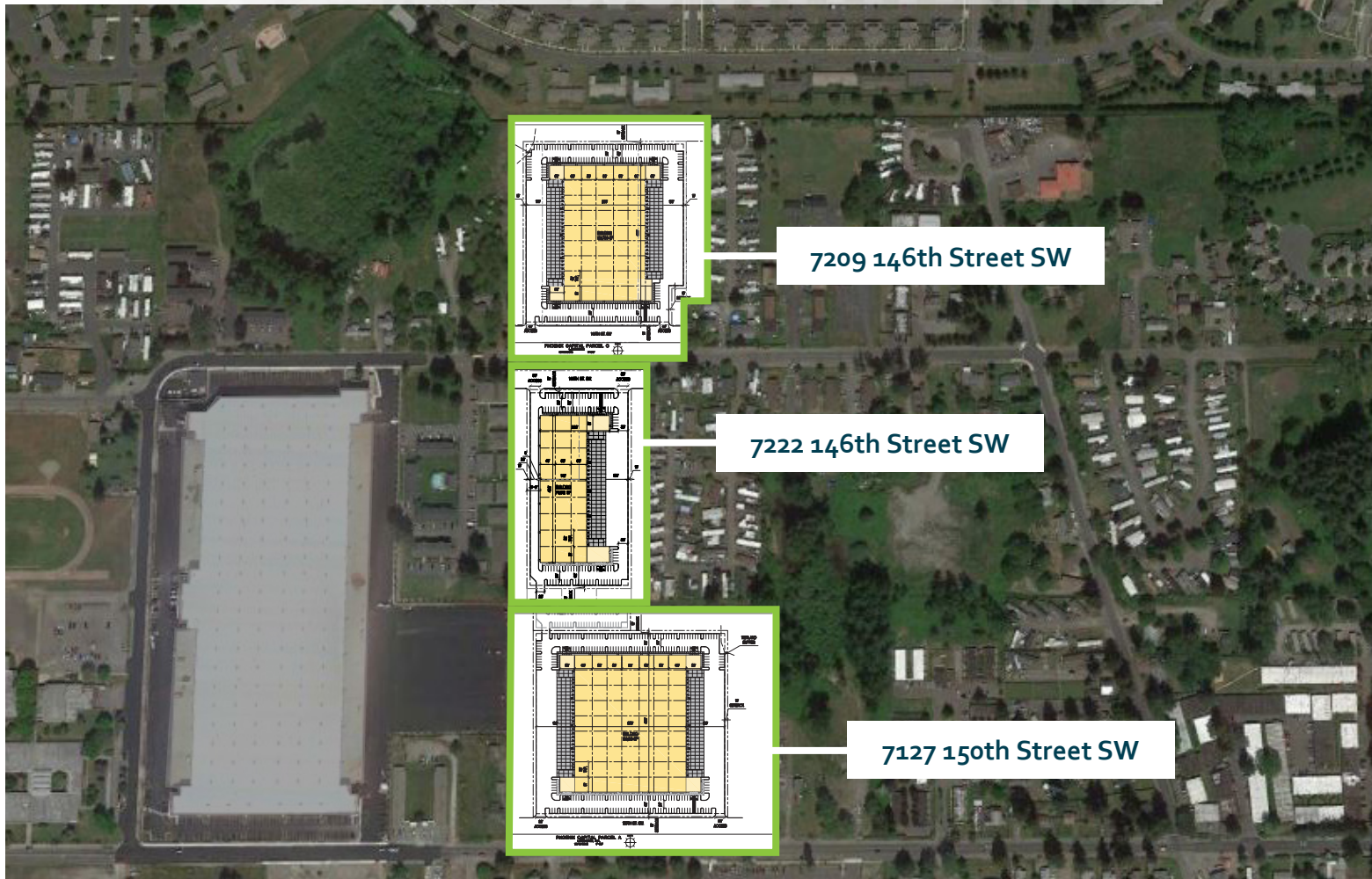


# EMERSON LAKE BUSINESS PARK

## 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  
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Lakewood, Washington

www.benaroya.com **Benaroya**

**Phoenix Capital**

# PROPERTY FEATURES

CONVENIENTLY LOCATED NEAR TACOMA AND SEATTLE

## PROPERTY FEATURES

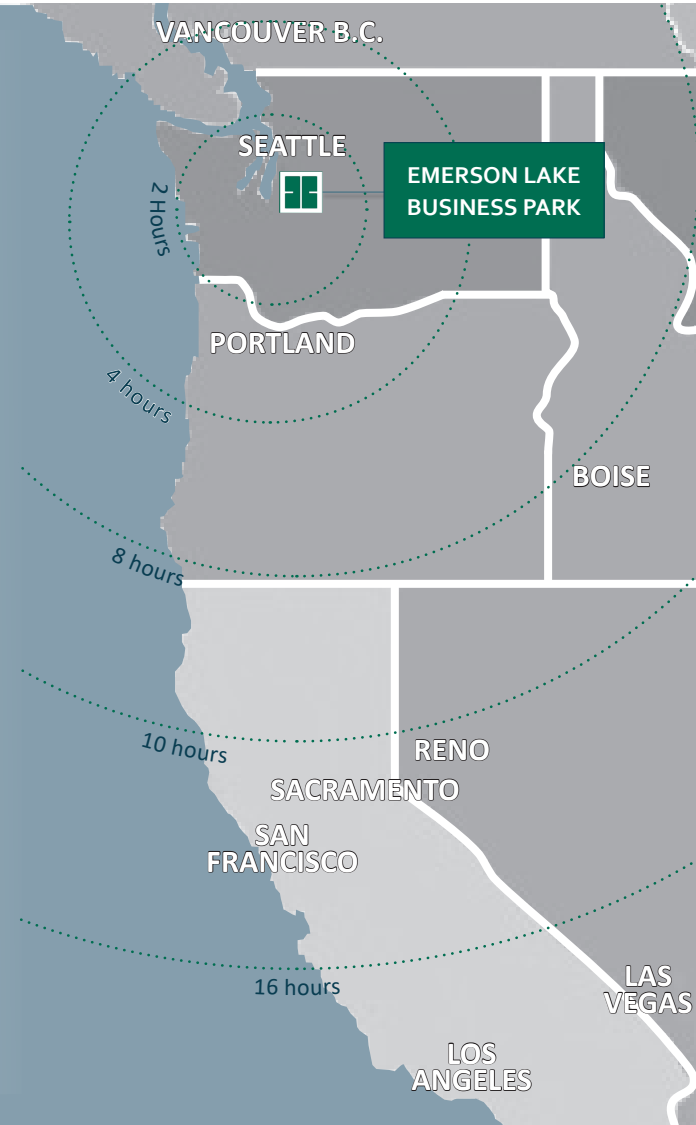
- Industrial zoning
- Double-loaded building A (186,813 SF) & C (139,790 SF)
- Single-loaded building B (76,312 SF)
- 36' clear height
- Heavy power
- ESFR fire sprinkler system
- Plentiful parking
- Design flexibility

## 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



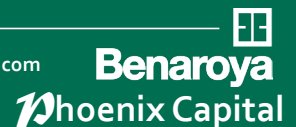
## DRIVING DISTANCES

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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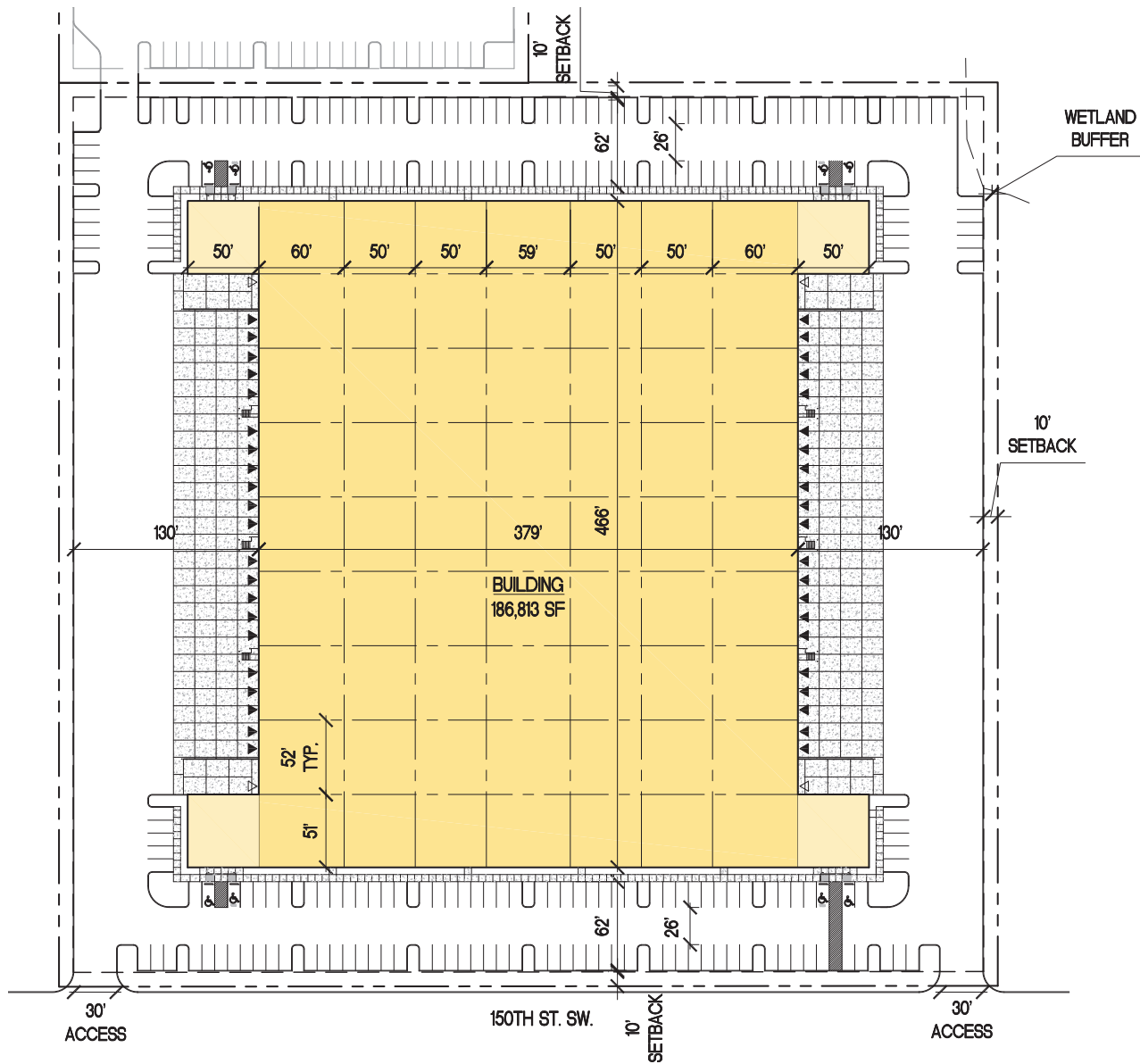
# SITE PLANS

## BUILDING A

186,813 SF



Single Tenant  
BTS



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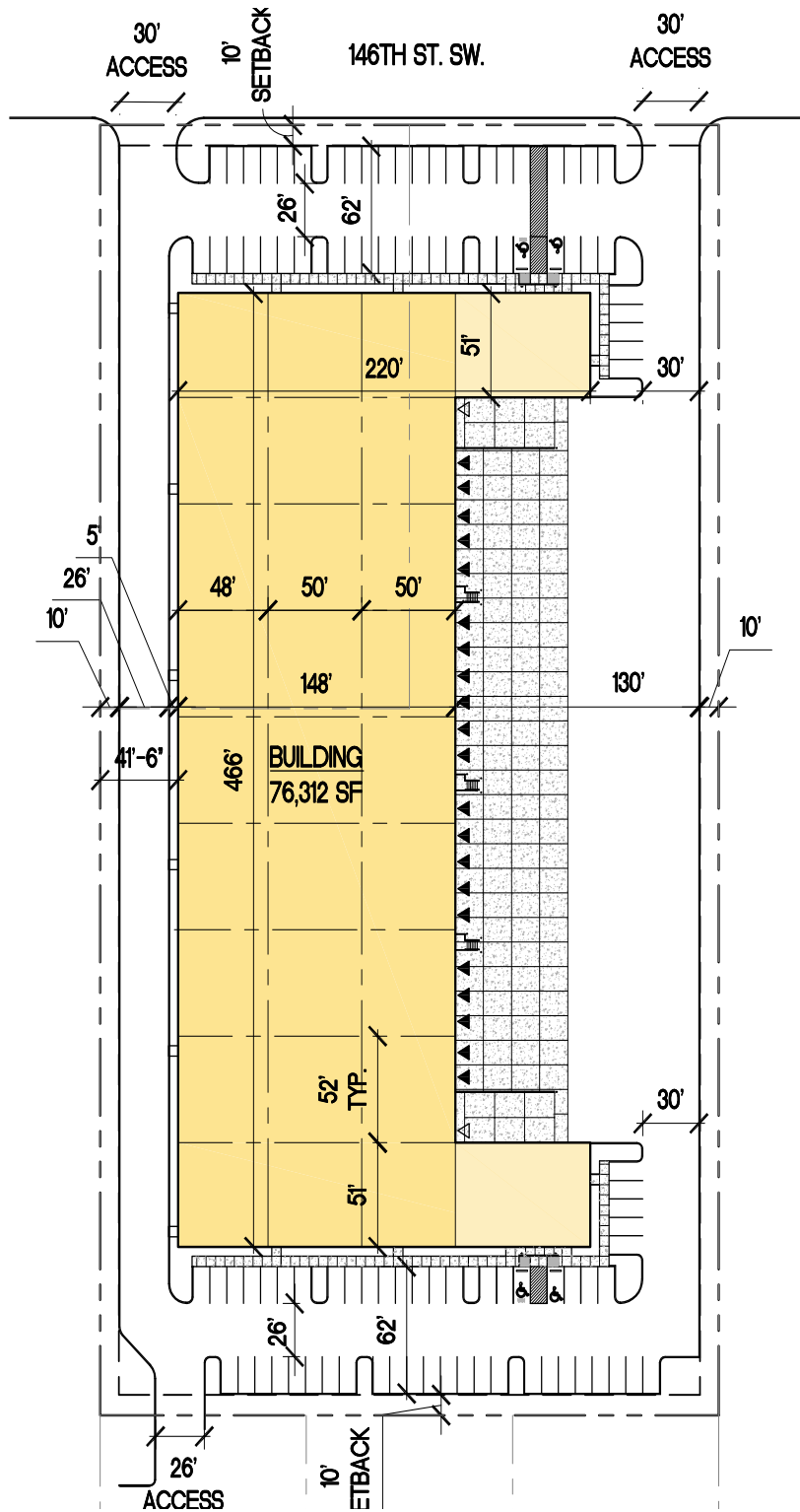
# SITE PLAN

## BUILDING B

76,312 SF SF



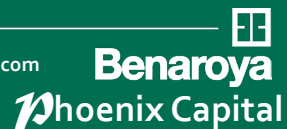
Single Tenant  
BTS



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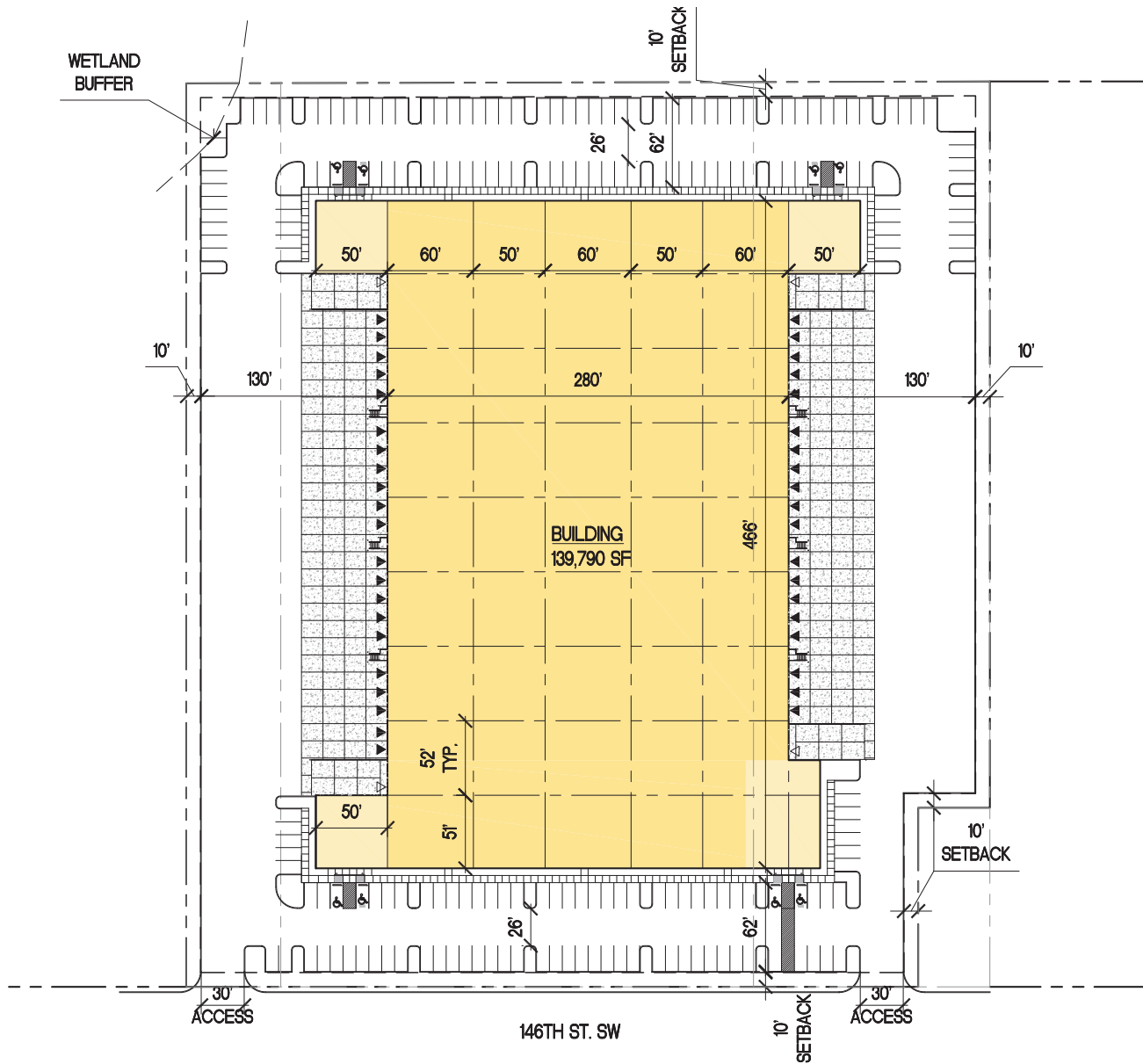
# SITE PLAN

## BUILDING C

139,790 SF



Single Tenant  
BTS



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www.benaroya.com



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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