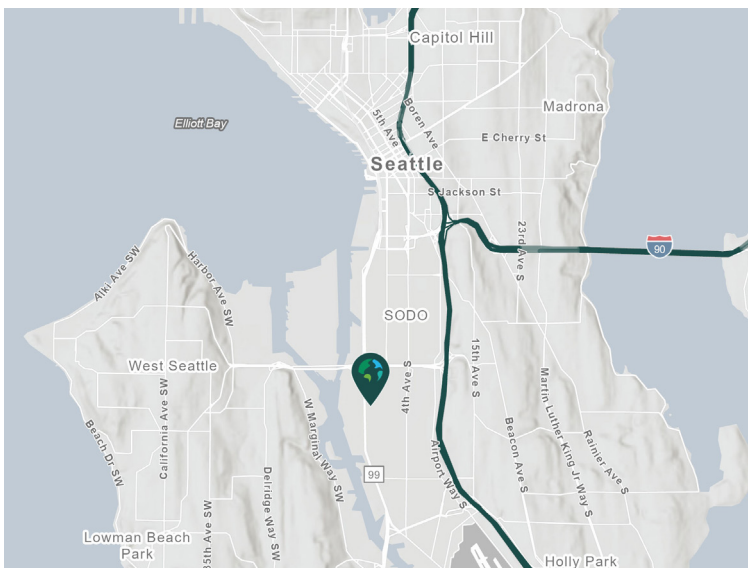


69,338 - 161,788 SF

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*   |
| Available       | Now  |
| Comments        | - Divisible to 69,338 SF<br>- 95' to 104' truck court depth<br>- Ample car parking |

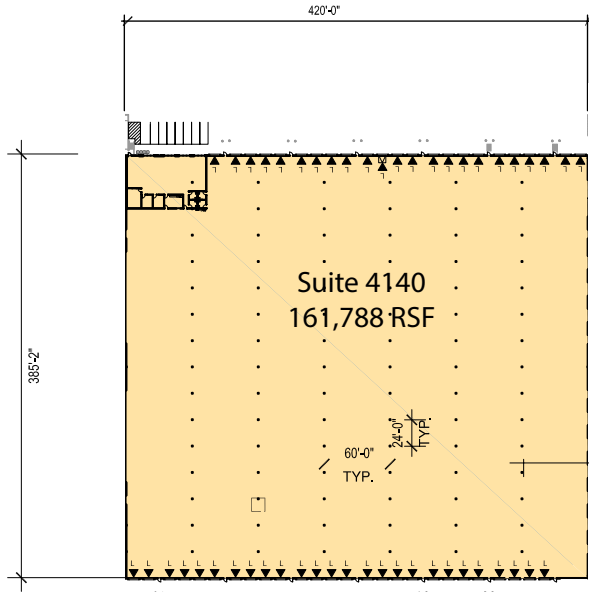
\*ESFR in part of space



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



### Floor Plan



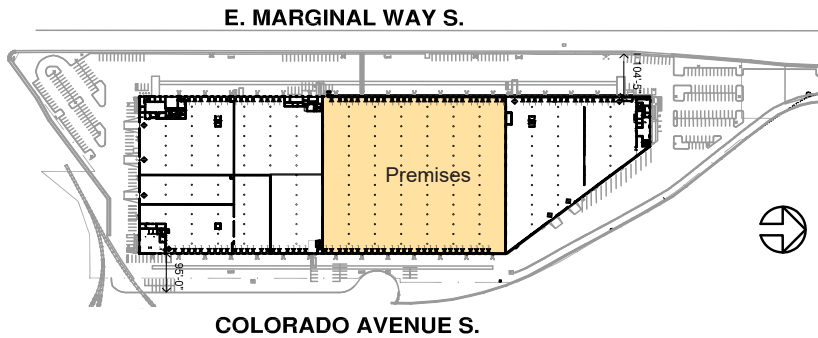
#### Total Available

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

#### Legend

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

### Site Plan



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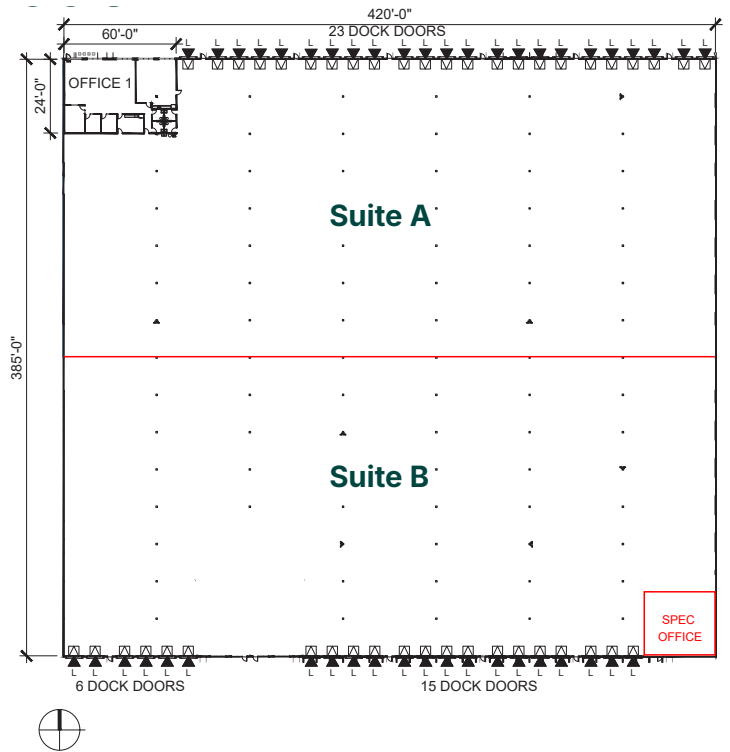
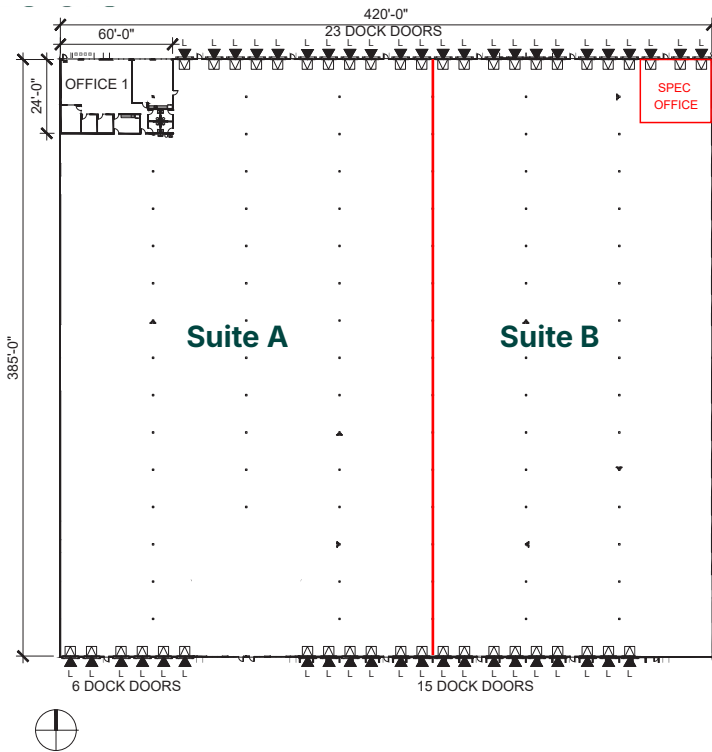


### Demising Option 1

| 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        |



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