

# Prologis Emerald Gateway, Building 3

10400 EAST MARGINAL WAY S TUKWILA, WA 98168



**For Lease**  
**144,352 SF**

*Representative building within Prologis Emerald Gateway park.*



# Positioned for Access



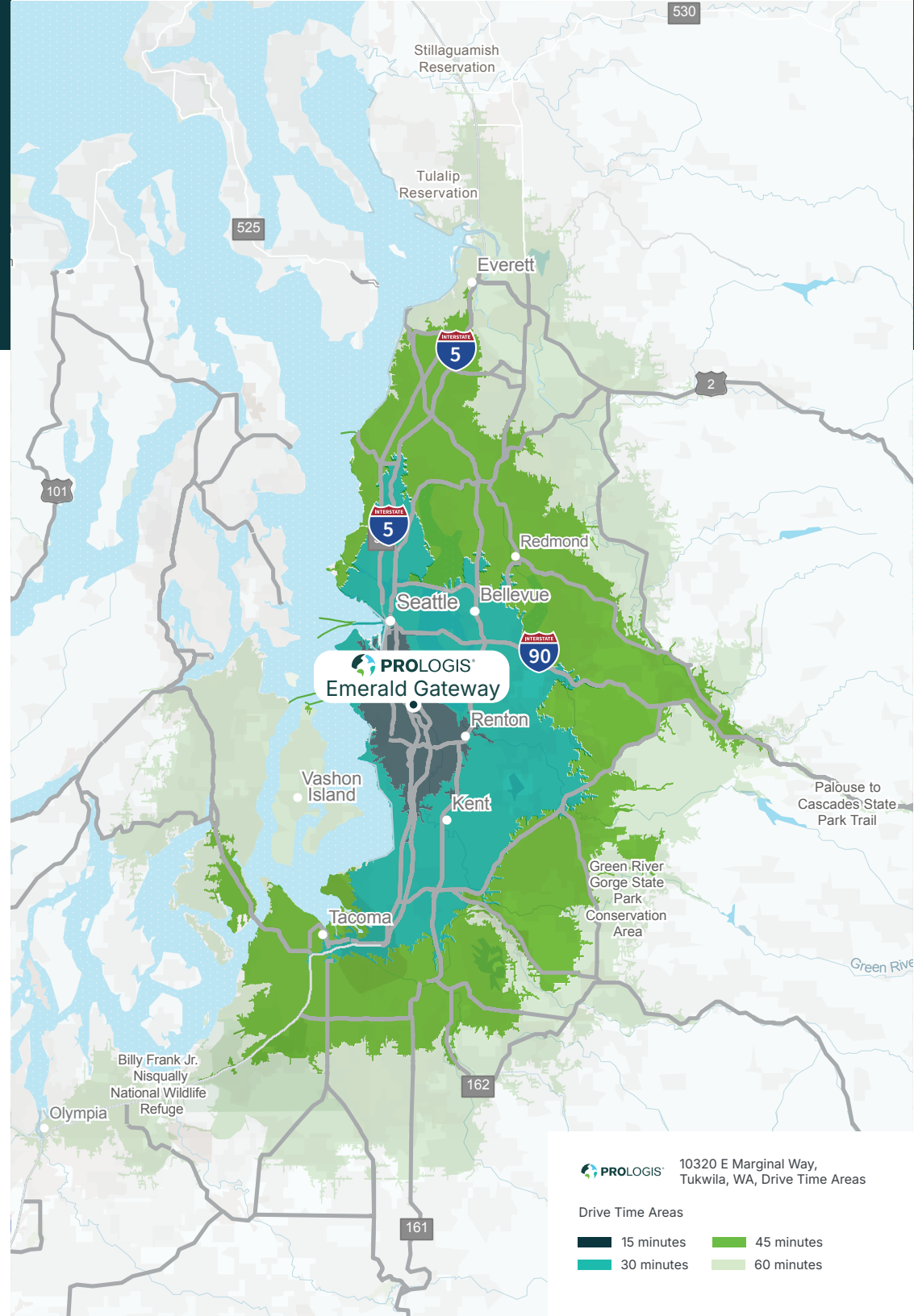
Connectivity to I-5, I-405, I-90, Ports of Seattle and Tacoma and SeaTac International Airport



<b>Seattle CBD/Port of Seattle</b>	7 Miles/16 Minutes
<b>SeaTac International Airport</b>	7.6 Miles/12 Minutes
<b>Tacoma CBD/Port of Tacoma</b>	23 Miles/27 Minutes
<b>Vancouver B.C., Canada</b>	150 Miles/3 Hours
<b>Portland, OR</b>	167 Miles/2 Hours 43 Minutes
<b>Spokane, WA</b>	286 Miles/4 Hours 22 Minutes

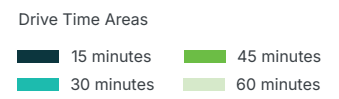


<b>Union Pacific Railroad Cargo Yard</b>	4.2 Miles/11 Minutes
<b>BNSF Railroad Cargo Yard</b>	2.4 Miles/6 Minutes
<b>Sound Transit Rainier Beach Station</b>	2.2 Miles/6 Minutes
<b>Metro Bus Routes at Site</b>	#124, #132

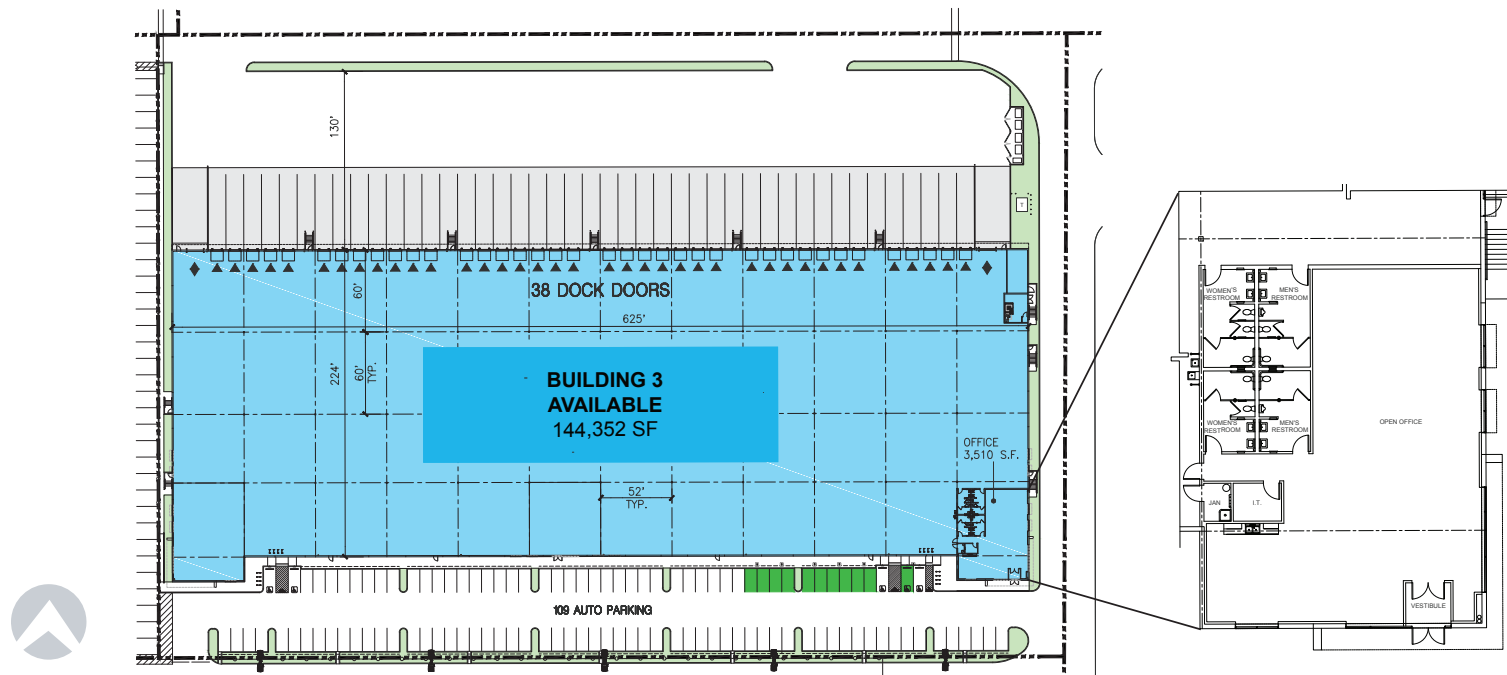


**PROLOGIS**  
Emerald Gateway

**PROLOGIS** 10320 E Marginal Way, Tukwila, WA, Drive Time Areas



# Built for Performance

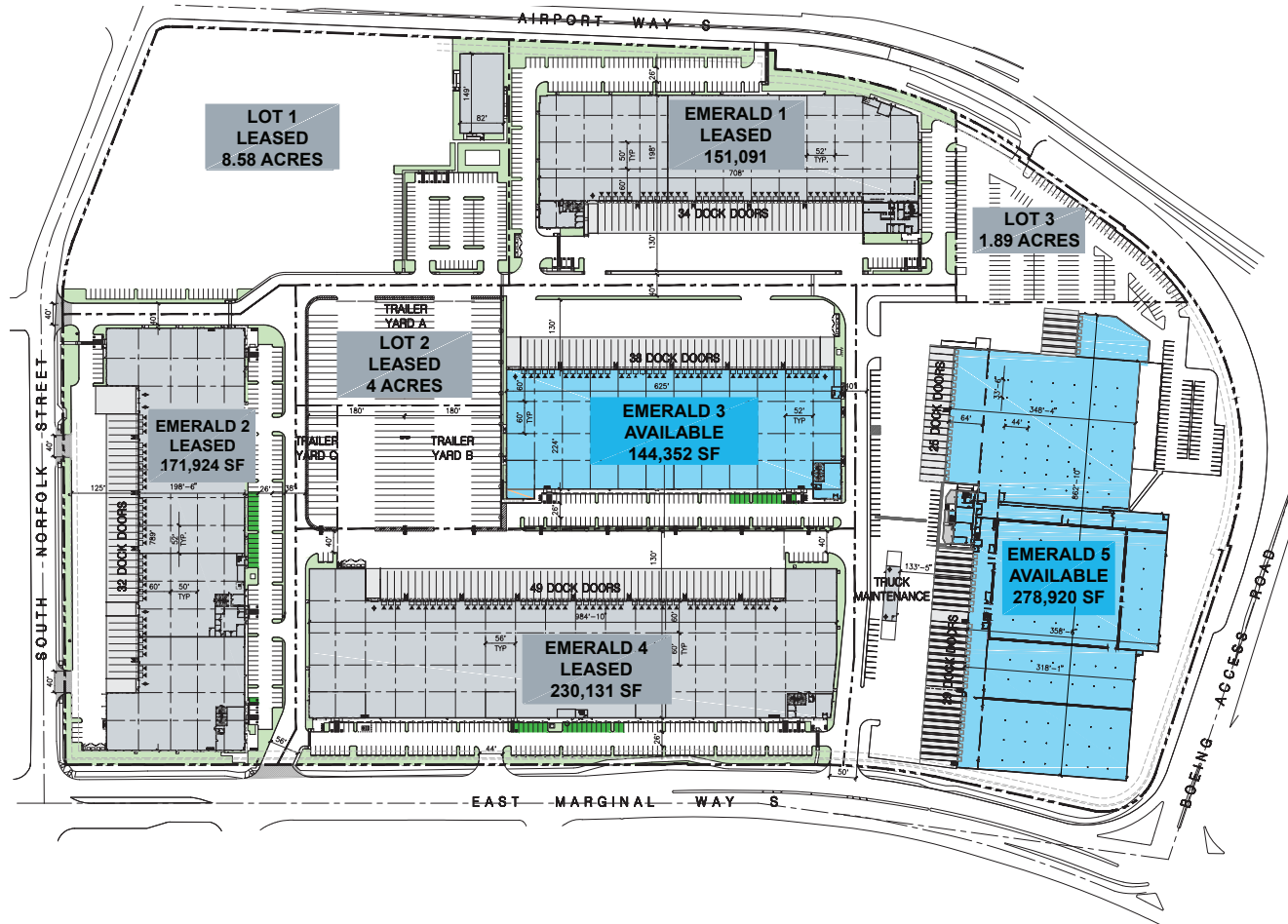


<b>Building Size</b>	144,352 SF Available
<b>Divisible</b>	to 20,000 SF
<b>Spec Office</b>	3,510 SF up to 7,000 SF in Three Nodes
<b>Clear Height</b>	32'
<b>Power</b>	4,000-amps, 277/480v 3-Phase

<b>Loading</b>	38 Dock-high Doors and 2 Grade-Level Doors
<b>Column Spacing</b>	52' x 60' Typical Bay
<b>Auto Parking</b>	109 stalls
<b>Building</b>	Fully Insulated Envelope
<b>Sprinkler</b>	ESFR

# Positioned Inside Emerald Gateway

A connected industrial park designed for scalable operations, regional access and long-term flexibility.



- AVAILABLE
- LEASED
- LAND
- ▼ DOCK DOORS
- ◆ DRIVE-IN DOORS

# Where Workforce Meets Opportunity

## Seattle Area Demographics

Within 60 minutes

**4,142,138**

Total Population

**\$118,970**

Median Household Income

**287,905**

Professional/Tech  
Service Employees

**1,619,564**

Total Households

**772,691**

2025 Household Incomes \$100,000+

**151,662**

People Who Work in Manufacturing

**40,465**

Transportation/  
Warehouse Employees

**38.2**

Median Age

**#1**

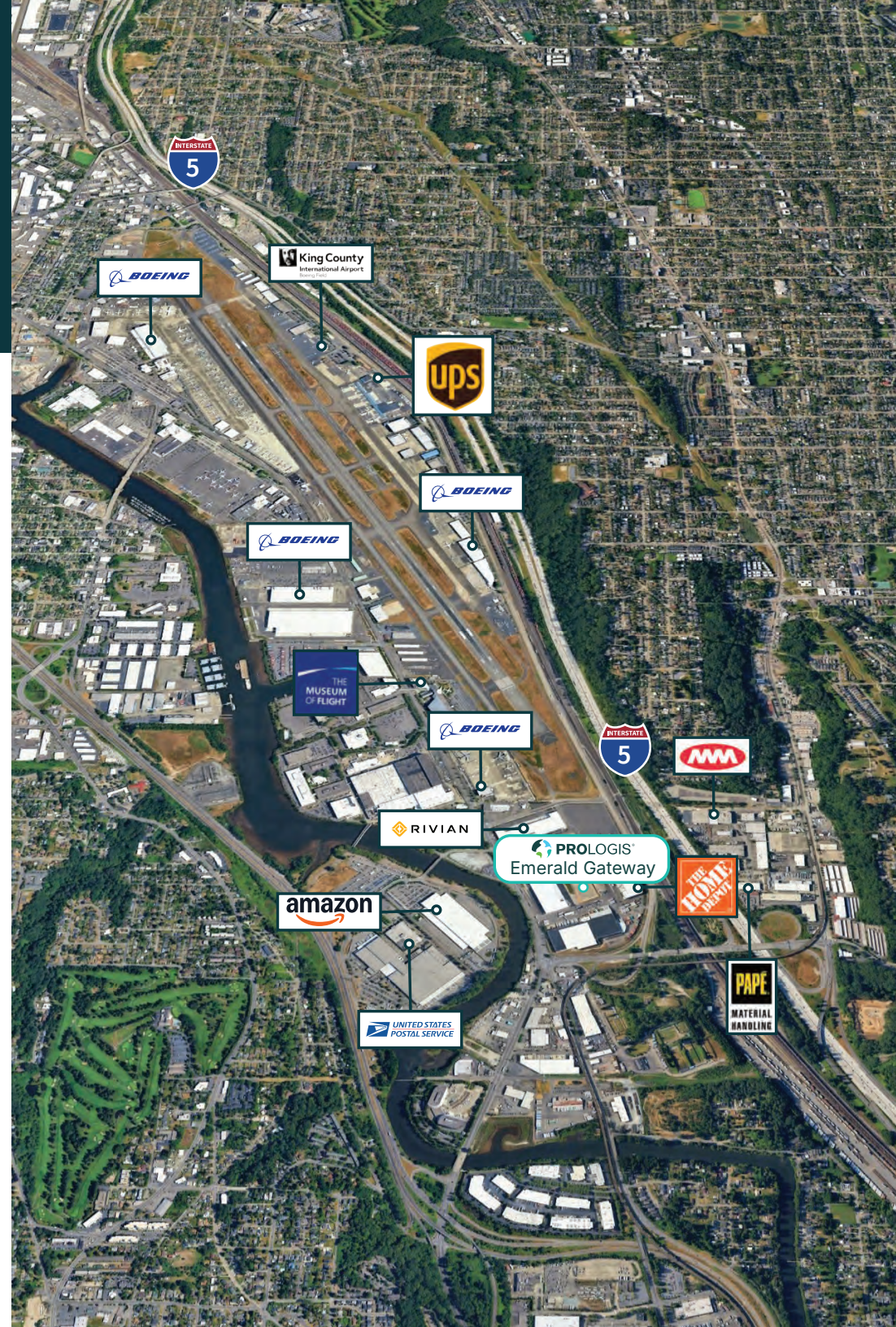
National Ranking of Aerospace Manufacturing Labor

**#2**

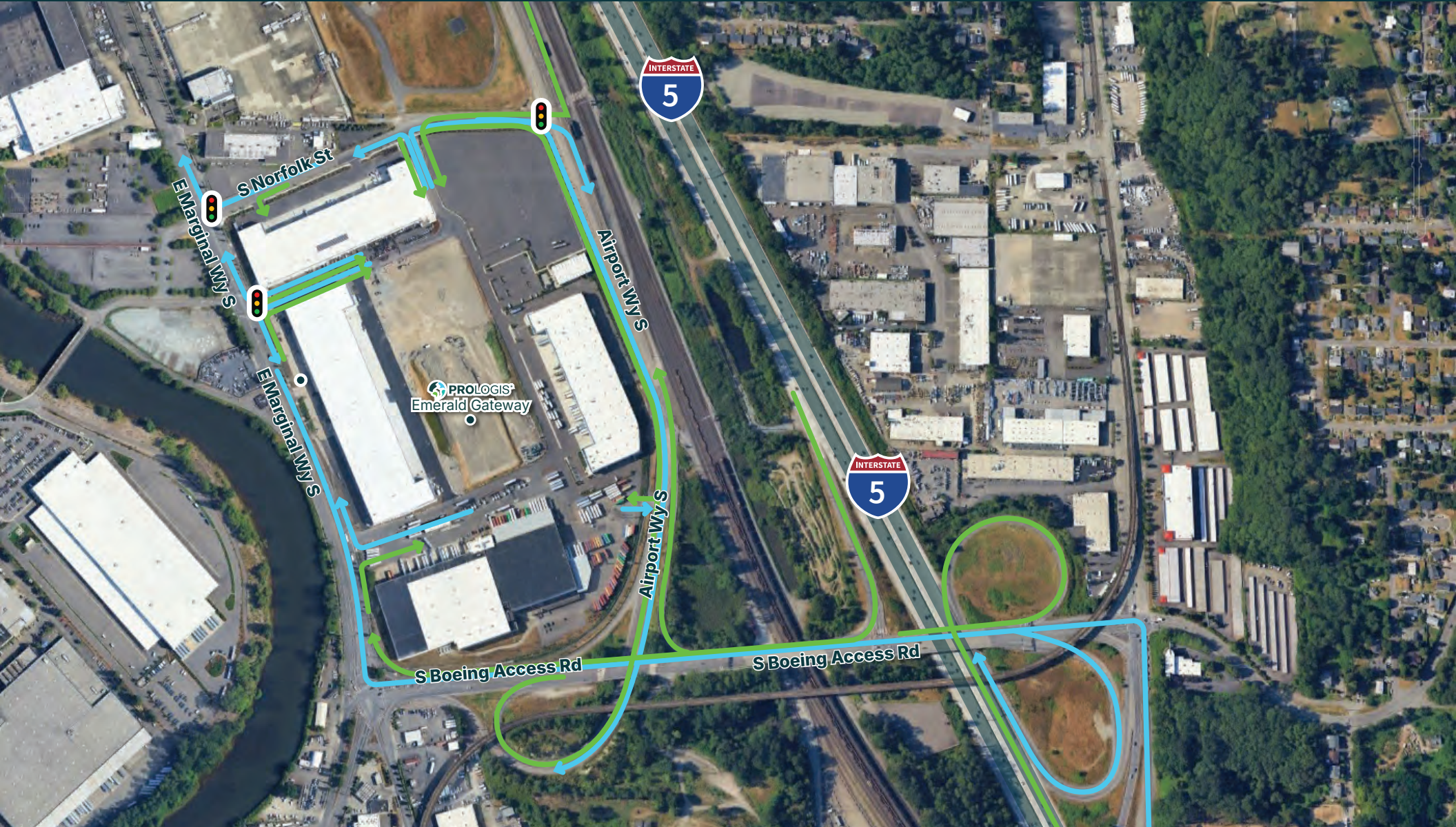
Ranking MSA by Average Disposable Income

**#3**

National Ranking of Robotics Technicians Workforce



# Connected By Design



# Prologis Essentials

## Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.



Unlock the full potential of your warehouse with one single-source partner.



## Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

### Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
  - Move-in and move-out
  - Material handling and storage
  - Automation and robotics
  - Security
  - Software and technology
  - Labor

## Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

### Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
  - Onsite solar and storage
  - OnPrem power
  - Fleet and workplace charging

Partner  
with  
Prologis

Clear,  
Simple,  
Service.



### You Can Count on us as Your Trusted Partner.

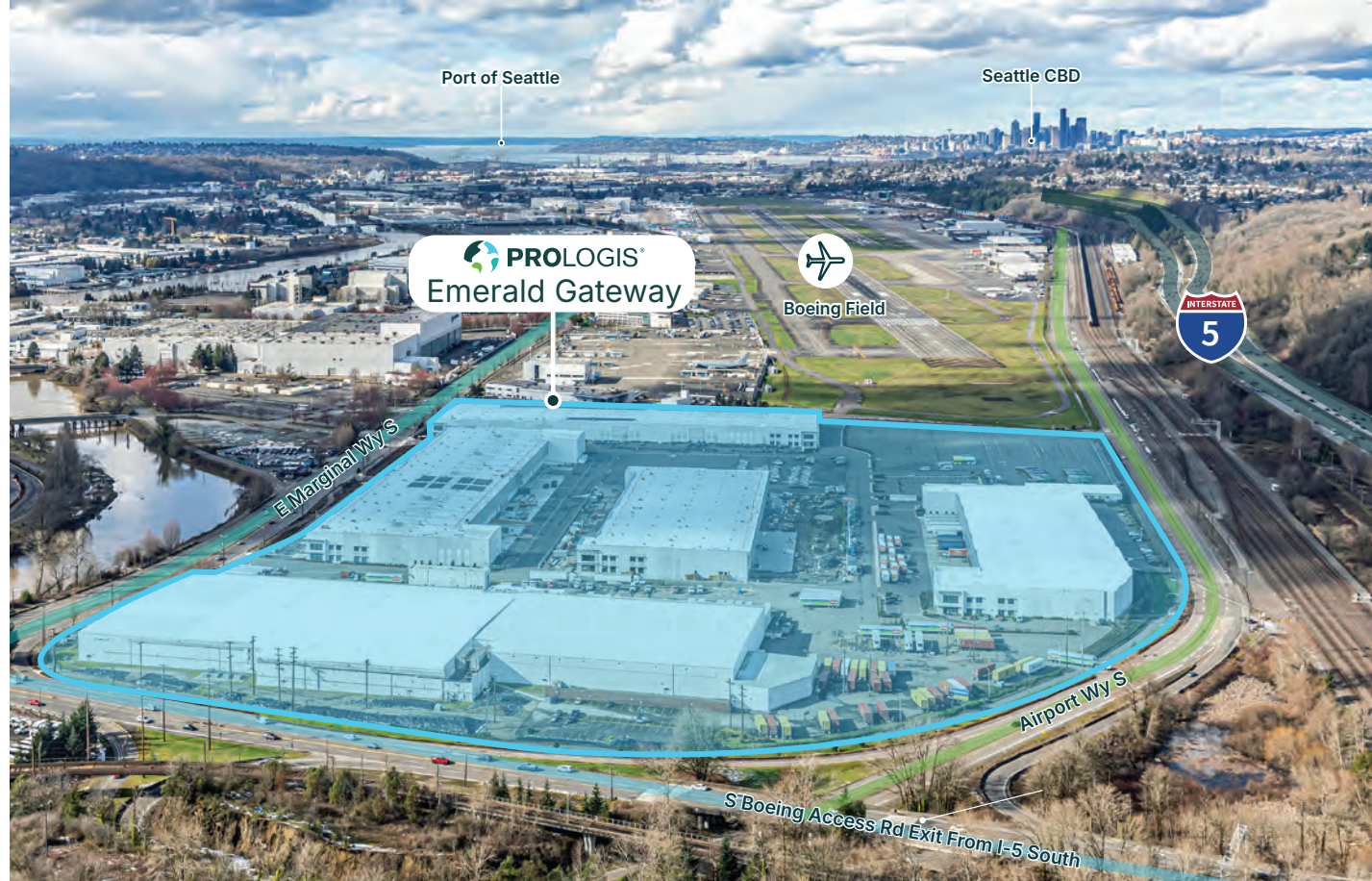
Pairing up with Prologis gives you access to a full-service team of experts before and during your tenancy. Work with an in-house team of development managers with local experience to entitle, plan, and execute your facility. Then, let a professional group of property managers handle the day-to-day of your real estate.

Our team in Seattle is comprised of a Market Officer, Leasing Team, RECX Managers and Coordinators (property management), Construction Managers, a Development Manager, and Maintenance Techs.

Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

At Prologis, we Deliver on Our Promises  
so You Can Deliver on Yours.

# Prologis Emerald Gateway 3



10400 East Marginal Way S  
Tukwila, WA 98168

The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

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## Prologis

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