

# 144,352 SF

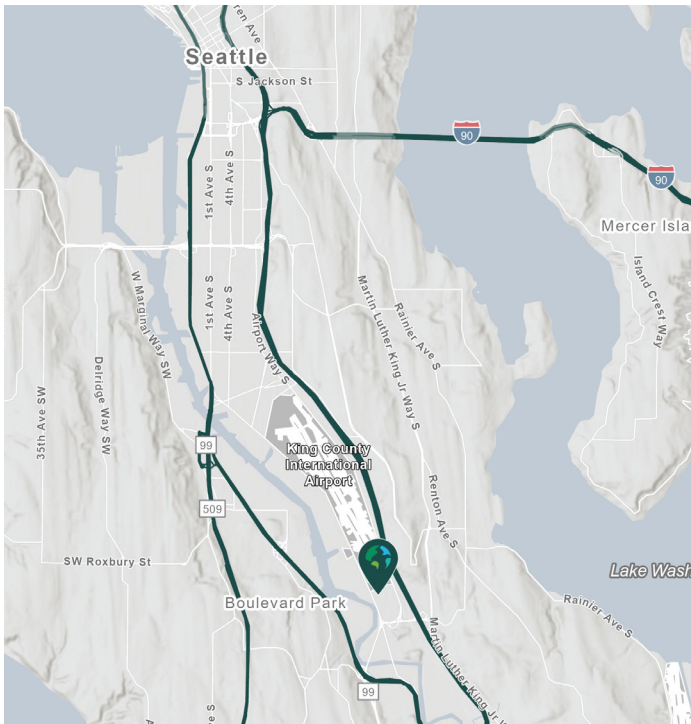
Industrial Space For Lease



## Prologis Emerald Gateway, Building 3



E Marginal Way S & S Norfolk Street  
Tukwila, WA 98118 USA



### LOCATION

- Immediate access to I-5 at Exit 158
- Adjacent to King County International Airport/Boeing Field

### FACILITY

- **Early 2026 Delivery**
- Total building size: 144,352 SF
- Total available: 144,352 SF
- Divisible to 20,000 SF
- Spec office: 3,510 SF up to 7,000 SF in three nodes
- 32' clear height
- 38 dock-high doors
- 2 grade-level doors
- 52' x 60' typical bay
- 4,000-amps, 277/480v 3-phase
- Fully insulated envelope
- ESFR sprinkler system
- 105 auto parking stalls
- Contact brokers for rates

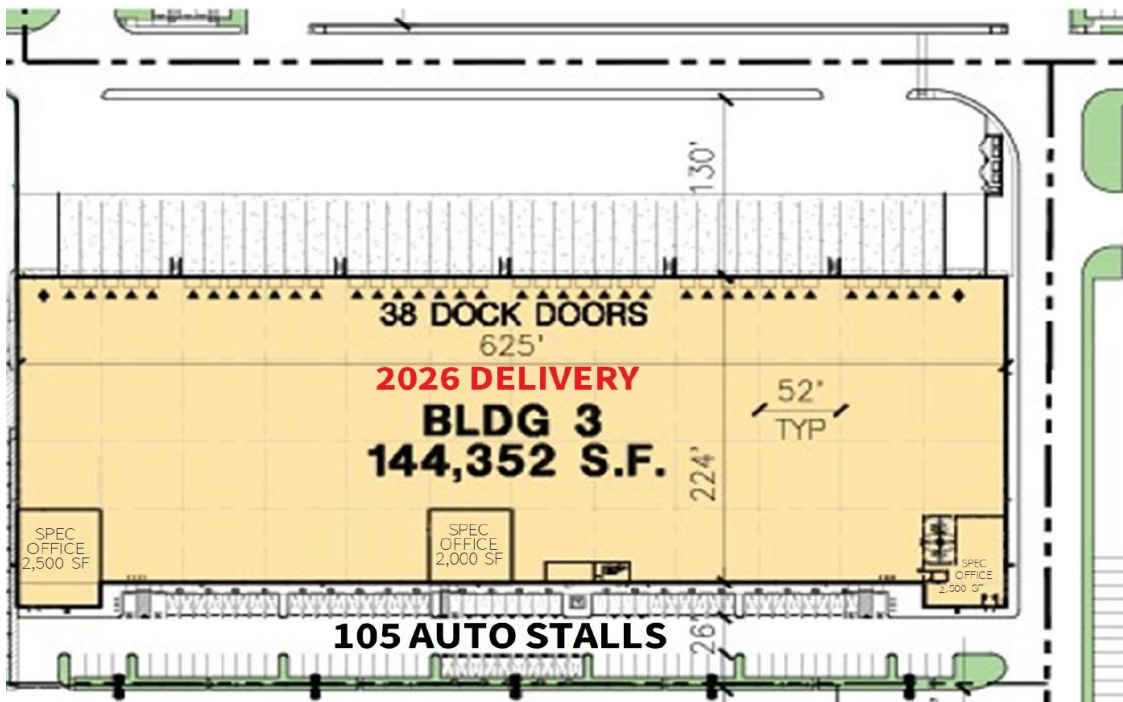
**Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)**

# 144,352 SF

Industrial Space For Lease



## Prologis Emerald Gateway, Building 3



**JLL**  
Chris Spofford  
chris.spofford@jll.com  
ph +1 206 607 1731  
cell +1 425 890 6961  
601 Union Street  
Suite 2800  
Seattle, WA 98101 USA

**JLL**  
Les Boudwin, SIOR  
les.boudwin@jll.com  
ph +1 425 974 4023  
cell +1 206 679 6393  
225 108th Avenue NE  
Suite 550  
Bellevue, WA 98004 USA

**JLL**  
Scott Carter  
scott.carter@jll.com  
ph +1 425 974 4004  
cell +1 425 761 5880  
225 108th Avenue NE  
Suite 550  
Bellevue, WA 98004 USA

**JLL**  
David Cahill  
david.cahill@jll.com  
ph +1 206 971 7021  
cell +1 206 930 5599  
601 Union Street  
Suite 2800  
Seattle, WA 98101 USA

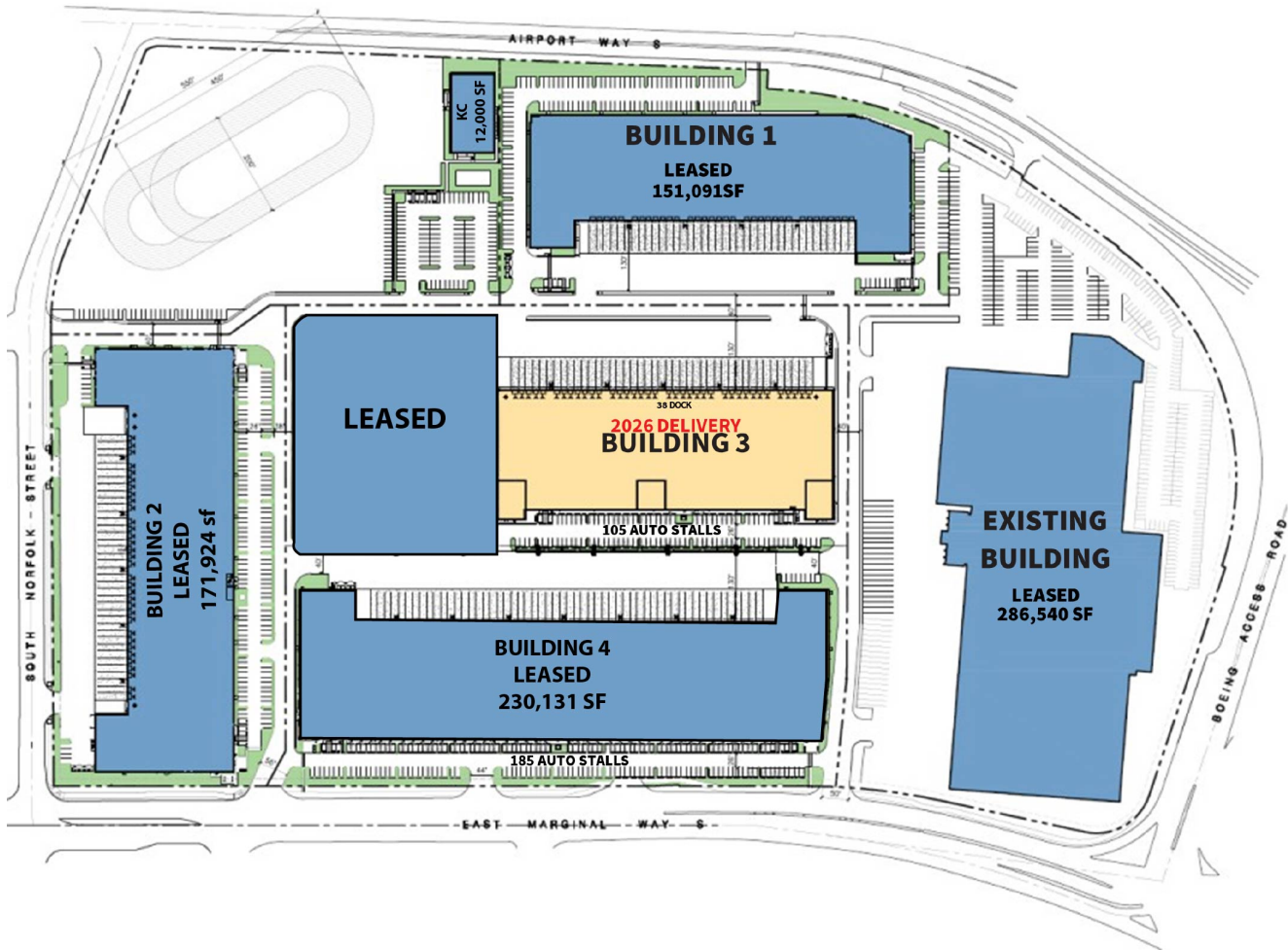
**Prologis**  
Rick Kolpa  
rkolpa@prologis.com  
ph +1 206 414 7610  
cell +1 206 949 5681  
5900 Airport Way S  
Suite 300  
Seattle, WA 98108 USA

# 144,352 SF

Industrial Space For Lease



## Prologis Emerald Gateway, Building 3



**JLL**  
Chris Spofford  
chris.spofford@jll.com  
ph +1 206 607 1731  
cell +1 425 890 6961  
601 Union Street  
Suite 2800  
Seattle, WA 98101 USA

**JLL**  
Les Boudwin, SIOR  
les.boudwin@jll.com  
ph +1 425 974 4023  
cell +1 206 679 6393  
225 108th Avenue NE  
Suite 550  
Bellevue, WA 98004 USA

**JLL**  
Scott Carter  
scott.carter@jll.com  
ph +1 425 974 4004  
cell +1 425 761 5880  
225 108th Avenue NE  
Suite 550  
Bellevue, WA 98004 USA

**JLL**  
David Cahill  
david.cahill@jll.com  
ph +1 206 971 7021  
cell +1 206 930 5599  
601 Union Street  
Suite 2800  
Seattle, WA 98101 USA

**Prologis**  
Rick Kolpa  
rkolpa@prologis.com  
ph +1 206 414 7610  
cell +1 206 949 5681  
5900 Airport Way S  
Suite 300  
Seattle, WA 98108 USA