

FOR LEASE

EMERSON LAKE BUSINESS PARK

LAKEWOOD, WASHINGTON



SEPA
Approved -
Ready to Build



Flexible
Design
Options



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

TWO DEVELOPMENT SITES AVAILABLE

Building Permits Pending | Construction starting in 6 months

- Parcel A - 9.54 AC
- Parcel B - 4.80 AC
- Parcel D - 3.8 AC (2.5 AC Usable)



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www.benaroya.com 
Benaroya
 Phoenix Capital

TRANSPORTATION REGION

Next door
to Joint
Base Lewis
McChord,
largest military
installation
west of
Mississippi

Economic
Opportunity
Zone

EB-5 Regional
Target Zone



SEATTLE
40 Miles



PORT OF
SEATTLE
38 Miles



SEA-TAC INTL.
AIRPORT
28 Miles



PORT OF
TACOMA
12 Miles

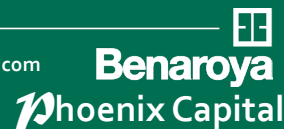


PORTLAND
135 Miles

EMERSON LAKE BUSINESS PARK

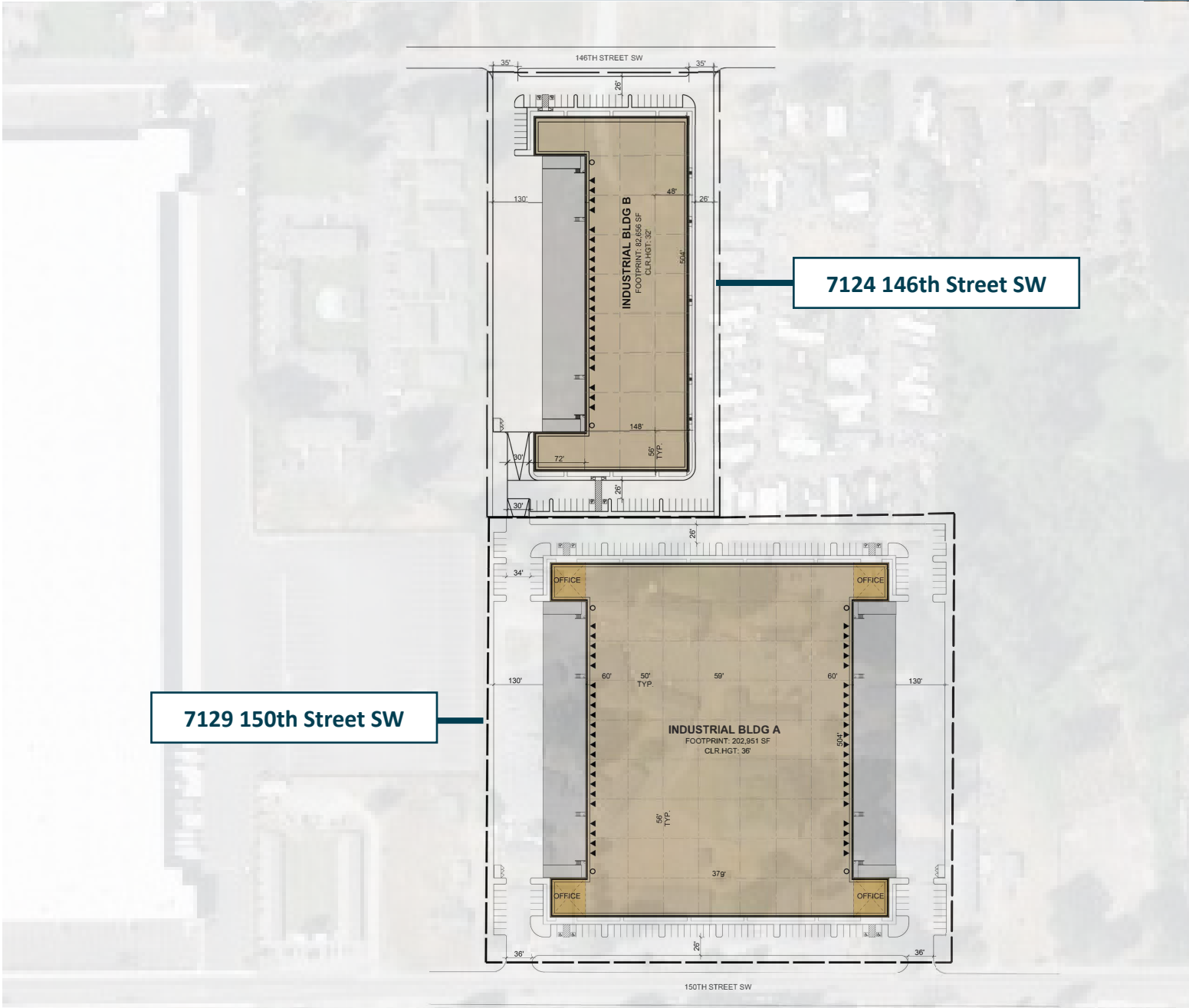
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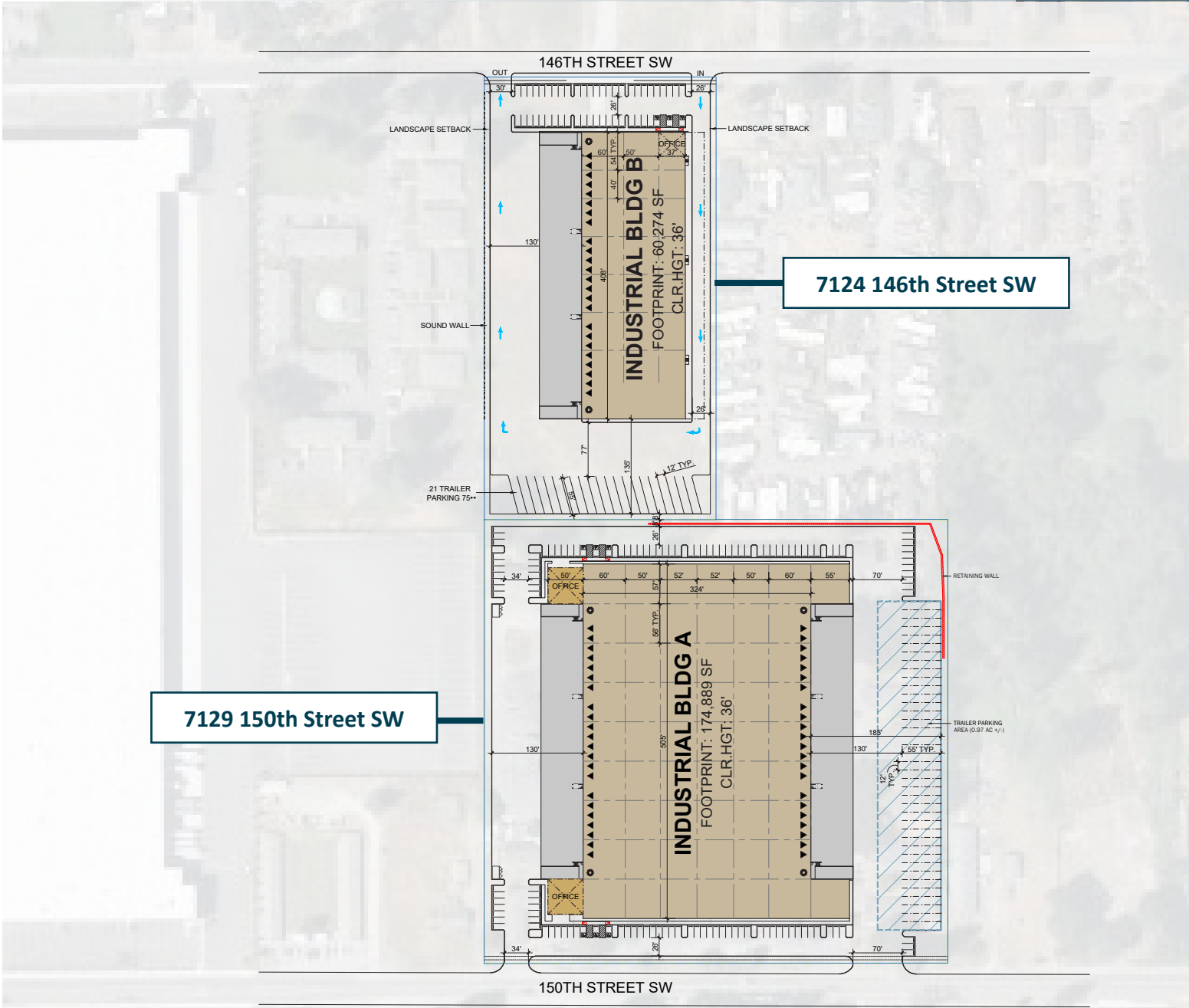
SITE SELECTION

OPTION 1



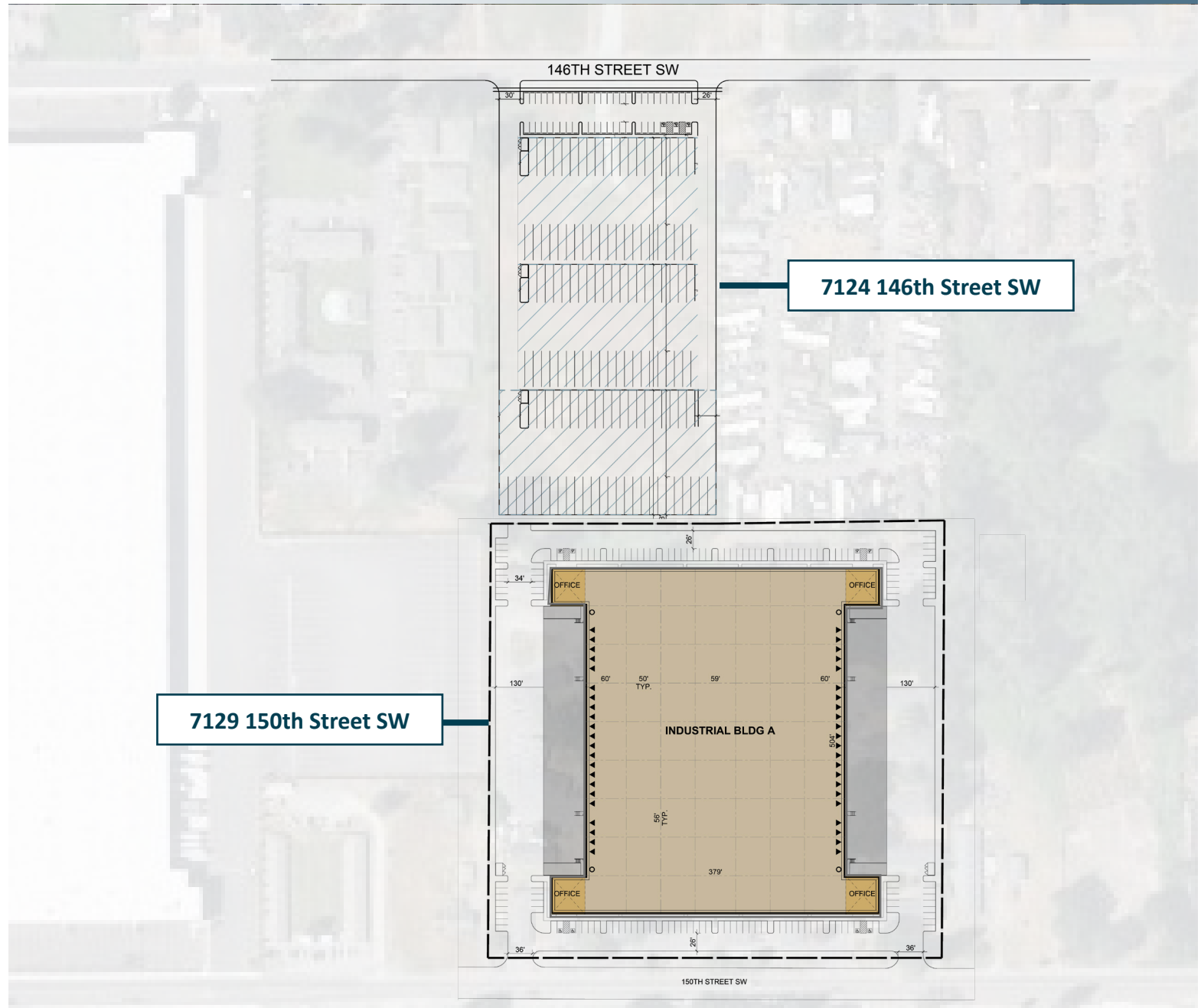
SITE SELECTION

OPTION 2



SITE SELECTION

OPTION 3



ARCHITECTURAL FEATURES



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PROPERTY FEATURES

CONVENIENTLY LOCATED NEAR TACOMA AND SEATTLE

PROPERTY FEATURES

Option 1:

• Building A

202,951 SF- double loaded
36' clear height

• Building B

82,656 SF- single loaded
32' clear height

• Industrial zoning

• Heavy power

• ESFR fire sprinkler system

• Plentiful parking

• Design flexibility

Option 2:

• Building A

174,889 SF- double loaded
36' clear height

• Building B

60,274 SF- single loaded
36' clear height

Option 3:

• Building A

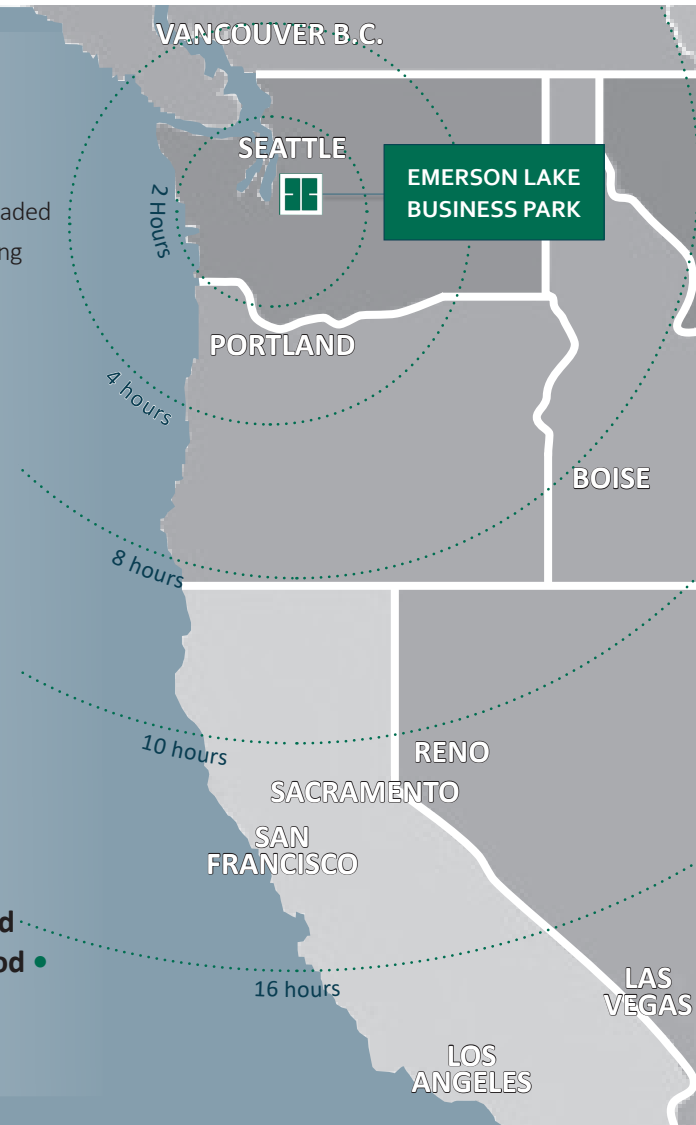
202,951 SF- double loaded
4.8 acres, trailer parking

EXCELLENT TRANSPORTATION HUB

- Less than 1 mile to I-5
- 12 miles to Port of Tacoma
- New I-5 Interchange with roundabouts for easy traffic flow
- Adjacent Joint Base Lewis McChord

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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