

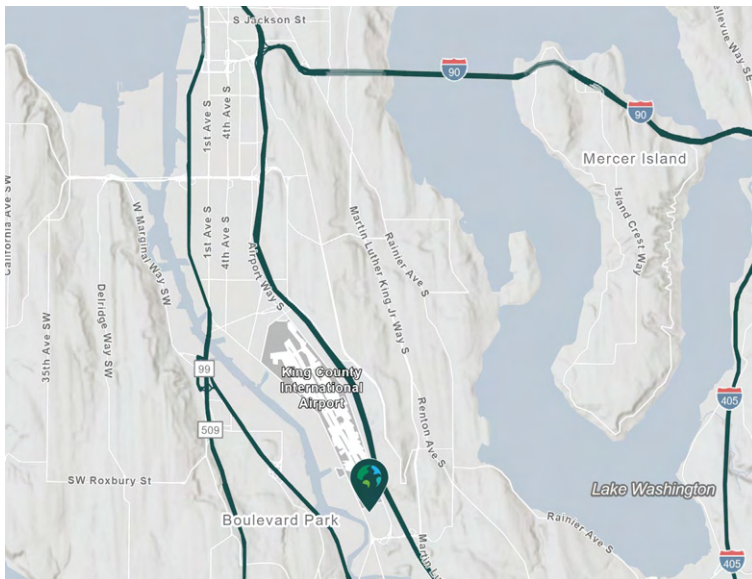
COLD STORAGE SPACE FOR LEASE

278,920 SF



10430 E Marginal Way S
Tukwila, WA 98168

Prologis Emerald Gateway
Building 5

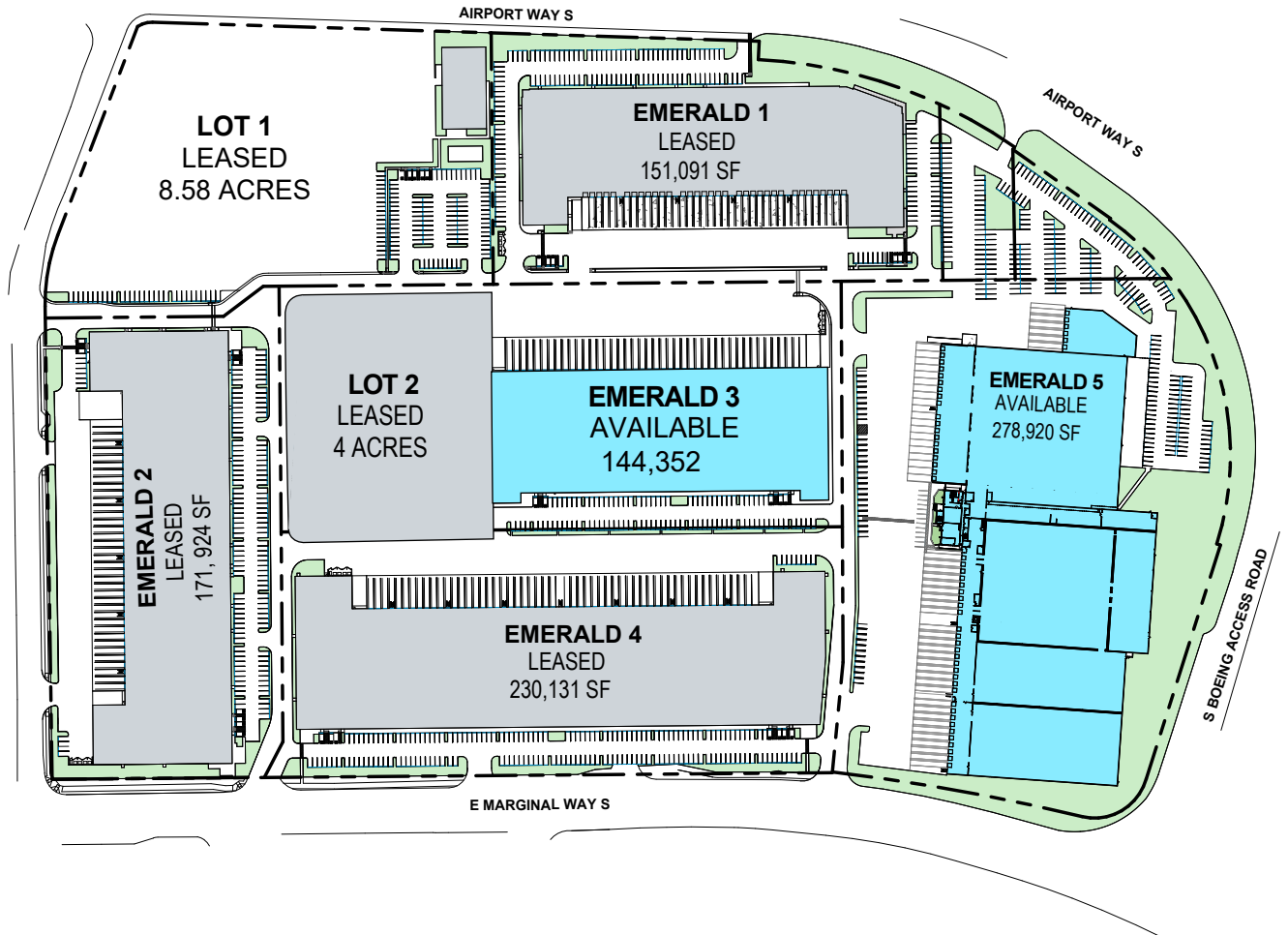


- Strategic distribution location
- Excellent access to I-5
- Minutes from SeaTac International Airport & Port of Seattle

Property Features

Total building footprint	278,920 SF
Cold Storage	98,969 SF <ul style="list-style-type: none">• Designed for medium temperature (~35 degrees)• R-407A Synthetic Refrigerant System
Office	11,040 SF
Maintenance Facility	Bonus 2,987 SF truck maintenance facility on site
Dock Doors	54 dock high doors with dock seals & levelers
Grade Level	1
Clear Height	30'
Parking	Abundant
Availability	Available with 60 days notice
Rates	Contact brokers for rates

PARK PLAN



- AVAILABLE
- LEASED
- LAND

JLL
Chris Spofford
 chris.spoffordl@jll.com
 ph +1 425 890 6961

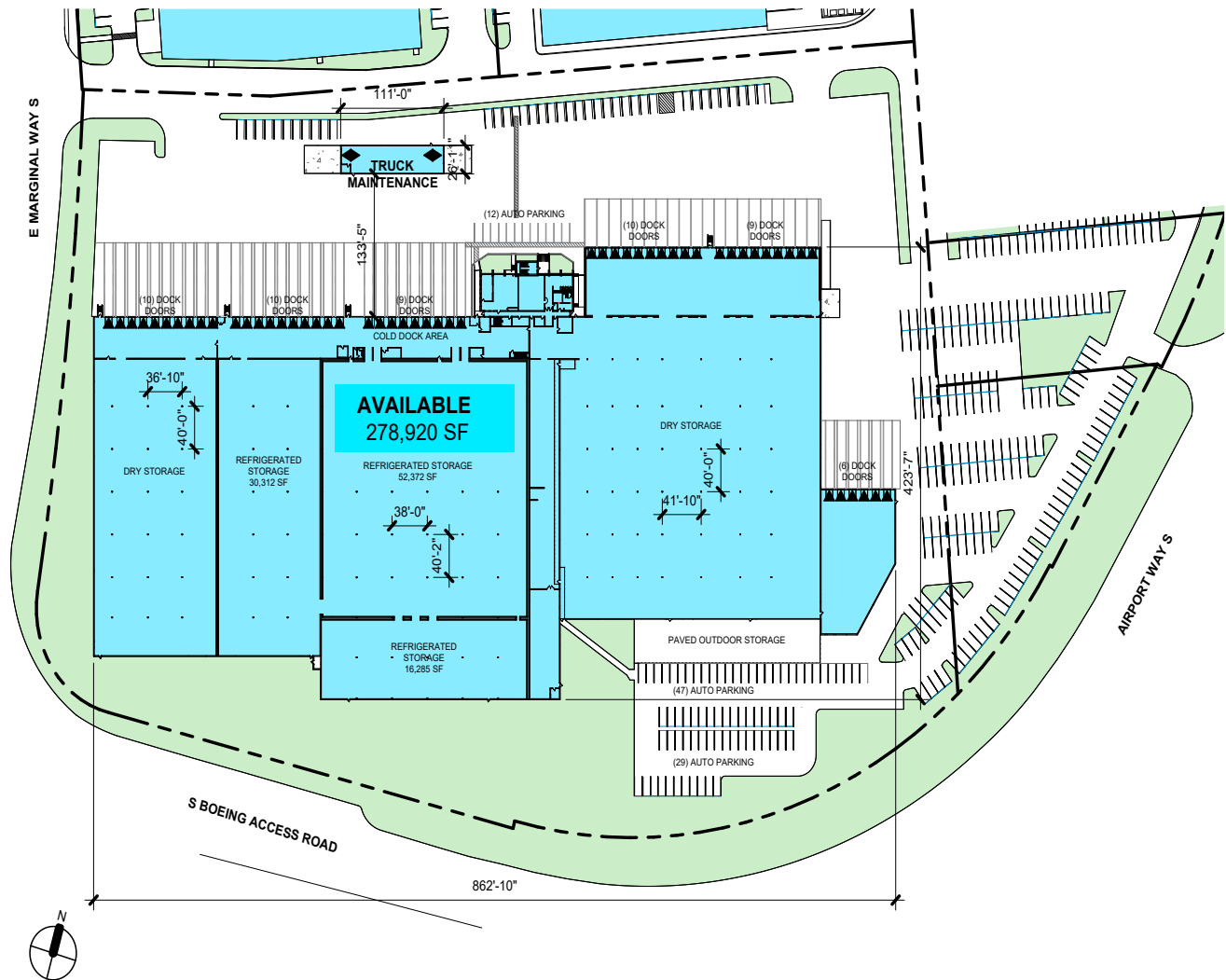
JLL
Les Boudwin, SIOR
 les.boudwin@jll.com
 ph +1 206 679 6363

JLL
Scott Carter
 scott.carter@jll.com
 ph +1 425 761 5880

JLL
David Cahill
 david.cahill@jll.com
 ph +1 206 930 5599

Prologis
Michelle Weeks
 mweeks@prologis.com
 ph +1 206 600 0315

SITE PLAN



LEGEND

- ▲ DOCK DOOR W/ PIT LEVELER
- ◆ DRIVE-IN DOOR
- AVAILABLE
- LAND

JLL
Chris Spofford
 chris.spoffordl@jll.com
 ph +1 425 890 6961

JLL
Les Boudwin, SIOR
 les.boudwin@jll.com
 ph +1 206 679 6363

JLL
Scott Carter
 scott.carter@jll.com
 ph +1 425 761 5880

JLL
David Cahill
 david.cahill@jll.com
 ph +1 206 930 5599

Prologis
Michelle Weeks
 mweeks@prologis.com
 ph +1 206 600 0315



Unlock the full potential of your warehouse with one strategic, single-source partner.



Prologis Emerald Gateway 5

10430 E Marginal Way S

Tukwila, WA 98168



JLL
Chris Spofford
chris.spoffordl@jll.com
ph +1 425 890 6961

JLL
Les Boudwin, SIOR
les.boudwin@jll.com
ph +1 206 679 6363

JLL
Scott Carter
scott.carter@jll.com
ph +1 425 761 5880

JLL
David Cahill
david.cahill@jll.com
ph +1 206 930 5599

Prologis
Michelle Weeks
mweeks@prologis.com
ph +1 206 600 0315