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1700 Westlake Avenue N Unit 200  
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U.S.A.

# **EB5 Premium Industrial Commercial Real Estate Development**

(Certified TEA & I-956F)

## **Emerson Lake Industrial Business Park Cold Chain Logistics**

Washington, U.S.A., 2025



# Emerson Lake Industrial Business Park: “Built to Suit” Cold Chain Logistics Introduction



The **Emerson Lake Cold Chain Logistics Park** is part of Woodbrook Industrial Business Park in Lakewood, Washington, serves as a prime hub for Greater Seattle’s industrial network. With direct I-5 access linking Canada to Mexico and spanning California, Oregon, and Washington state, it connects the Ports of Tacoma and Seattle, SeaTac International Airport, and major Washington cities.

The overall industrial district is developed by leading U.S. logistics firms — including **Benaroya Company**, **O’keefe Development**, Black Creek, Panattoni, and Bridge Point — the park hosts global operators such as **Amazon** and **A.P. Møller–Maersk**.



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The total land area is 26.6 acres, encompassing four development projects.

**Parcel A: 9.66 acres**, 202,951 square feet of **Class A industrial cold chain logistics**, with approved development and construction permits.  
The construction phase of the site..

**Parcel B: 4.86 acres**, 82,656 square feet of **Class A industrial cold chain logistics**, with approved development and construction permits.  
The construction phase of the site.

**Parcel C: 7.99 acres**, off-site logistics freight transfer and storage, and freight locomotive parking. The facility operator/ tenant is Maersk International.  
Completion of Construction (January, 2023);

**Parcel D: 3.8 acres**, off-site logistics freight transfer and storage, and freight locomotive parking.  
Permit Status - Pending.



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## Key Development Teams



### Developers

- Benaroya Company
- O’Keefe Development
- Phoenix Capital LLC

### Team

- City of Lakewood – Lakewood, Washington, USA
- Utility/ Water – Lakewood Water District, WA, USA
- Utility/power – Puget Sound Energy, Washington, USA
- General Contractor – ARCO National Construction, Poe’s Construction
- Architecture – Ware Malcom
- Civil Engineering – Barghausen Engineering
- Structure – Shutler Consulting Engineers Inc
- MEP – Sazan Group Inc
- Ecology – Earth Solution NW LLC
- Environment – ECI Environmental Services, Soundview consulting Engineers Inc.
- Geo Tec – Terra Associates Inc
- Legal – Allen Carlson PLLC, Gordon Thomas Honeywell LLP
- EB5 Regional Legal Console – David Hirson & Partners LLP
- NAI Global – Commercial Brokerage
- Baker Tilly – EB5 Business