

For Lease / Lease - Option to Purchase / Sale

# EMERSON LAKE COLD LOGISTICS

Lakewood, Washington

## COLD LOGISTICS FOUR DEVELOPMENT SITES AVAILABLE

Building Permitted - Construction Starting

- **Parcel A:** 9.54 AC  
Permitted for 202,951 SF
- **Parcel B:** 4.80 AC  
Permitted for 82,656 SF
- **Parcel C:** 7.99 AC
- **Parcel D:** 3.8 AC (2.50 AC usable)

# TRANSPORTATION REGION

- + Located in the midst of Washington State's:
  - + Most densely populated geographic area
  - + Bio Research and top technology centers
- + Next door to Joint Base Lewis McChord, the largest military installation west of the Mississippi
- + Economic Opportunity Zone
- + EB-5 Regional Target Zone



**PORT OF TACOMA**  
12 Miles



**SEA-TAC INTL. AIRPORT**  
28 Miles



**PORT OF SEATTLE**  
38 Miles



**SEATTLE**  
40 Miles



**PORTLAND**  
135 Miles



--- Routes to I-5  
Routes from facility to I-5  
(.9 miles and .5 miles)

# PROPERTY FEATURES

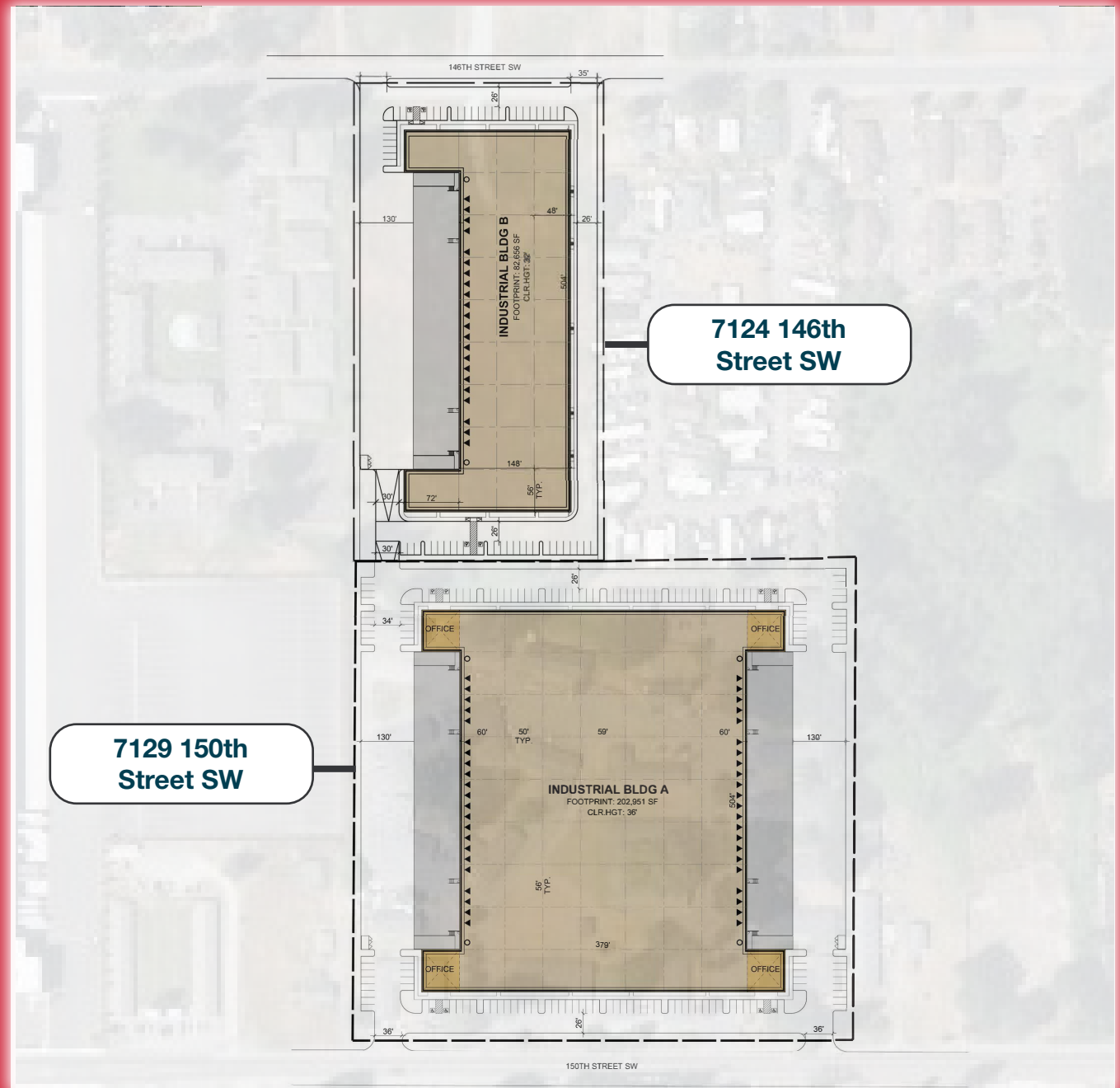
- + Temperature controlled space for freezer, cooler, storage and processing
- + Industrial zoning
- + Heavy power: 3 ph 277-480 4000 A (can be upgraded)
- + Refrigerated loading docks
- + ESFR fire sprinkler system
- + Plentiful parking
- + Design flexibility for special improvements
- + Potential trailer parking at Pad B

## Building A

202,951 SF - double loaded  
36' clear height

## Building B

82,656 SF - single loaded  
36' clear height



# FLEXIBLE TEMPERATURE CONTROLLED SPACE



Chemical/Pharmaceutical



Beverage



Cosmetic



Food



# PROPERTY FEATURES

## CONVENIENTLY LOCATED NEAR TACOMA & SEATTLE

### EXCELLENT TRANSPORTATION HUB

- Less than 1 mile to I-5
- 12 miles to Port of Tacoma
- New I-5 Interchange with roundabouts for easy traffic flow
- Adjacent Joint Base Lewis McChord

### ESTABLISHED INFRASTRUCTURE

- Electricity, water, natural gas to site (electrical: Lakeview Light and Power • sanitary sewer: Pierce County • water: City of Lakewood • natural gas: Puget Sound Energy)
- SEPA approved



### DRIVING DISTANCES

|                         |             |
|-------------------------|-------------|
| Tacoma, WA.....         | 5 miles     |
| Seattle, WA.....        | 40 miles    |
| Portland, OR.....       | 135 miles   |
| Vancouver, B.C.....     | 182 miles   |
| Boise, ID.....          | 524 miles   |
| Reno, NV.....           | 665 miles   |
| Sacramento, CA.....     | 714 miles   |
| San Francisco, CA.....  | 769 miles   |
| Salt Lake City, UT..... | 860 miles   |
| Las Vegas, NV.....      | 1,098 miles |
| Los Angeles, CA.....    | 1,097 miles |

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# EMERSON LAKE BUSINESS PARK

Lakewood, Washington

Exclusively listed by:

**Arie Salomon, SIOR, CCIM**

T 425.586.5636 | M 425.246.9280  
asalomon@nai-pp.com

**Dave Douglas, SIOR, CCIM**

T 253.203.1326 | M 253.208.2277  
ddouglas@nai-pp.com

**Jeff Forsberg, CCIM**

T 425.586.5610 | M 206.310.3841  
jforsberg@nai-pp.com

**Kyle Schipper, SIOR**

T 253.203.1320 | M 425.417.5477  
kschipper@nai-pp.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. G:\Shared drives\ADMIN TEAM\MARKETING\FLYERS\Pierce County\Emerson Lake\Emerson Lake Flyer - Main (Cold Storage) Option 1