



SEATTLE

METRO LOGISTICS

44 S Nevada St, Seattle, WA

LOGISTICS
ON ANOTHER LEVEL



703,054 SF FLEXIBLE SPACE CONFIGURATIONS AVAILABLE

www.seattlemetrologistics.com

Trammell Crow Company

MetLife
Investment
Management

Port
of Seattle



AN INCOMPARABLE INDUSTRIAL DEVELOPMENT IN THE HEART OF SEATTLE

Seattle Metro Logistics is a state-of-the-art, two-story modern logistics facility 3 miles south of Downtown Seattle and within 1-3 miles of the Port of Seattle container terminals. With two $\pm 350,000$ SF warehouse floors totaling 703,054 SF, Seattle Metro Logistics is the largest modern industrial building within 15 miles of Downtown Seattle. The project brings Class-A building specifications on both of its floors to South Seattle, the city's original industrial region and closest submarket to the population center.

Seattle Metro Logistics' unique location enables it to serve the entire Seattle-Bellevue-Tacoma metropolitan area - a population of 4 million people - within a one hour drive.

BUILDING FEATURES



FLEXIBLE
Space
Configurations



703,054 SF
Square Feet



ESFR
Sprinklers



36'-56'
Wide Earthen
Ramp 6% slope

LEVEL 2 WAREHOUSE

353,880 SF

TWO FLOOR PARKING GARAGE

701

Parking Spaces

LEVEL 1 WAREHOUSE

349,174 SF

30'

Clear Height
per floor

289'

Warehouse Depth

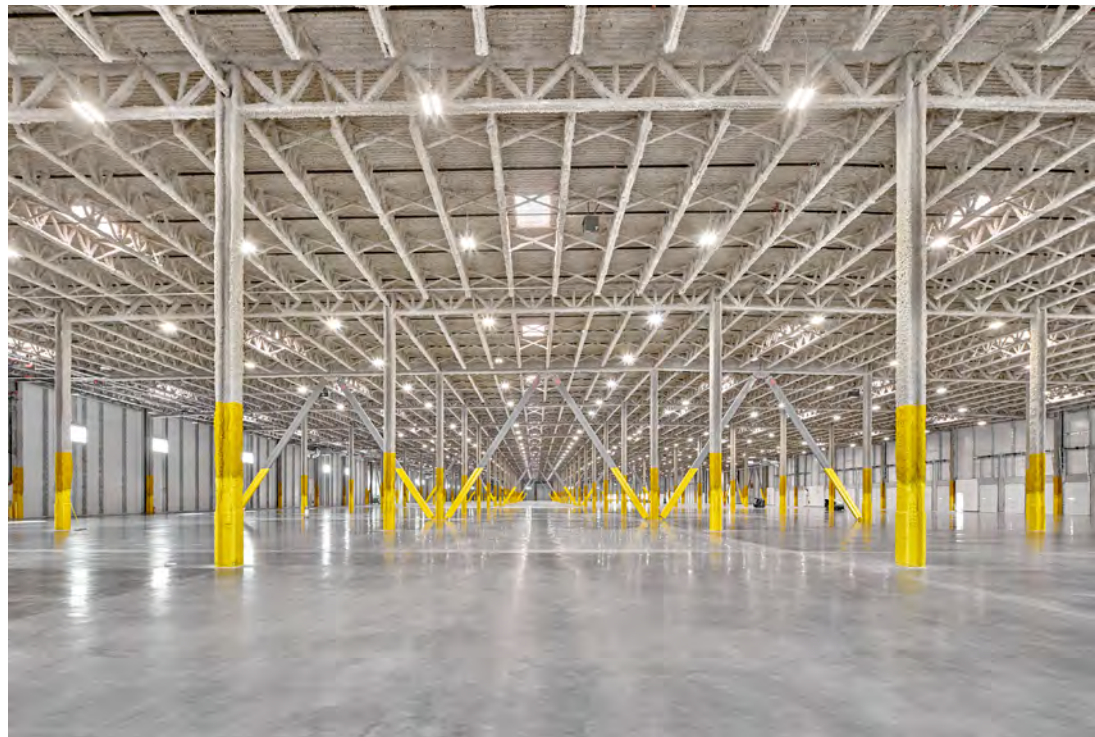
50' X 50'

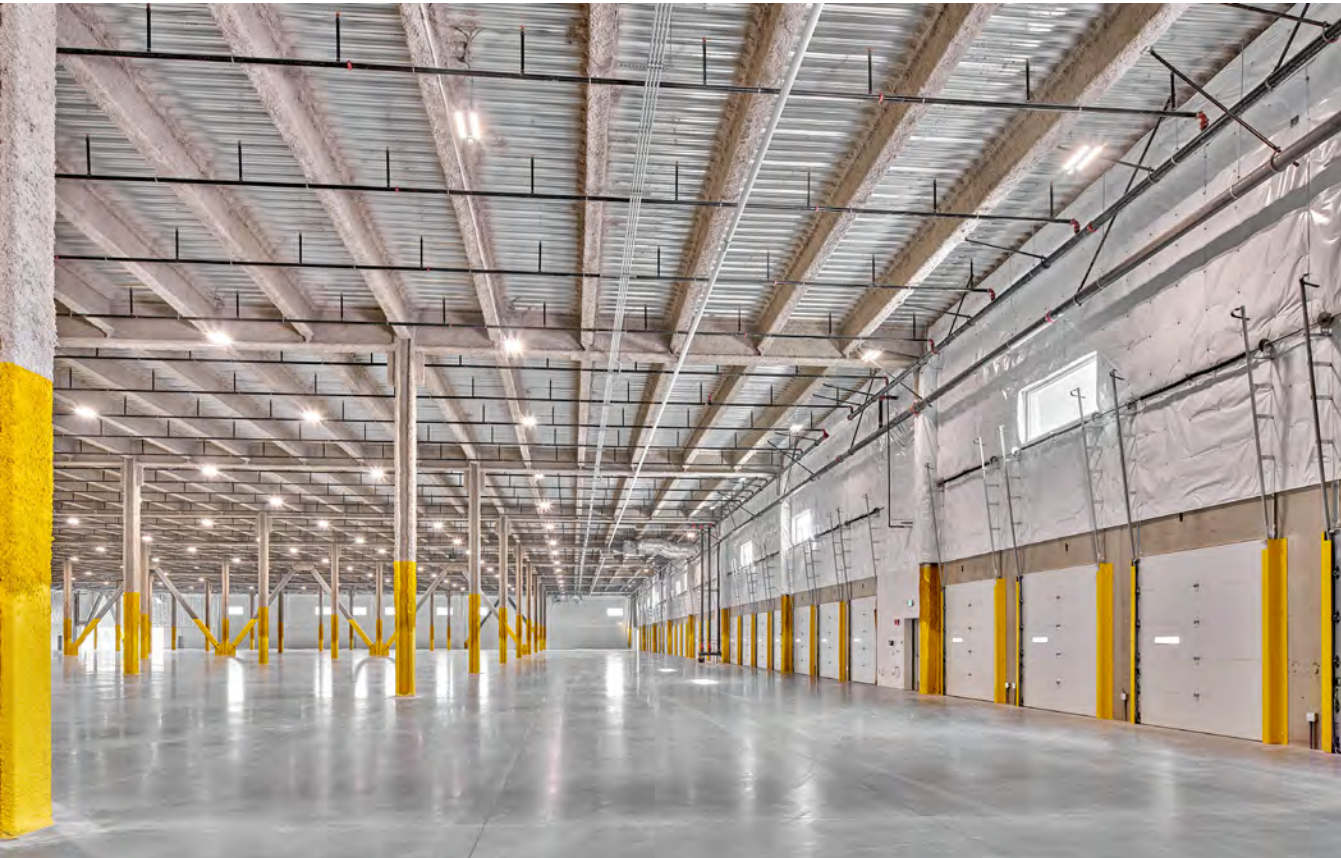
Column Spacing

350

Lbs/SF Floor Load Both Floors



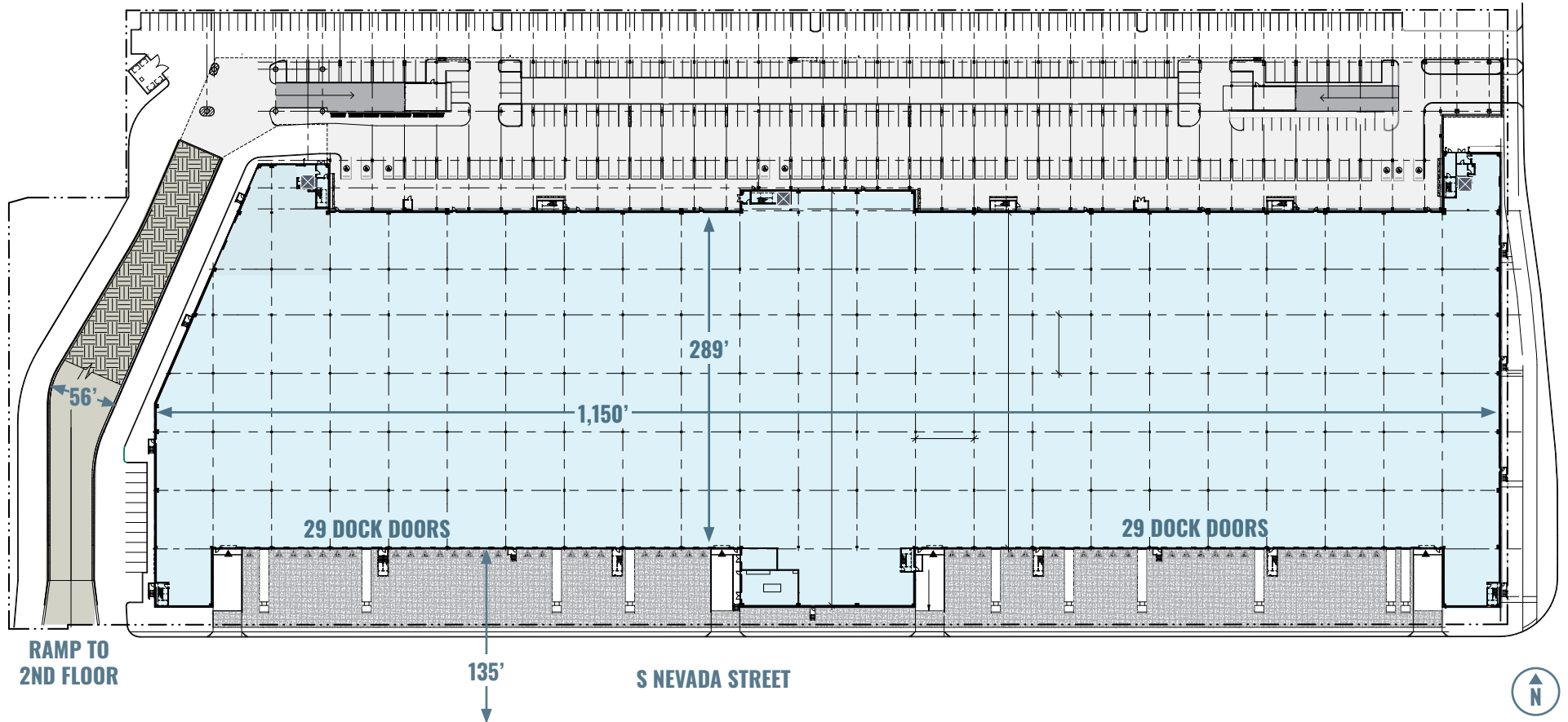




LEVEL 1 WAREHOUSE

349,174 SF

Warehouse Ramp Parking Passenger Elevators (3)



30'
Clear Height

58
Dock High Doors

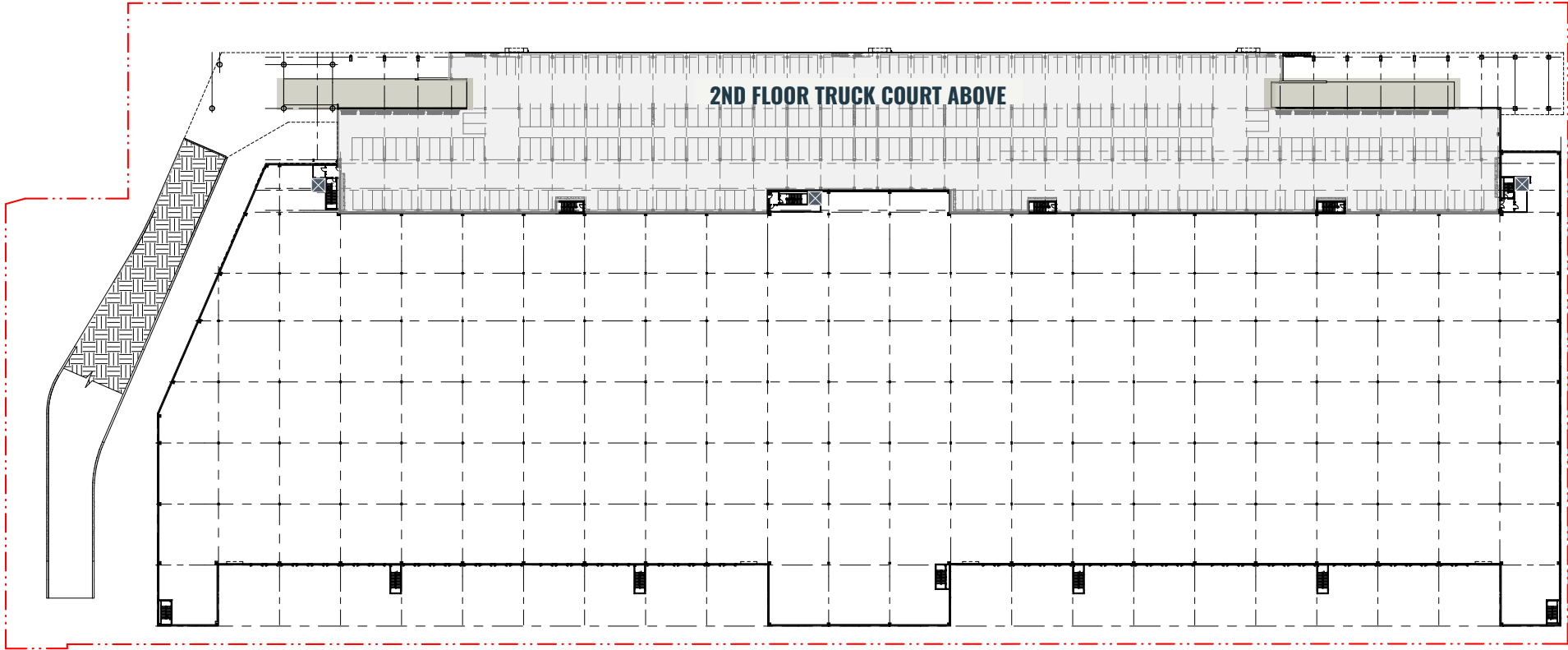
4
Drive-In Doors

135'
Truck Court

14,000
Amps Power

PARKING GARAGE LEVEL 2

■ Ramp ■ Parking ⊠ Passenger Elevators (3)



12.5'
Clear
Height



701
Parking Stalls
(grade and 2nd level total)

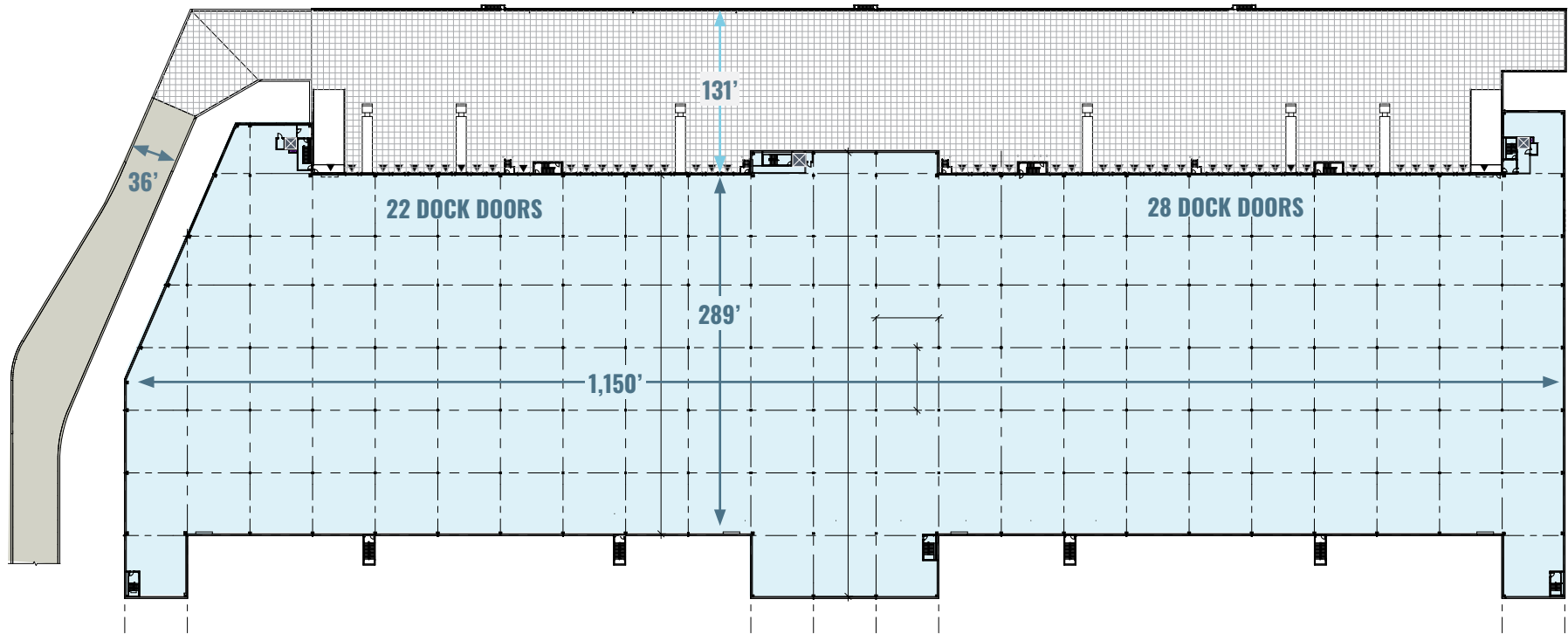


3
Passenger
Elevators

LEVEL 2 WAREHOUSE

353,880 SF

Warehouse Ramp Passenger Elevators (3)



30'
Clear
Height



50
Dock High
Doors



2
Drive-In
Doors

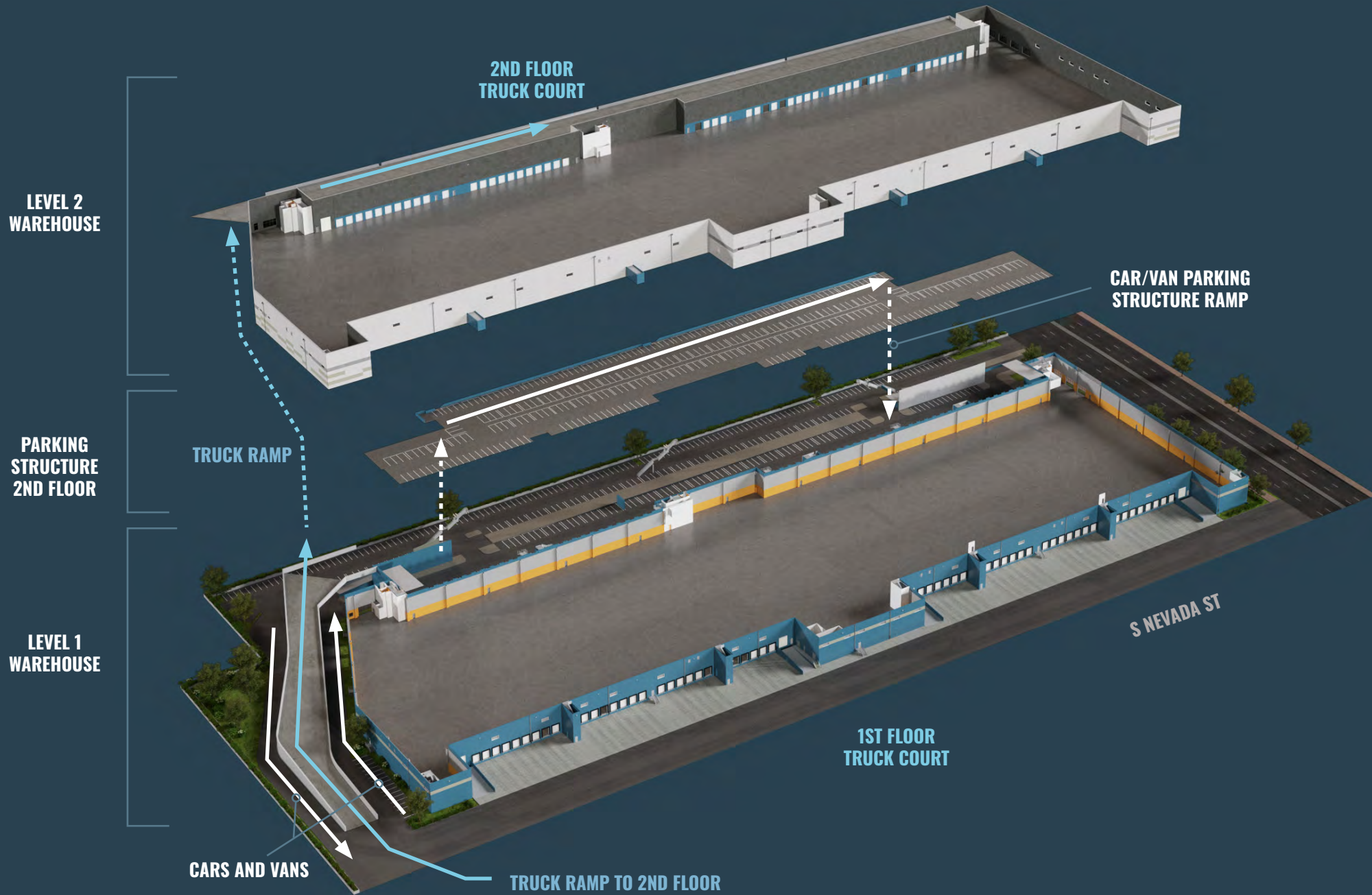


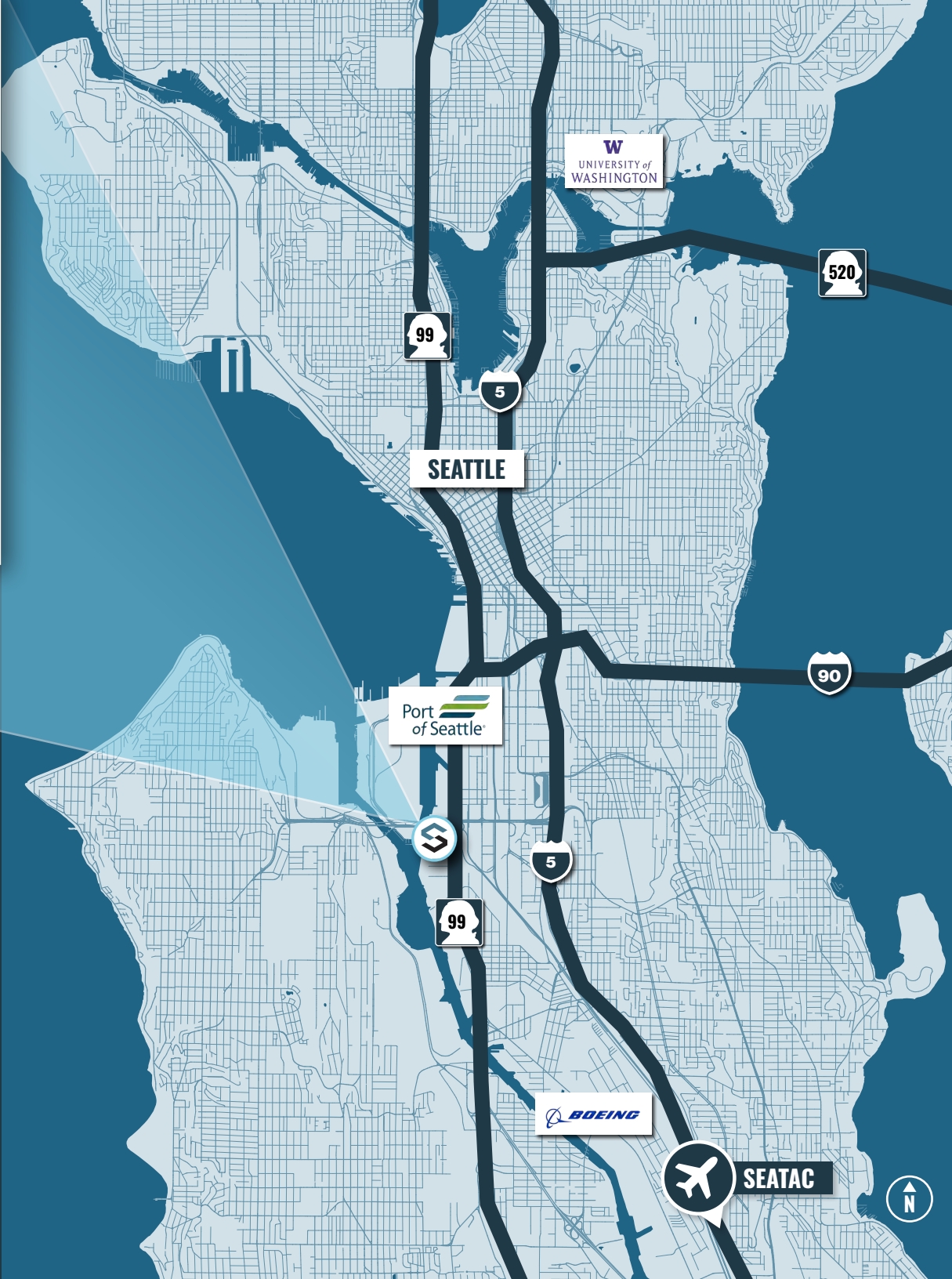
131'
Truck
Court



14,000
Amps
Power

CIRCULATION





STRATEGICALLY LOCATED

SR-99

Adjacent to Highway

9 MILES

to Sea-tac International Airport

1.5 MILES

to Interstate 5

1-3 MILES

to Port of Seattle Terminals

20 MIN

of All Seattle Neighborhoods & Bellevue

4 MILLION

People Within a 1 Hour Drive



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Trammell Crow Company



CBRE

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