

UP TO 1.2M SF OF INDUSTRIAL DEVELOPMENT



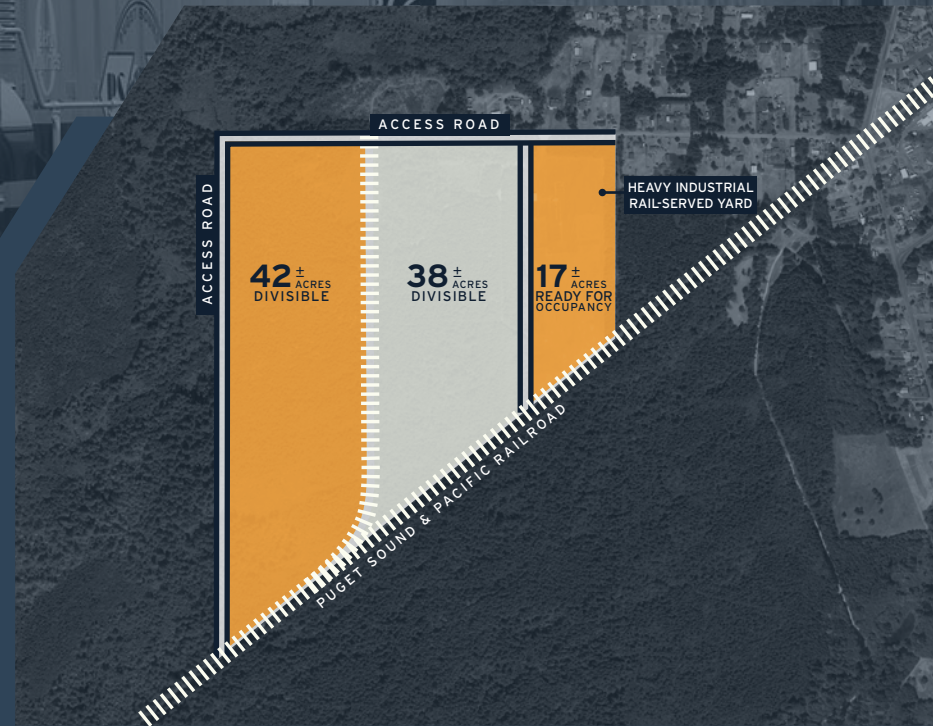
M
McCLEARY
Industrial Park

MODERN LOGISTICS FULL STEAM AHEAD
BUILD-TO-SUITS FOR SALE OR LEASE



RAILWAYS OF OPPORTUNITY

Experience unparalleled connectivity and strategic advantages at McCleary Industrial Park. This build-to-suit opportunity is ideal for users in need of connectivity to a major metro, as well as rail and deep-water port access to move bulk commodities.



Rail-Served



Heavy Industrial Zoning



**Build-to-Suit or
Lease to Purchase**



**Multiple Site Configurations
(Up to 1.2M SF Total)**



**Deep-Water
Port Access**



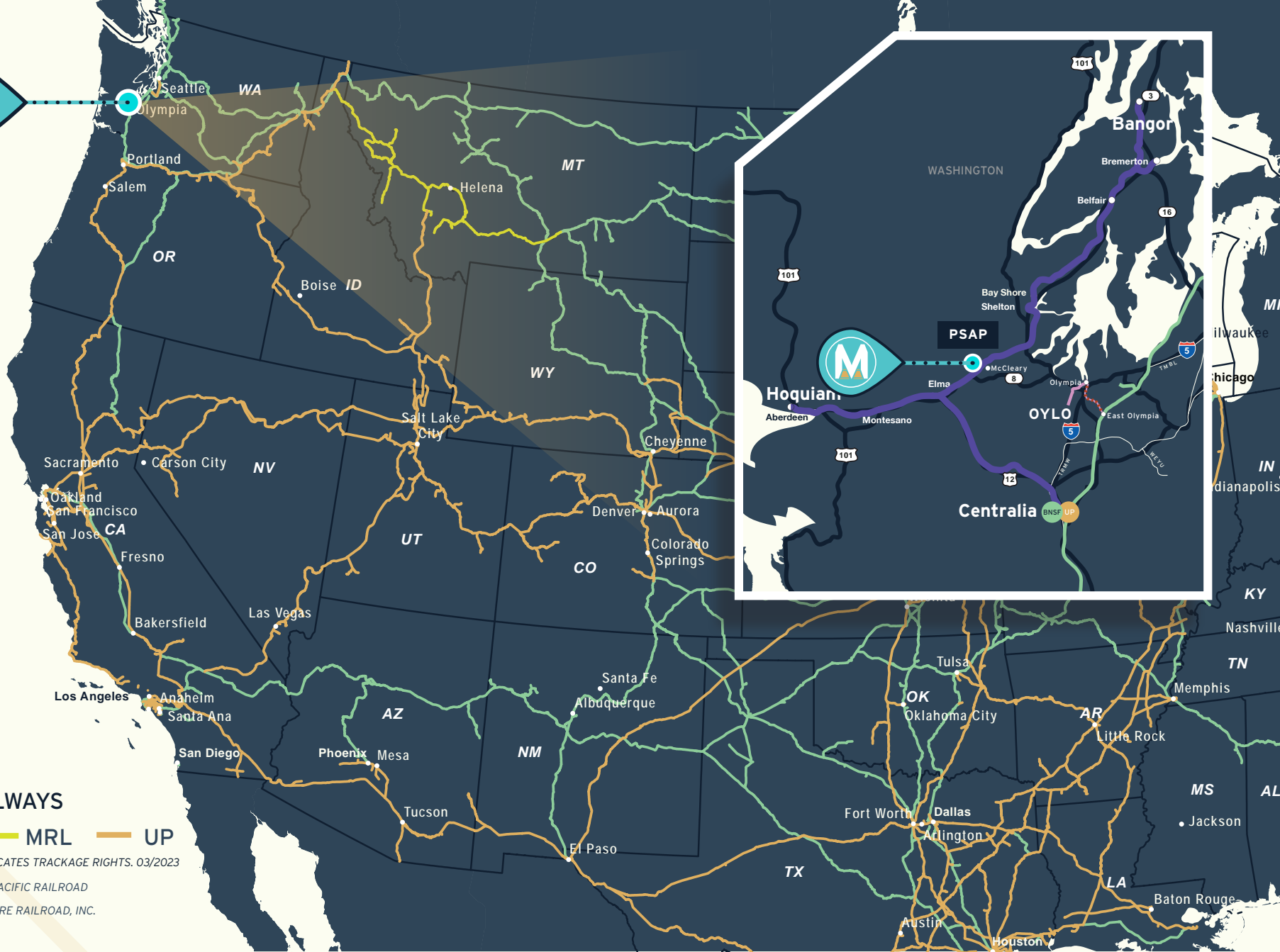
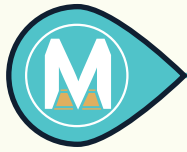
**Up to 97-Acres
(divisible to ±5 acres)**



**Outside Storage
Yard Opportunity**



Land Sale Opportunity



FREIGHT RAILWAYS

- BNSF
- MRL
- UP
- - - DASHED LINE INDICATES TRACAGE RIGHTS. 03/2023
- PUGET SOUND & PACIFIC RAILROAD
- OLYMPIA & BELMORE RAILROAD, INC.

ON THE RIGHT TRACK

Situated along the Puget Sound & Pacific Railroad (PSAP) line, McCleary Industrial Park offers users exceptional access to get products from here to there, near or far.



STRENGTH IN THE NUMBERS

Benefiting from a labor pool exceeding 530,000 workers within a 40-mile radius, users at McCleary Industrial Park gain crucial access to a robust workforce surrounding city limits.



TOTAL POPULATION:

- » Within 30 miles: 430,580
- » Within 40 miles: 867,441



WORKFORCE:

- » Within 30 miles: 264,823
- » Within 40 miles: 538,161



AVERAGE INCOME:

- » Within 30 miles: \$104,107
- » Within 40 miles: \$108,710



MEDIAN AGE OF POPULATION:

- » Within 30 miles: 41.9
- » Within 40 miles: 40.2

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