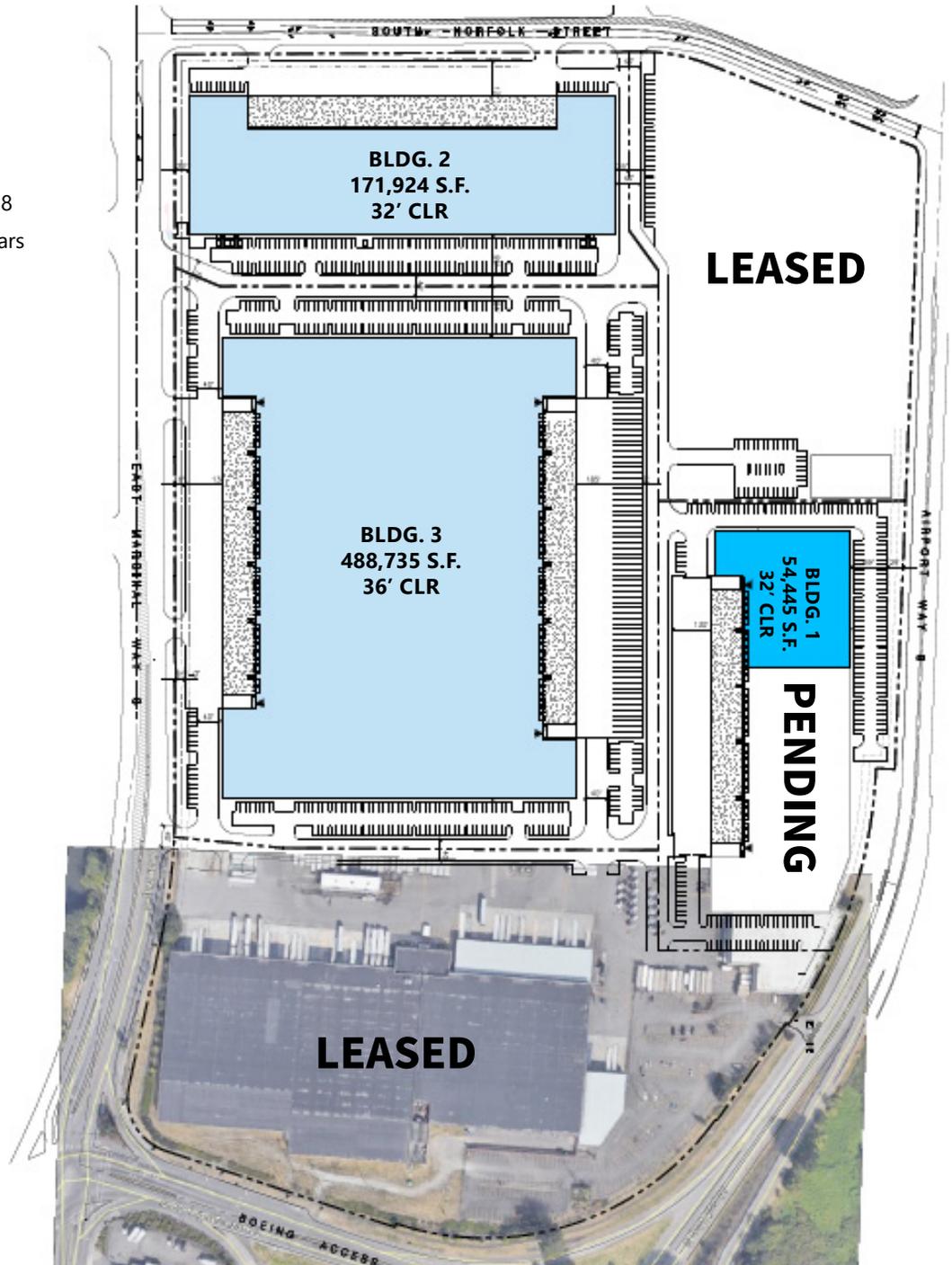
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CURRENT PLAN: 50,000 to 670,000 SF

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



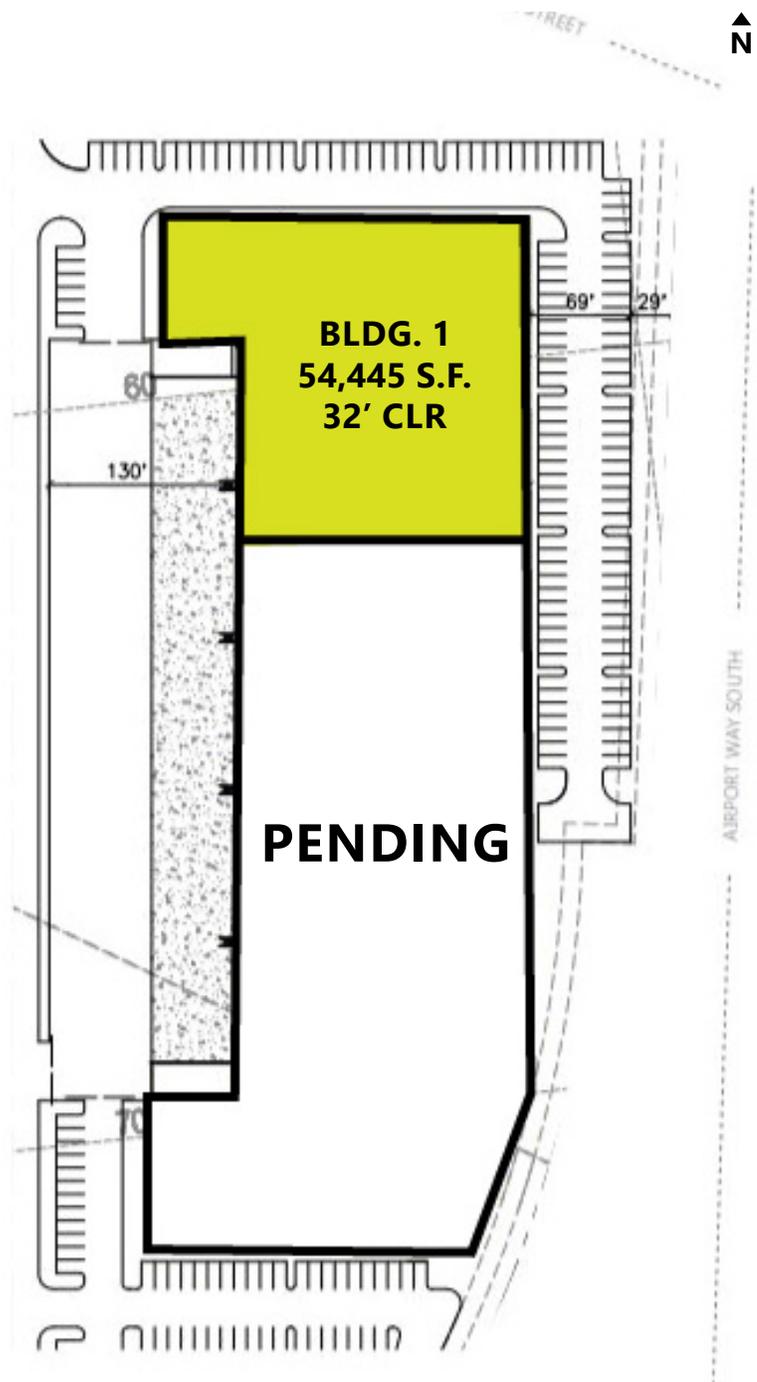
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UNDER CONSTRUCTION: 151,091 SF Building 1

BUILDING 1

- Delivery of Building 1: August/September 2021
- Total building size: 151,091 s.f.
- Total available: 54,445 s.f.
- Total office space: BTS
- Abundant parking
- 32' clear height
- 9 dock-high doors
- 1 grade-level doors
- ESFR sprinkler system
- I-5 Freeway visibility
- Call brokers for rate information



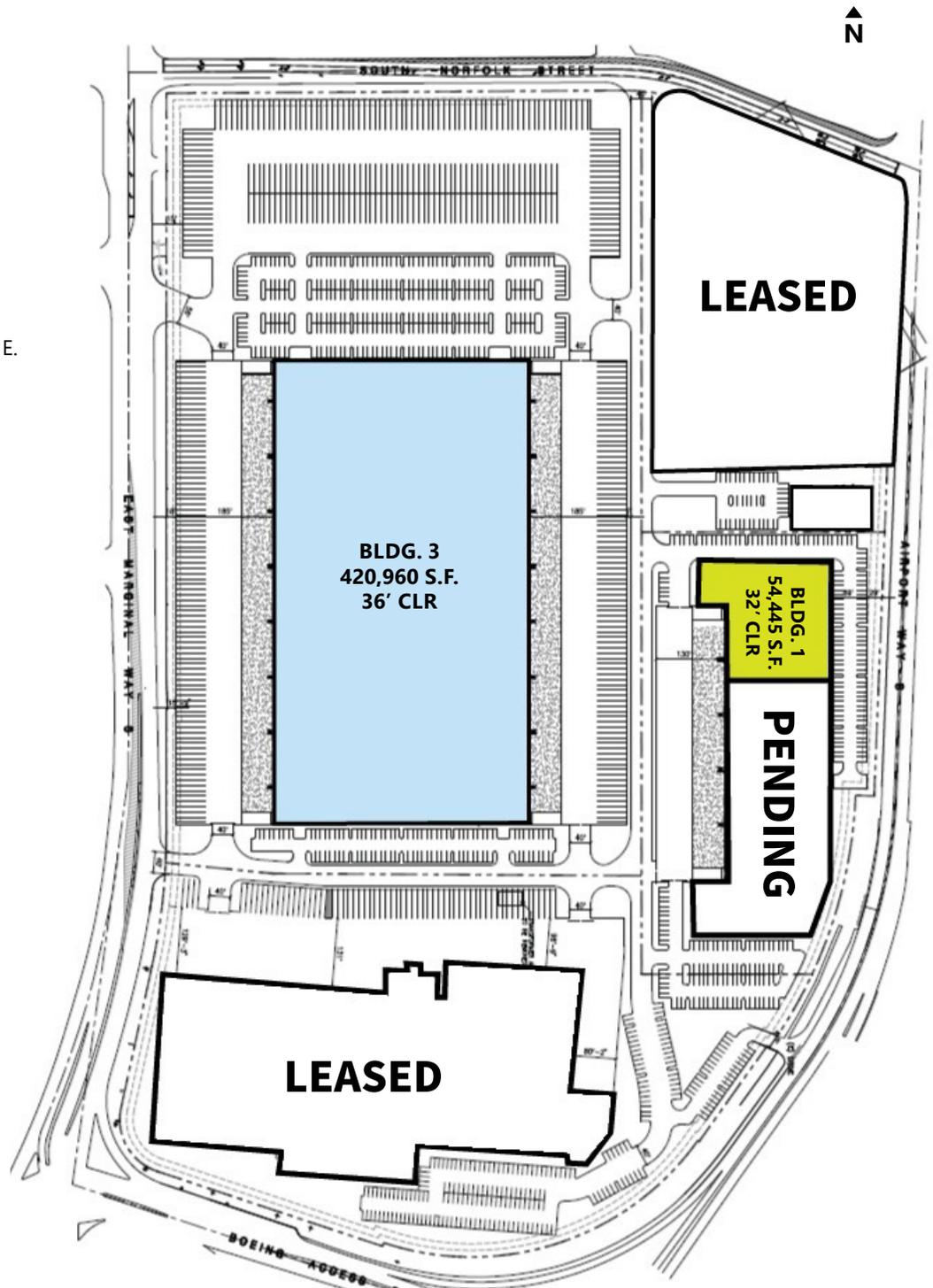
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ALTERNATIVE PLAN: Yard for Lease at Building 2 Site

YARD FOR LEASE

- Building 2 site can be a YARD FOR LEASE OPTION
- 8.24 Acres, demisable to 4 Acres
- Fenced, gated, paved, and lit
- Ability to locate a small trailer or operation building onsite
- Direct access to S. Norfolk St. and E. Marginal Way S.
- Call brokers for rate information



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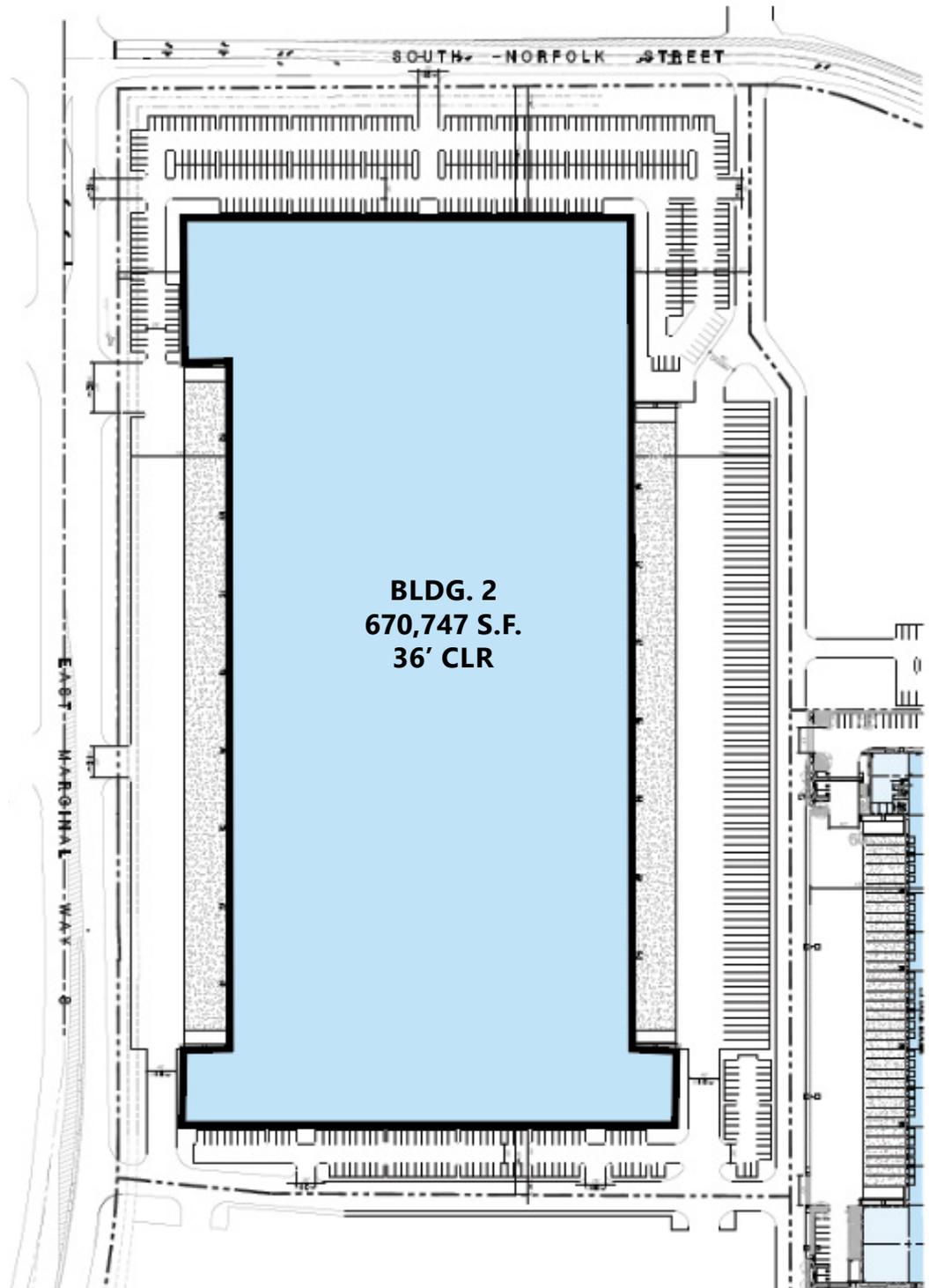


ALTERNATIVE PLAN: Large Building 2



LARGE BUILDING 2

- Total Building size: 670,747 s.f.
- Total available: 670,747 s.f.
- Total office space: BTS
- Available Q2 2022
- ± 486 auto parking stalls
- ± 86 trailer parking stalls
- 36' clear height
- 113 dock-high doors
- 4 grade-level doors
- ESRF sprinkler system
- Immediate I-5 Freeway access
- Divisible
- Call brokers for rate information



Project Highlights

LOCATION

- Fronting on Interstate 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



48% of Washington's population within 1 hour drive

2020 Total Population

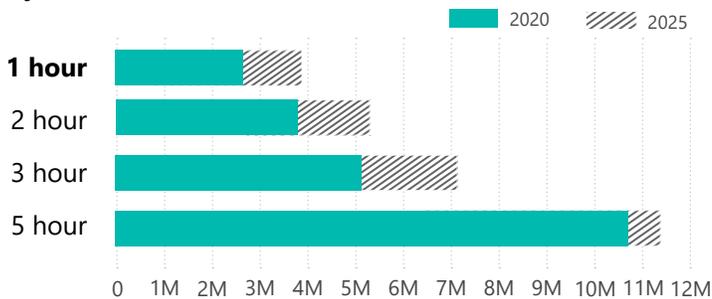
	Total Population
1 hour	3.7M
2 hour	5.1M
3 hour	6.8M
5 hour	10.9M

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

Millennial Population within 1 Hour

Millennial Population	976,574 (26.7%)
Growth 2010 - 2020	▲ 19.6%
Expected Growth 2020 - 2025	▲ 6.9%
College Educated Population	46.3%
Median Age of Population	38.1

Projected Household Growth 2020 to 2025



Median Household Income

1 hour	2020 → \$92,012	2025 → \$102,005
2 hour	2020 → \$85,625	2025 → \$94,784
3 hour	2020 → \$79,726	2025 → \$87,420
5 hour	2020 → \$74,546	2025 → \$81,062



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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

3.5M people
live within 1 hour drive
(48% of Washington's
population)

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