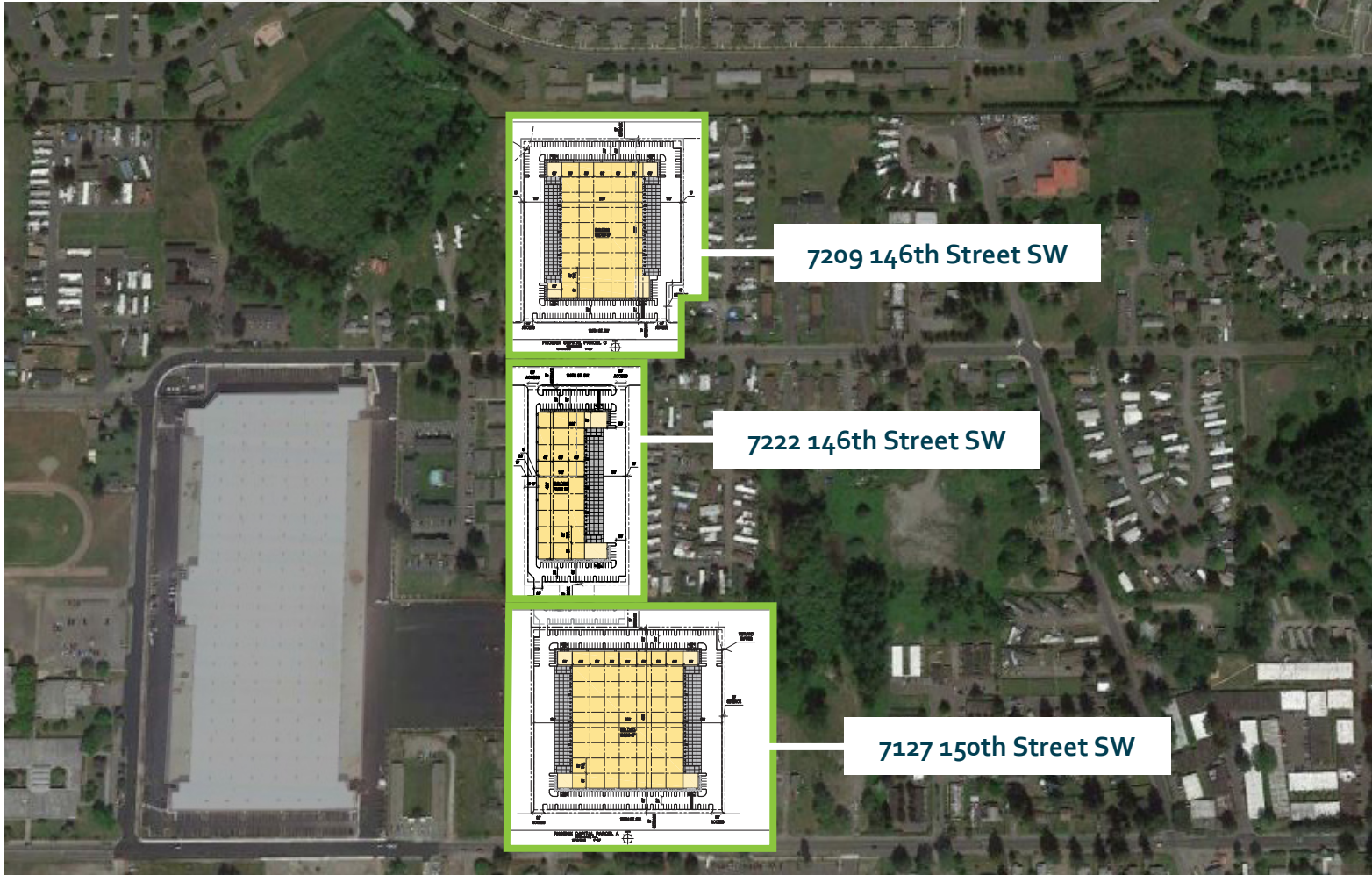


EMERSON LAKE BUSINESS PARK

BUILD-TO-SUIT FOR LEASE

LAKWOOD, WASHINGTON



SEPA
In Place



Flexible
Design
Options



15 Minutes to
Port of Tacoma
<1 Mile to I-5

THREE DEVELOPMENT SITES

- Parcel A - 9.57 acres (416,996 SF)
- Parcel B - 4.77 acres (207,972 SF)
- Parcel C - 7.99 Acres (347,915 SF)

NAI Puget Sound
Properties

Arie Salomon, SIOR, CCIM
T 425.586.5636 | M 425.246.9280
asalomon@nai-psp.com

Jeff Forsberg, CCIM
T 425.586.5610 | M 206.310.3841
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Lakewood, Washington

www.benaroya.com **Benaroya**

Phoenix Capital

PROPERTY FEATURES

CONVENIENTLY LOCATED NEAR TACOMA AND SEATTLE

PROPERTY FEATURES

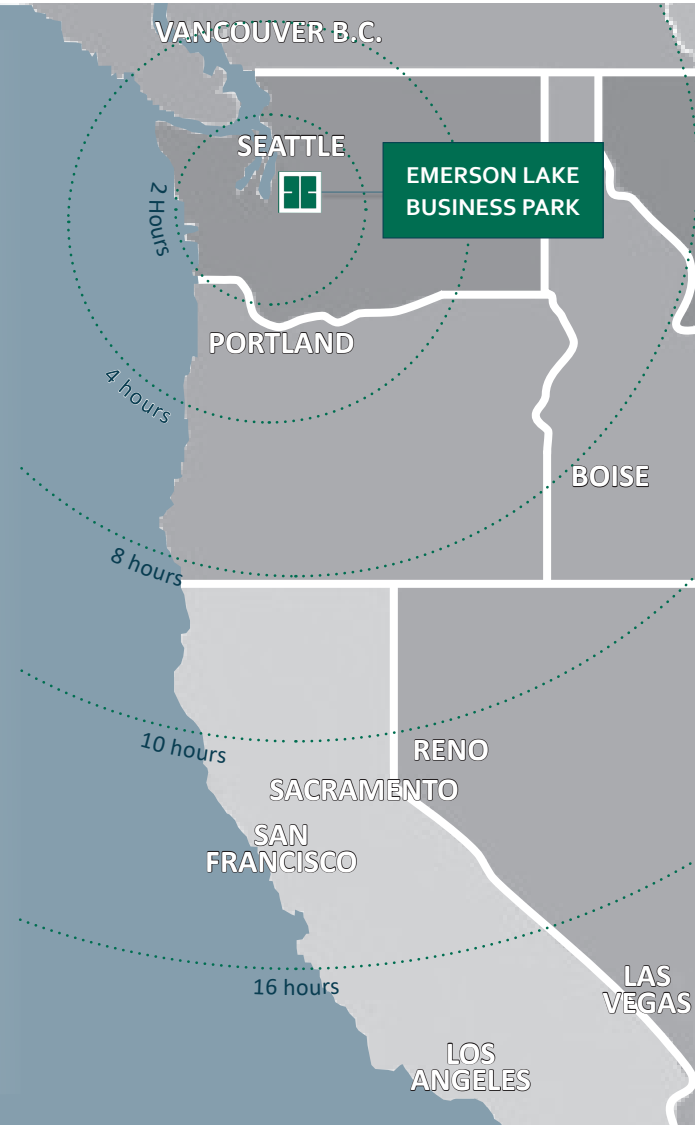
- Industrial zoning
- Double-loaded building A (186,813 SF) & C (139,790 SF)
- Single-loaded building B (76,312 SF)
- 36' clear height
- Heavy power
- ESFR fire sprinkler system
- Plentiful parking
- Design flexibility

EXCELLENT TRANSPORTATION HUB

- Less than 1 mile to I-5
- 12 miles to Port of Tacoma
- New I-5 Interchange with 2020 completion

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



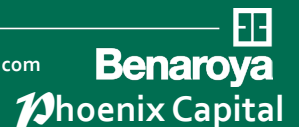
DRIVING DISTANCES

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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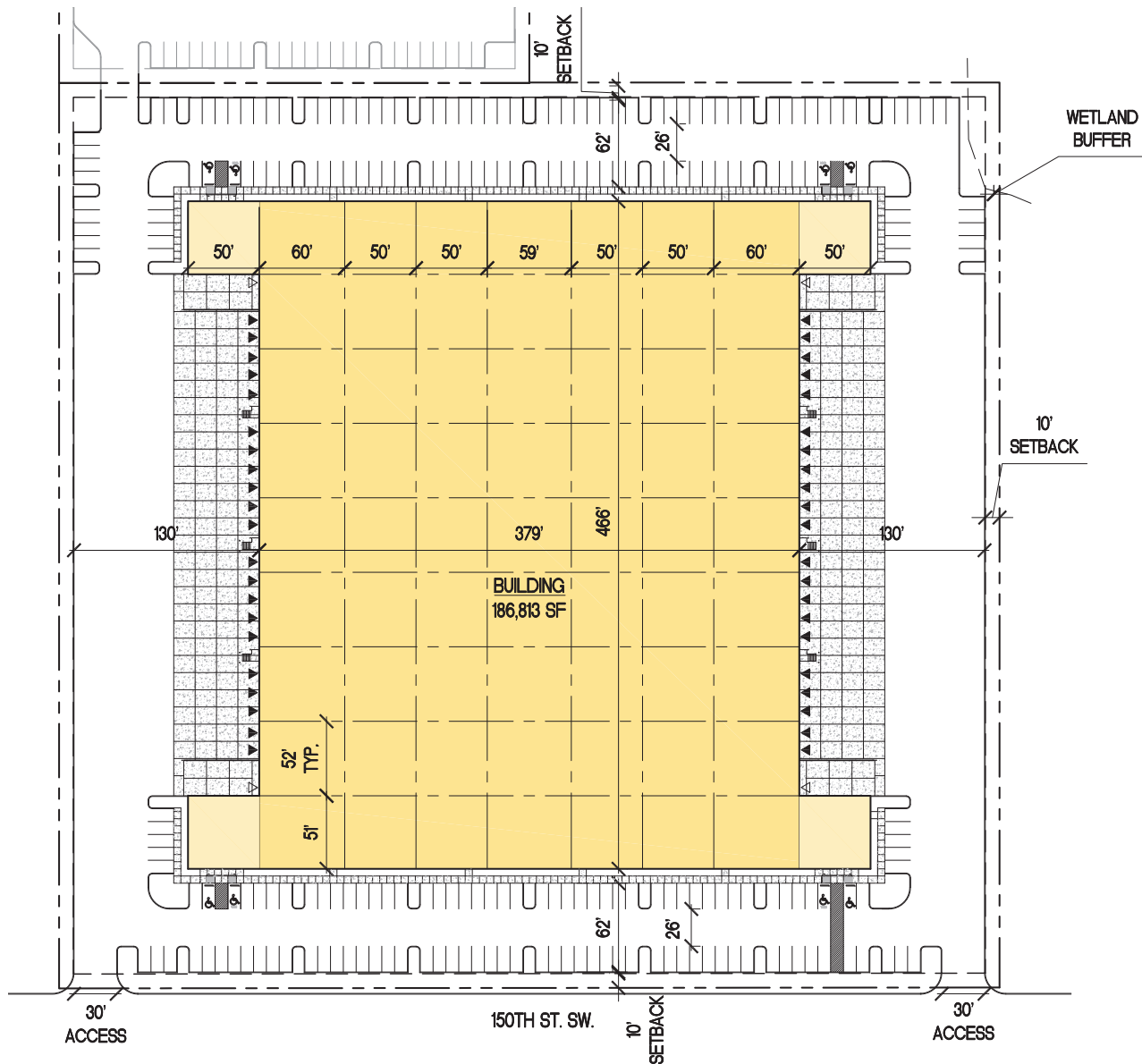
SITE PLANS

BUILDING A

186,813 SF



Single Tenant
BTS



EMERSON LAKE BUSINESS PARK

asalomon@nai-psp.com | ddouglas@nai-psp.com | jforsberg@nai-psp.com | kschipper@nai-psp.com

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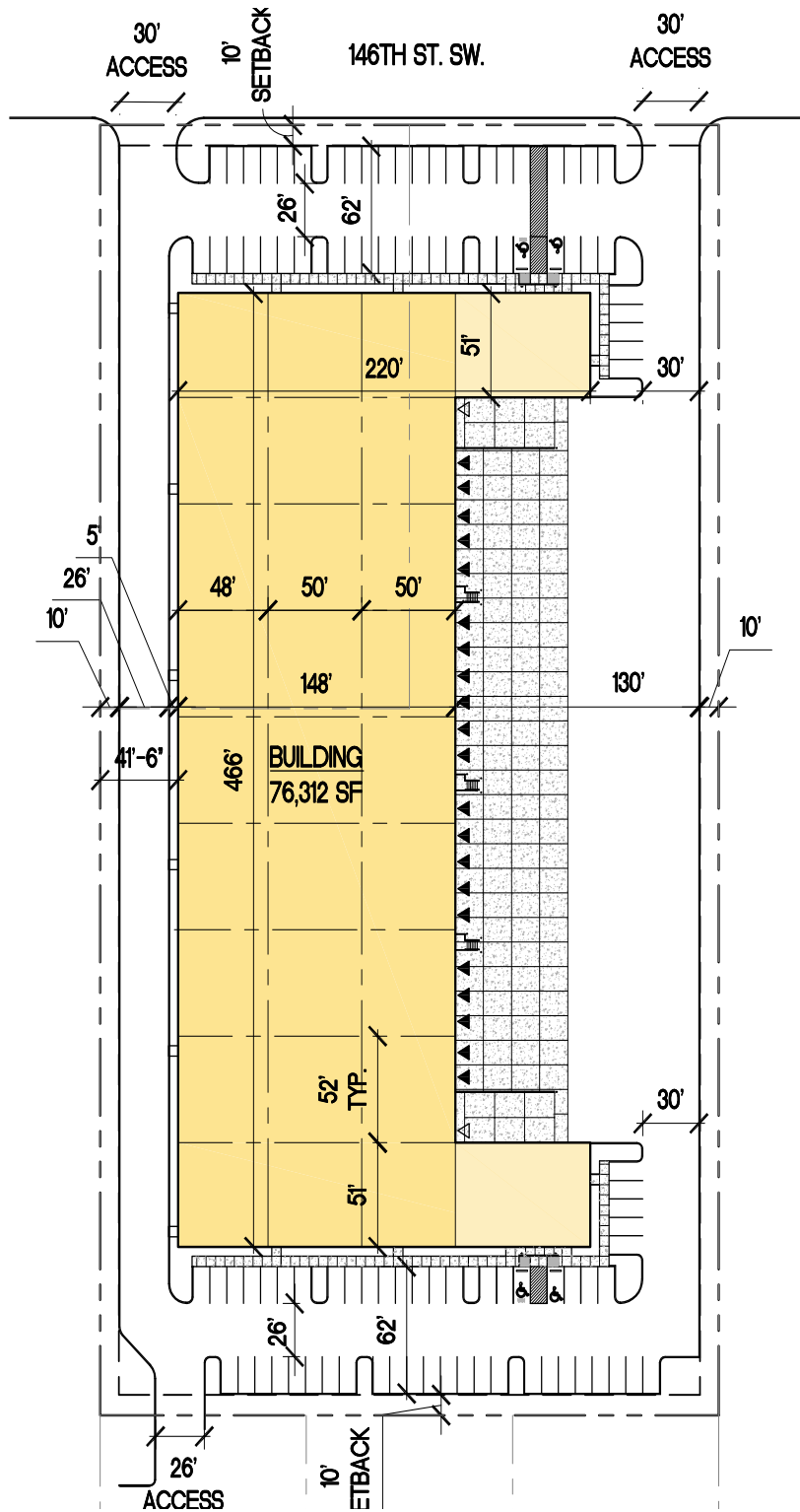
SITE PLAN

BUILDING B

76,312 SF SF



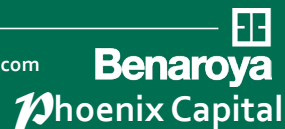
Single Tenant
BTS



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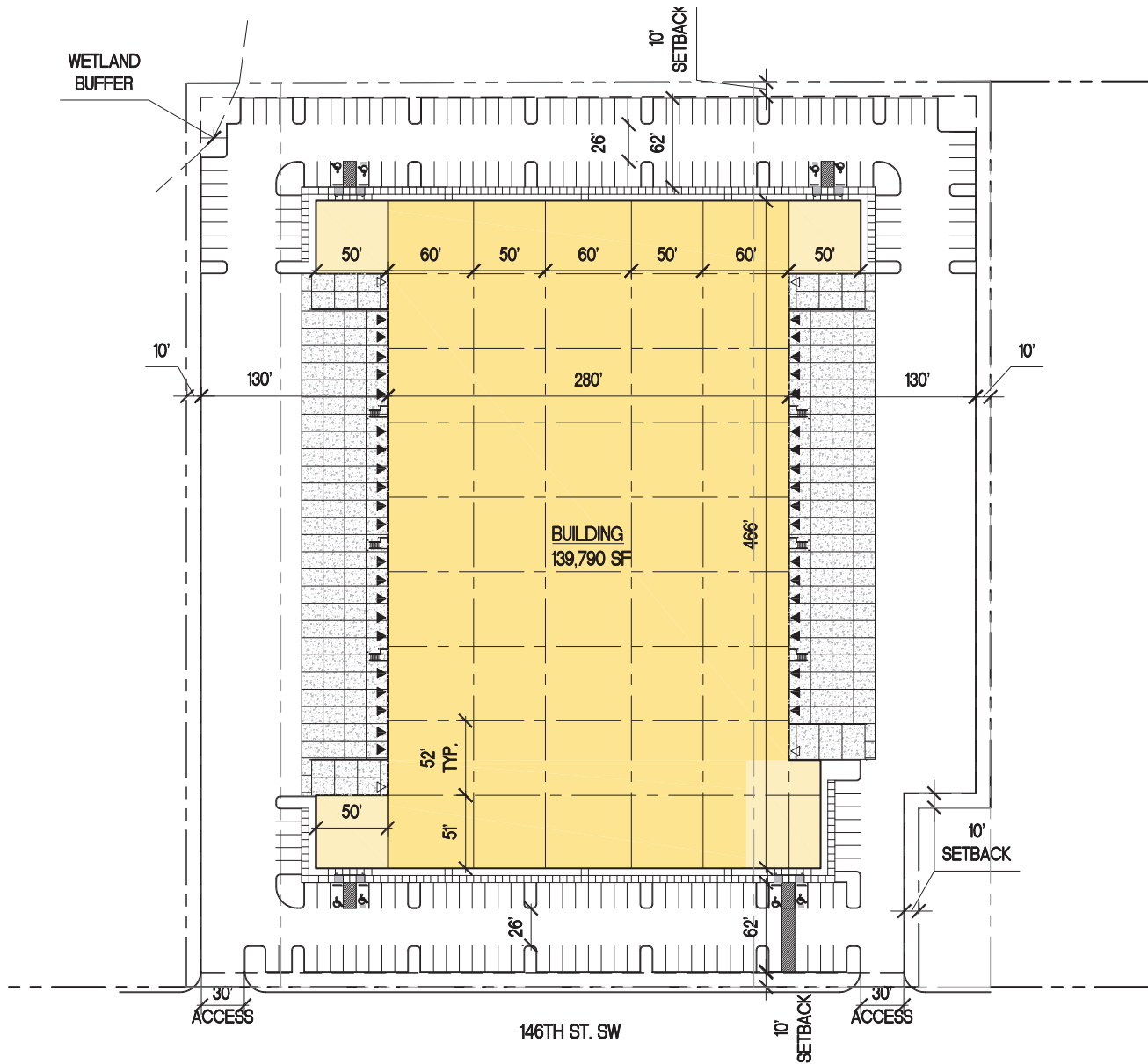
SITE PLAN

BUILDING C

139,790 SF



Single Tenant
BTS



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REGION

PORTLAND

TACOMA & SEATTLE



Economic Opportunity Zone

EB-5 Regional Target Zone



FREDERICKSON

Routes to I-5

- 1 Route from I-5 into facility (.9 miles)
- 2 Routes from facility to I-5 (.9 miles and .5 miles)



SEATTLE
40 Miles



PORT OF SEATTLE
38 Miles



SEA-TAC INTL. AIRPORT
28 Miles



PORT OF TACOMA
12 Miles



PORTLAND
135 Miles

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