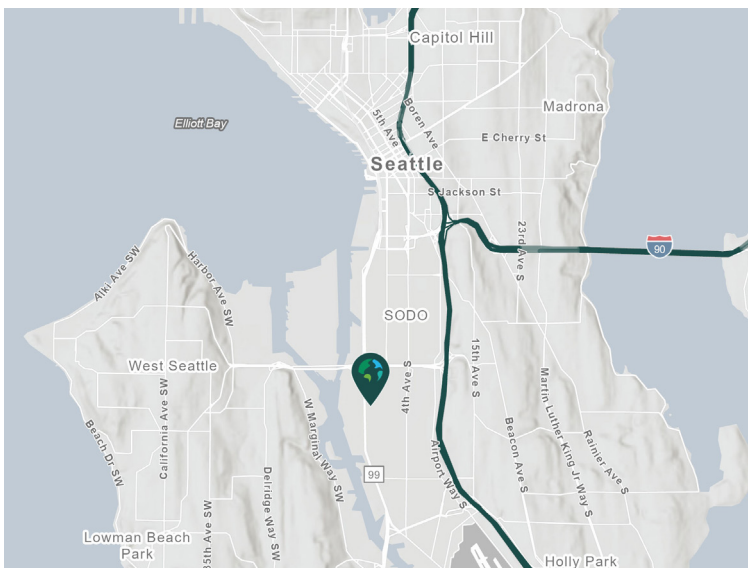


69,338 - 161,788 SF

4140 East Marginal Way South  
Seattle, WA 98134

Prologis Park Seattle - Portside



- Excellent access to Port Container Terminals (T-5, T-18, T-46)
- Building exposure to East Marginal Way S
- Within 3 miles of downtown Seattle

## Property Features

Available Space	161,788 SF
Office SF	3,550 SF
Clear Height	30'
Dock Doors	48
Slab	6"
Sprinkler	ESFR capability*
Availability	April 1, 2027
Comments	- Divisible to 69,338 SF - 95' to 104' truck court depth - Ample car parking

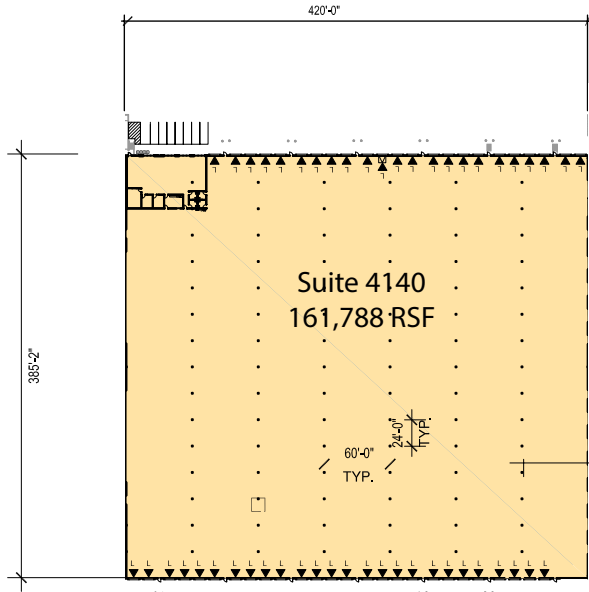
\*ESFR in part of space



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



### Floor Plan



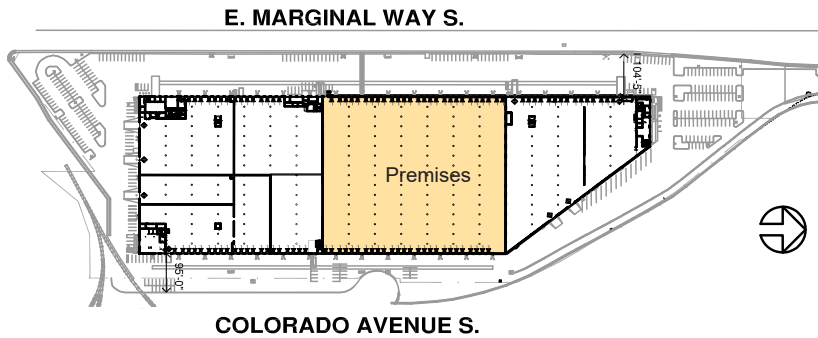
#### Total Available

Warehouse	161,788 SF
1st Floor Office	3,550 SF

#### Legend

- ▲ DOCK DOOR WITH LEVELERS
- ◆ DRIVE-IN DOOR

### Site Plan



**KBC Advisors**  
**Kevin Skillestad**  
 kevin.skillestad@kbcadvisors.com  
 ph +1 206 741 1030  
 cell +1 206 715 0757

**KBC Advisors**  
**Matt Wood, SIOR**  
 matt.wood@kbcadvisors.com  
 ph +1 206 741 1030  
 cell +1 206 595 6814

**KBC Advisors**  
**Hans Vieser**  
 hans.vieser@kbcadvisors.com  
 ph +1 206 741 1030  
 cell +1 425 765 7926

**Prologis**  
**Michelle Weeks**  
 mweeks@prologis.com  
 ph +1 206 414 7631  
 cell +1 206 600 0315



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

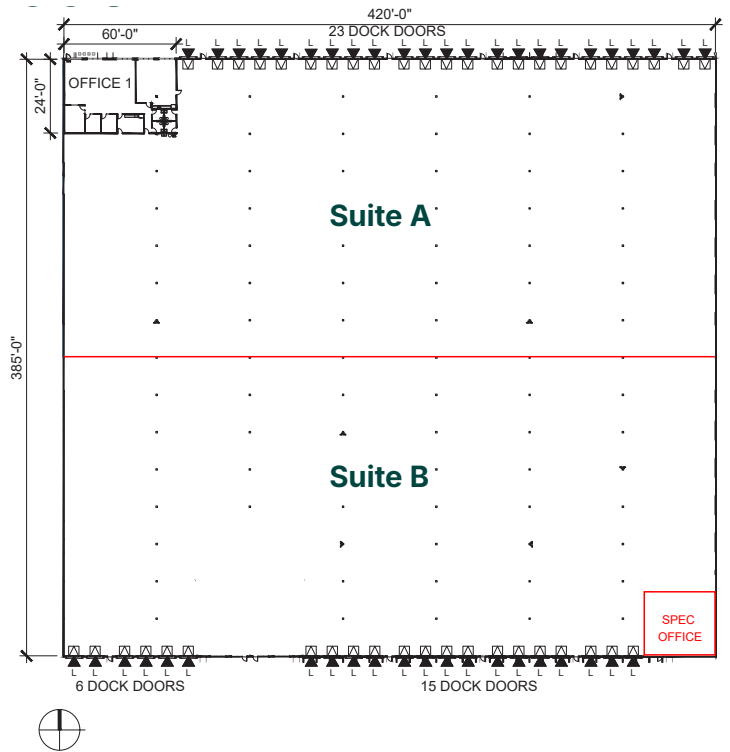
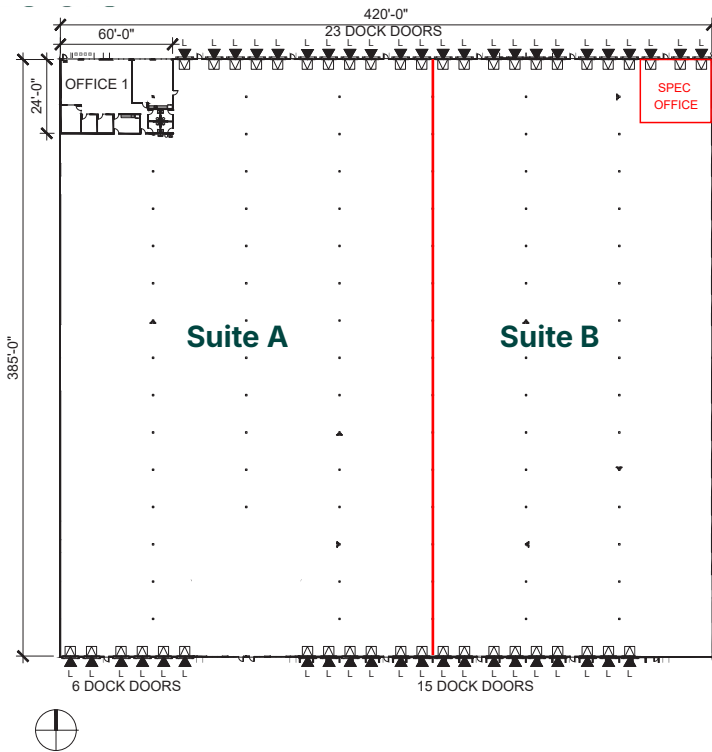


### Demising Option 1

Suite	A	Suite	B
Square Footage	92,450 SF	Square Footage	69,338 SF
Office SF	3,550 SF	Office SF	BTS
Dock Doors	23	Dock Doors	18

### Demising Option 2

Suite	A	Suite	B
Square Footage	80,872 SF	Square Footage	80,916 SF
Office SF	3,550 SF	Office SF	BTS
Dock Doors	23	Dock Doors	21



**KBC Advisors**  
**Kevin Skillestad**  
 kevin.skillestad@kbcadvisors.com  
 ph +1 206 741 1030  
 cell +1 206 715 0757

**KBC Advisors**  
**Matt Wood, SIOR**  
 matt.wood@kbcadvisors.com  
 ph +1 206 741 1030  
 cell +1 206 595 6814

**KBC Advisors**  
**Hans Vieser**  
 hans.vieser@kbcadvisors.com  
 ph +1 206 741 1030  
 cell +1 425 765 7926

**Prologis**  
**Michelle Weeks**  
 mweeks@prologis.com  
 ph +1 206 414 7631  
 cell +1 206 600 0315