

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)



O'KEEFE DEVELOPMENT
A REAL ESTATE COMPANY

NAI Puget Sound
Properties

Arie Salomon, SIOR, CCIM

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

Dave Douglas, SIOR, CCIM

T 253.203.1326 | M 253. 208.2277
ddouglas@nai-psp.com

Jeff Forsberg, CCIM

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

Kyle Schipper, SIOR

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

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



- + 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

202,951 SF - double loaded
36' clear height

82,656 SF - single loaded
36' clear height



FLEXIBLE TEMPERATURE CONTROLLED SPACE



Chemical/Pharmaceutical



Beverage



Cosmetic



Food



PROPERTY FEATURES

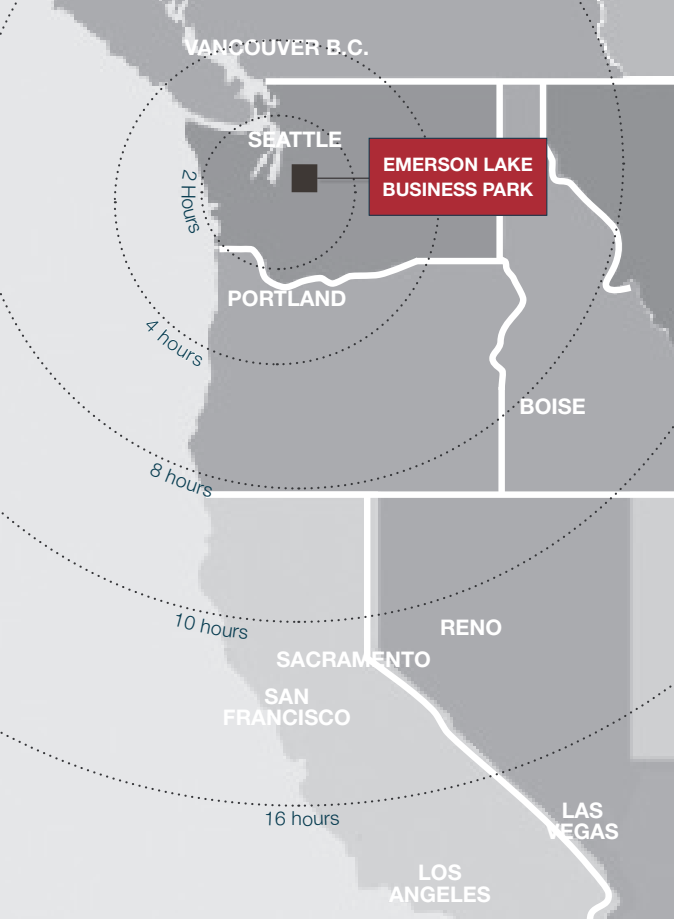
CONVENIENTLY LOCATED NEAR
TACOMA & SEATTLE

EXCELLENT TRANSPORTATION HUB

- Less than 1 mile to I-5
- 12 miles to Port of Tacoma
- New I-5 Interchange with round-abouts 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:

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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



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