

# The Benaroya Company

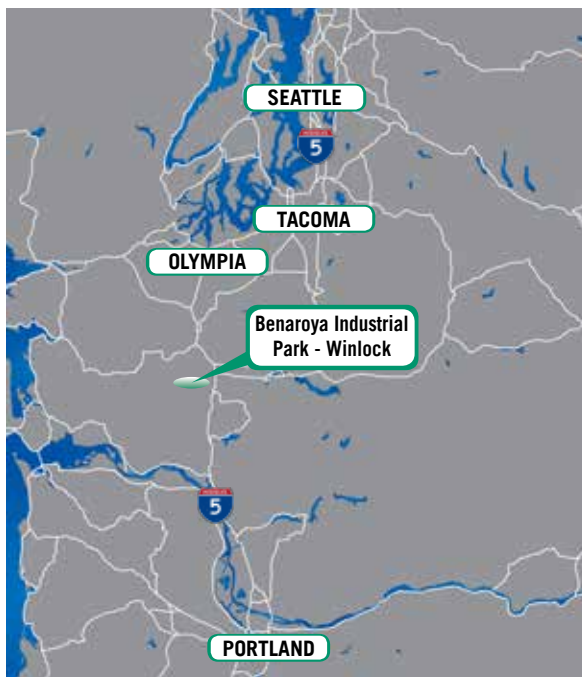
## Benaroya Industrial Park - Winlock



Build-to-Suit Rendering

### AVAILABLE - GREATER SEATTLE LOCATION

320 acre Benaroya Industrial Park | Winlock is a quality business park with excellent freeway access and frontage, flat topography and flexible building design. Zoned industrial, distribution, manufacturing and commercial.



#### CONTACT:

**Joe Alhadeff**  
T 425.440.6705  
joea@benaroya.com

**Brett Hartzell**  
T 425.462.6905  
brett.hartzell@cbre.com

#### LOCATION:

Winlock, Washington  
Interstate 5 at Exit 63 (SR-505)

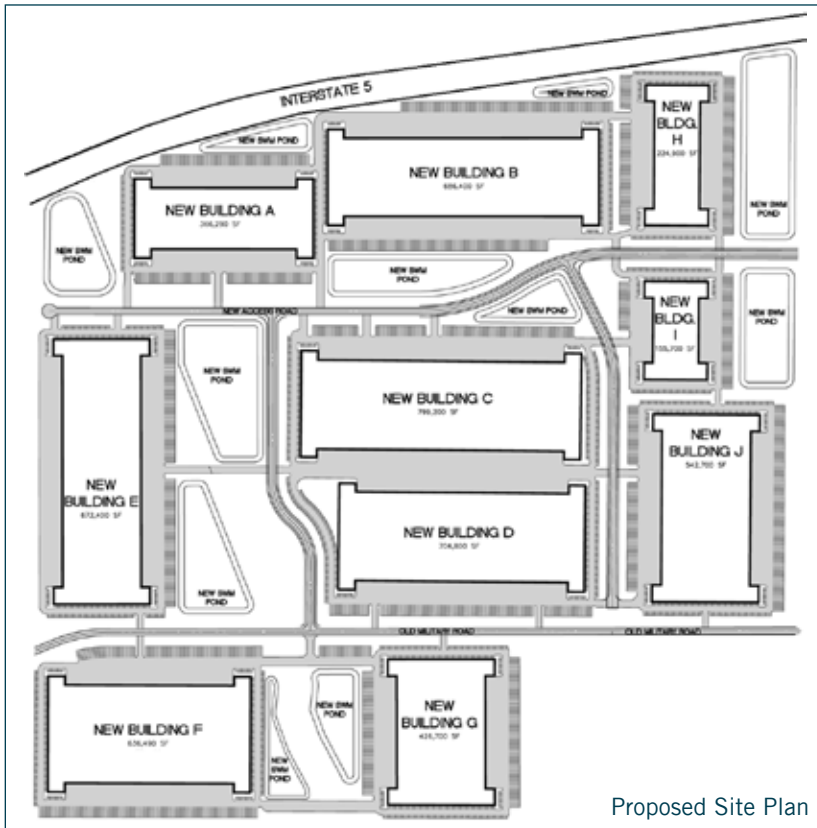
#### PROPERTY FEATURES:

- Build-to-suit buildings and sites available for sale or lease
- Extensive landscaping
- Additional trailer parking/storage
- All utilities to site
- Centrally located between Seattle and Portland
- Possible sales tax exemption on construction

**CBRE**  
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## Benaroya Industrial Park - Winlock



### PROPOSED BUILDING SIZES

- A: 366,290 SF
- B: 686,400 SF
- C: 799,200 SF
- D: 704,800 SF
- E: 672,400 SF
- F: 636,490 SF
- G: 426,700 SF
- H: 224,900 SF

### PROPOSED BUILDING SPECS

- 5,215,280 SF
- BTS Office
- Customized Clear Heights
- ESFR Sprinklers
- Ample Parking Stalls
- Ample Trailer Parking Stalls
- 50'+ Concrete Aprons
- Large Truck Courts
- Double & Single Loaded
- T-5 & T-8 Lighting
- Customized Column Spacing
- Ample Dock High Doors

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