

PROLOGIS GEORGETOWN CROSSROADS

6050 EAST MARGINAL WAY SOUTH | SEATTLE, WA



589,615 SF | THE FUTURE OF URBAN INDUSTRIAL REAL ESTATE

www.prologisgeorgetown.com

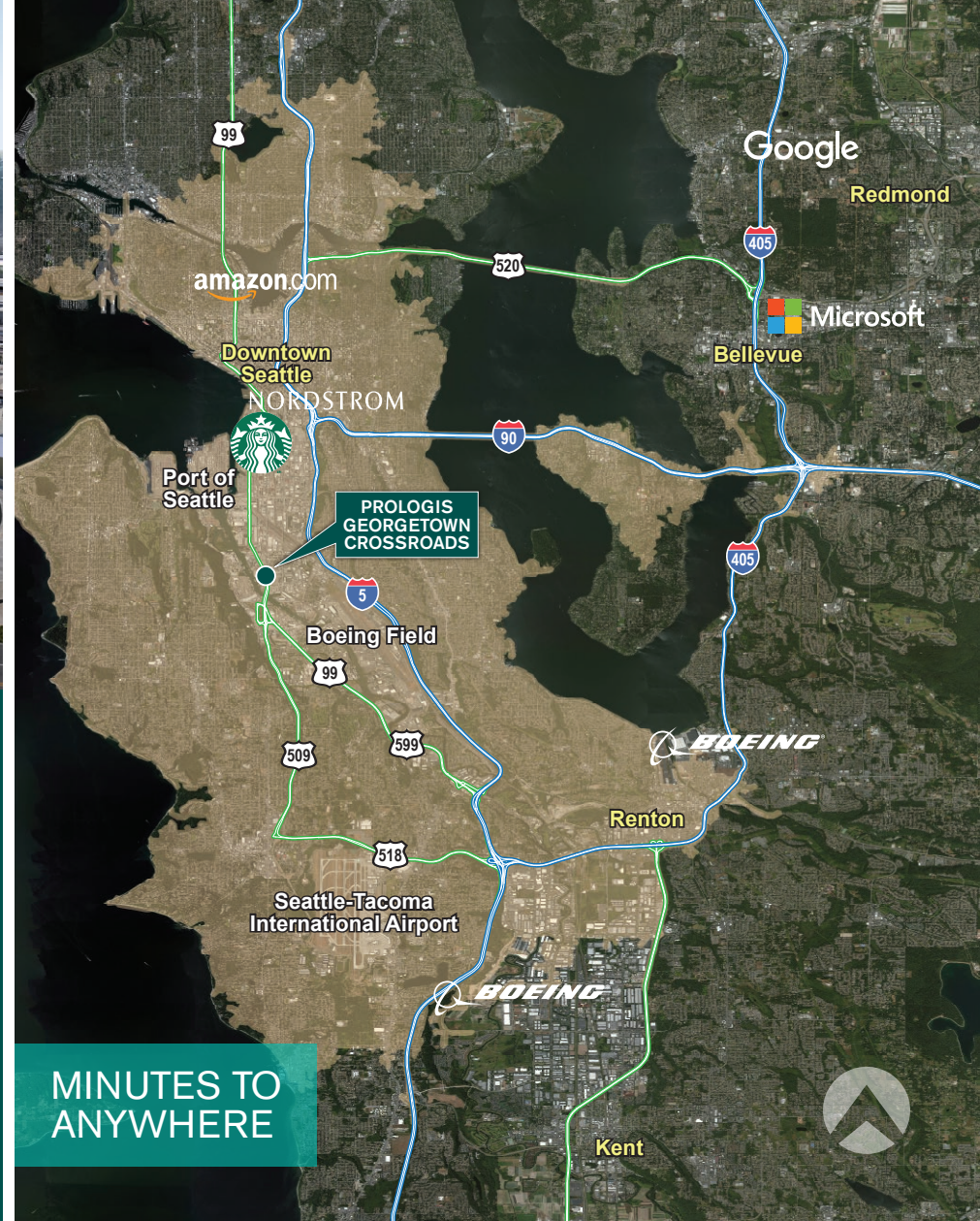


PLANNED DESIGN



BUILDING HIGHLIGHTS

- Unique flexible design for multiple uses
- Prominent visibility from East Marginal Way South
- Level One is double-loaded with truck access from multiple arterials
- Truck access via ramps to Level Two
- Level Three is serviced via forklift-accessible freight elevators from ground level

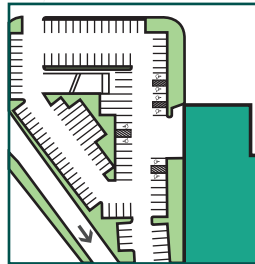


LEVEL ONE: 239,029 SF

FULFILLMENT

An aerial perspective rendering of a large-scale industrial fulfillment center. The central feature is a massive rectangular building with a bright teal roof, which is marked with a grid of white dots representing skylights or structural elements. This building is situated within a vast paved lot. Surrounding the central building are numerous parking spaces, many of which are occupied by white semi-trailers and other commercial vehicles. In the foreground, a multi-lane highway with yellow and white lane markings curves around the facility, with several cars and trucks in motion. The background shows a sprawling urban landscape with various industrial buildings, parking lots, and a distant city skyline under a clear blue sky with light, wispy clouds. The overall scene conveys a sense of large-scale logistics and distribution.

- Divisible to 75,000 SF or more in various configurations
- 62 dock-high doors (double-loaded configuration) and 3 drive-in doors
- 28' clear height
- ESFR sprinkler system
- Column spacing 50' x 45'; 60' speed bay
- 130' truck courts with 60' truck aprons



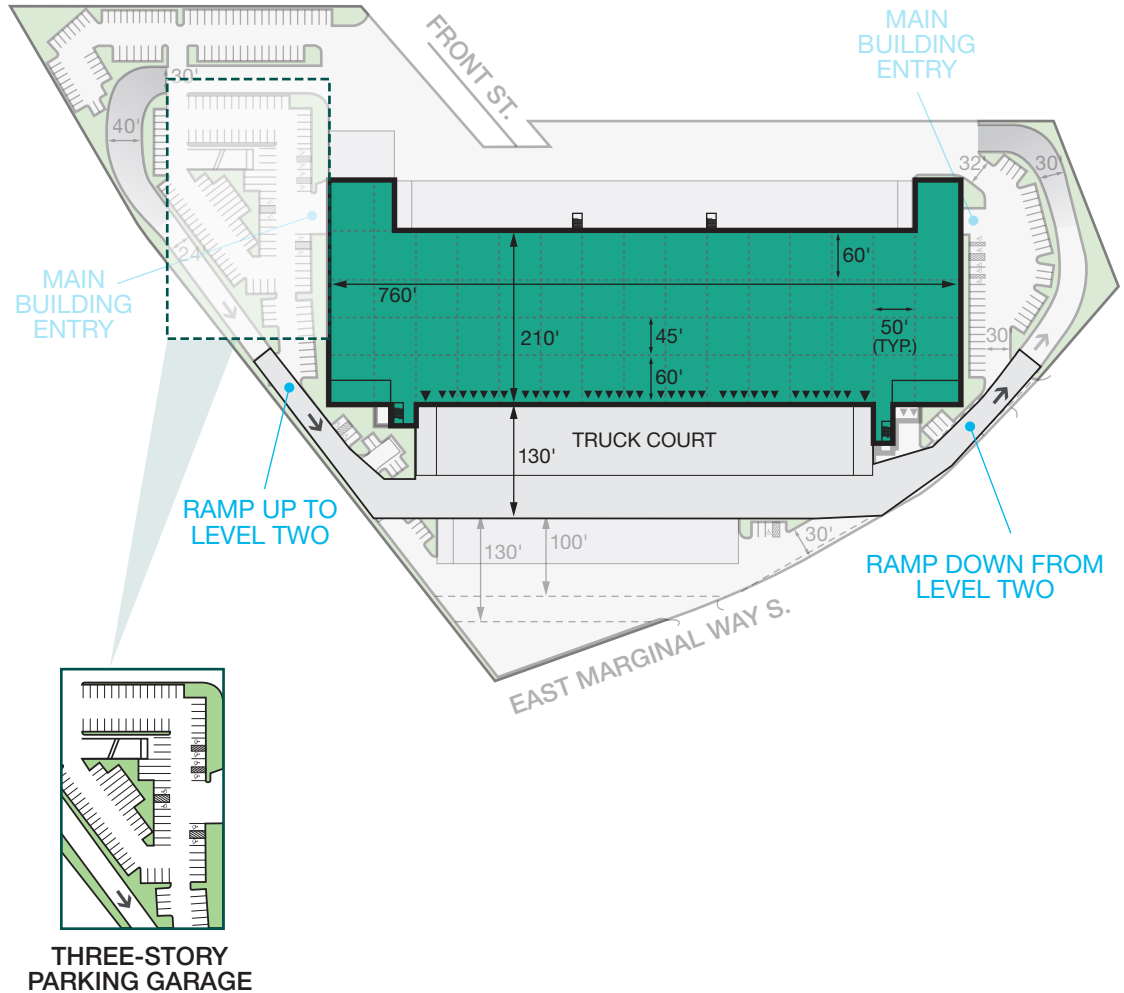
LEVEL TWO: 170,331 SF

FULFILLMENT



FEATURES

- Divisible to 45,000 SF with build-to-suit offices
- Common area entrances with passenger elevators and multistory parking garage
- Up to 38 dock-high doors and 2 drive-in doors
- 24' clear height
- ESFR sprinkler system
- Column spacing 50' x 45'; 60' speed bay
- 130' truck court accessible to full-size trucks via large ramps



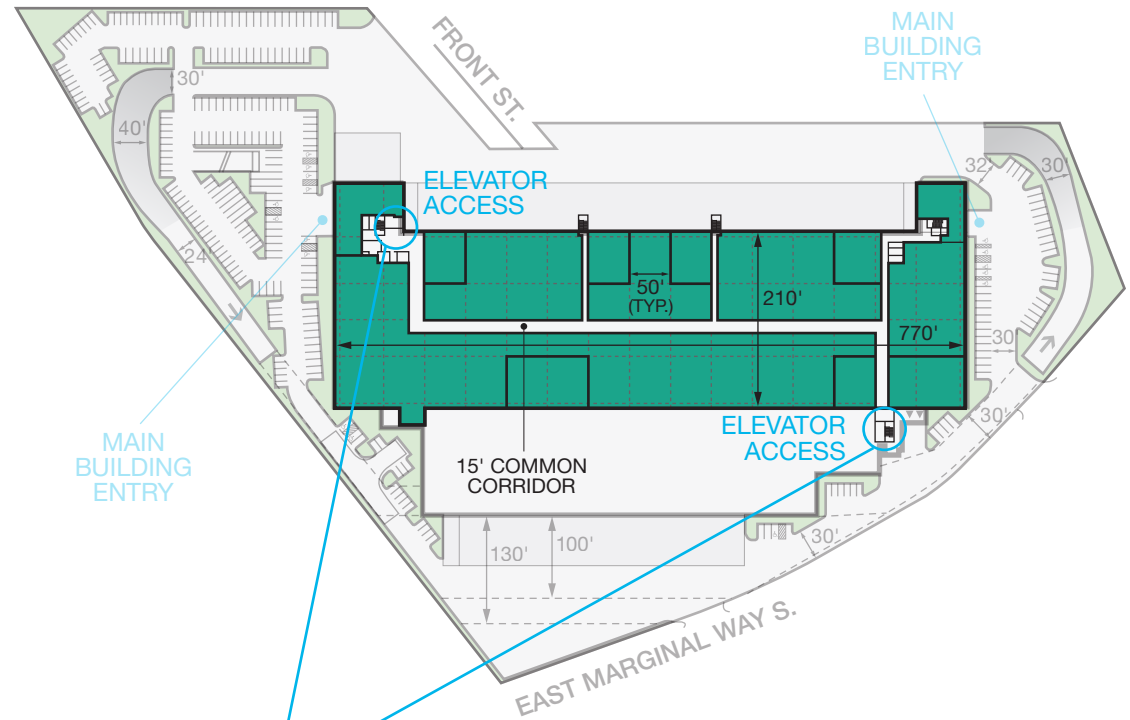
LEVEL THREE: 180,255 SF

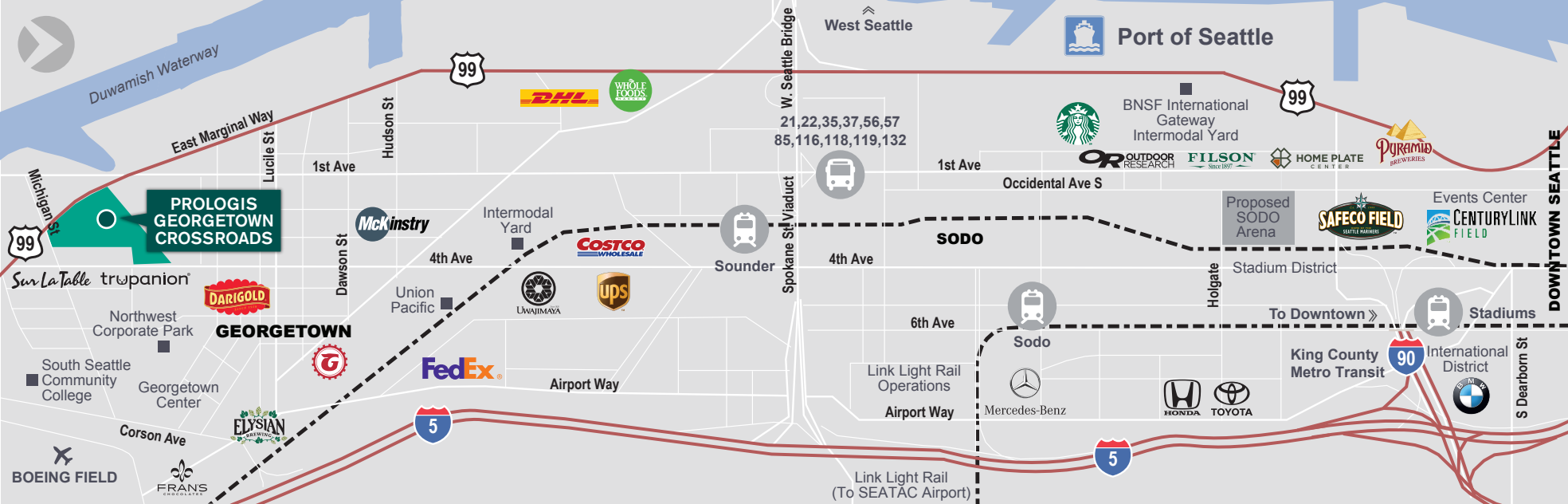
MAKERS SPACE



FEATURES

- Divisible to 10,000 SF or more
- Build-to-suit office and work spaces
- Suitable for light manufacturing, creative offices, laboratory and production
- Two common loading areas with multiple dock positions, served via forklift-accessible freight elevators from ground level
- 16' clear height
- Ample parking in multistory parking garage
- Common area amenities: lobbies, conference rooms, restrooms, showers
- Views of Downtown Seattle, the Olympic Mountains and Mt. Rainier





LOCATION

- Only 5 minutes to Downtown Seattle and 15 minutes to Bellevue
- Immediate access to I-5, Highway 99 and I-90
- Five minutes to Port of Seattle
- Transit lines run through the area via bus routes and Link Light Rail
- Numerous restaurants and hotels within walking distance
- Prominent visibility from East Marginal Way South



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