

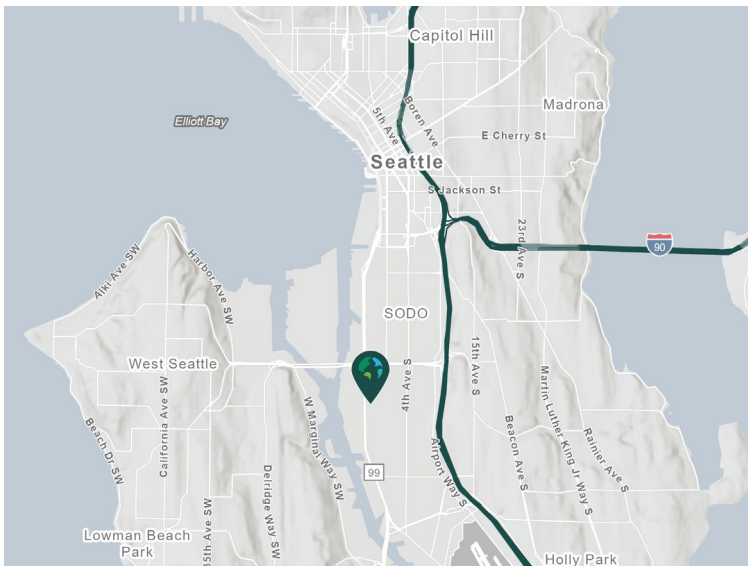
INDUSTRIAL SPACE FOR LEASE

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 - 95' to 104' truck court depth - Ample car parking

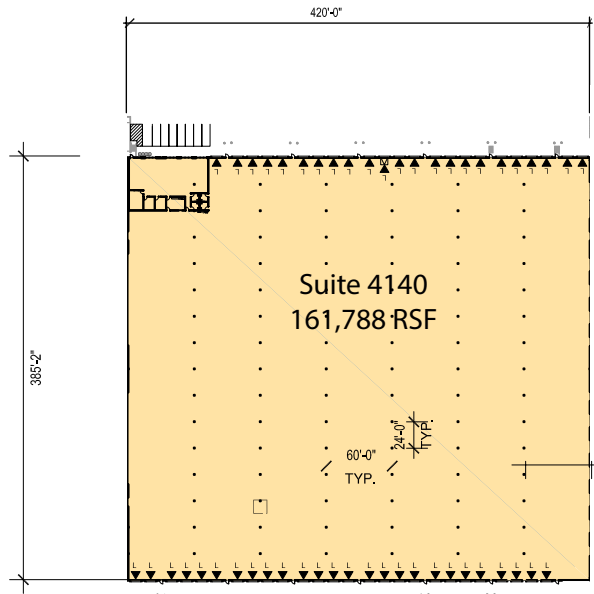
*ESFR in part of space



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



Floor Plan



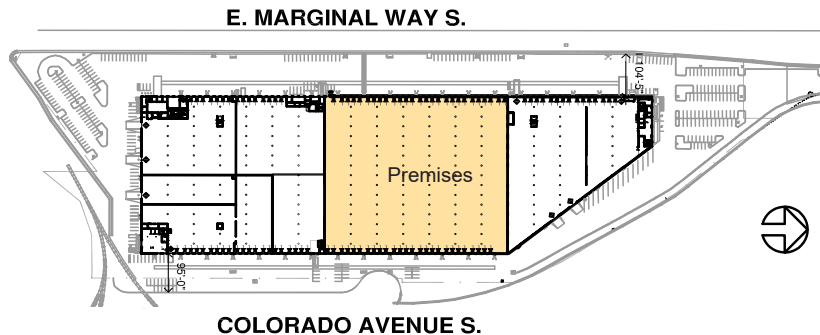
Total Available

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

Legend

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

Site Plan



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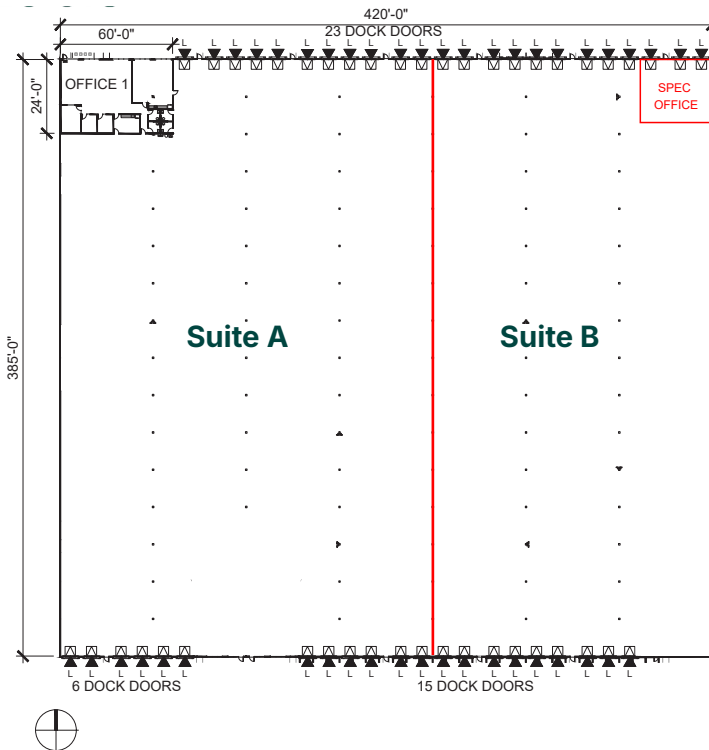


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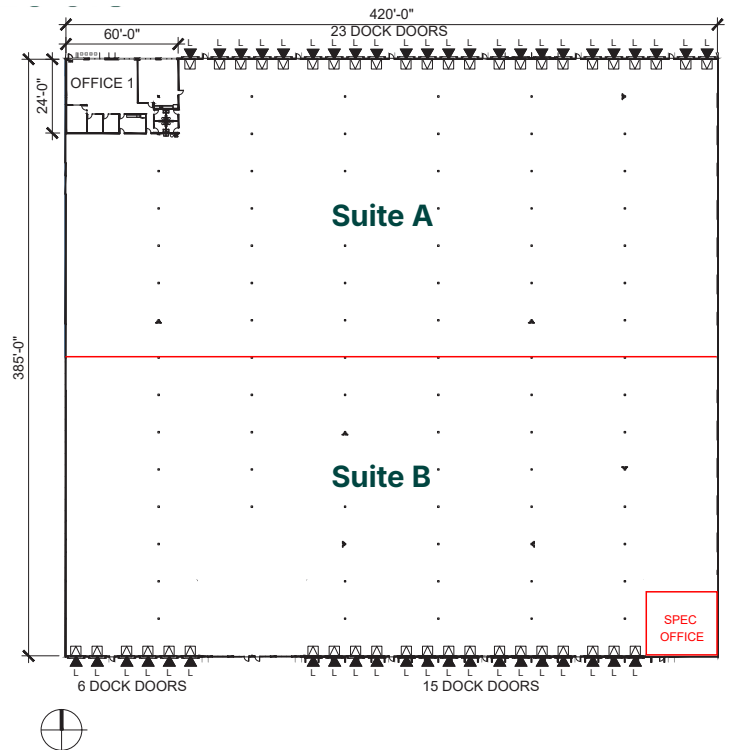
Demising Option 1

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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