



SEATTLE

METRO LOGISTICS

LOGISTICS ON ANOTHER LEVEL

Delivers Q3 2024



44 S Nevada St, Seattle, WA

www.seattlemetrologistics.com

702,429 SF

Trammell Crow Company

MetLife
Investment
Management

Port
of Seattle



AN INCOMPARABLE INDUSTRIAL DEVELOPMENT IN THE HEART OF SEATTLE

Seattle Metro Logistics is a state-of-the-art, two-story modern logistics facility 3 miles south of Downtown Seattle and within 1-3 miles of the Port of Seattle container terminals. With two 351,000 SF warehouse floors totaling 702,000 SF, Seattle Metro Logistics is the largest modern industrial building within 15 miles of Downtown Seattle. The project brings Class-A building specifications on both of its floors to South Seattle, the city's original industrial region and closest submarket to the population center.

Seattle Metro Logistics' unique location enables it to serve the entire Seattle-Bellevue-Tacoma metropolitan area - a population of 4 million people - within a one hour drive.

Seattle Metro Logistics is designed to support the Port of Seattle's Century Agenda goals. For more information, please visit: <https://www.portseattle.org/page/century-agenda-strategic-objectives>

BUILDING FEATURES

 **Q3 2024**
Delivery

 **702,429**
Square Feet

 **ESFR**
Sprinklers

 **36'-56'**
Wide Earthen
Ramp 6% slope

LEVEL 2 WAREHOUSE

350,603 SF

TWO FLOOR PARKING GARAGE

701

Parking Spaces

LEVEL 1 WAREHOUSE

351,826 SF

30'
Clear Height
per floor



289'
Warehouse Depth

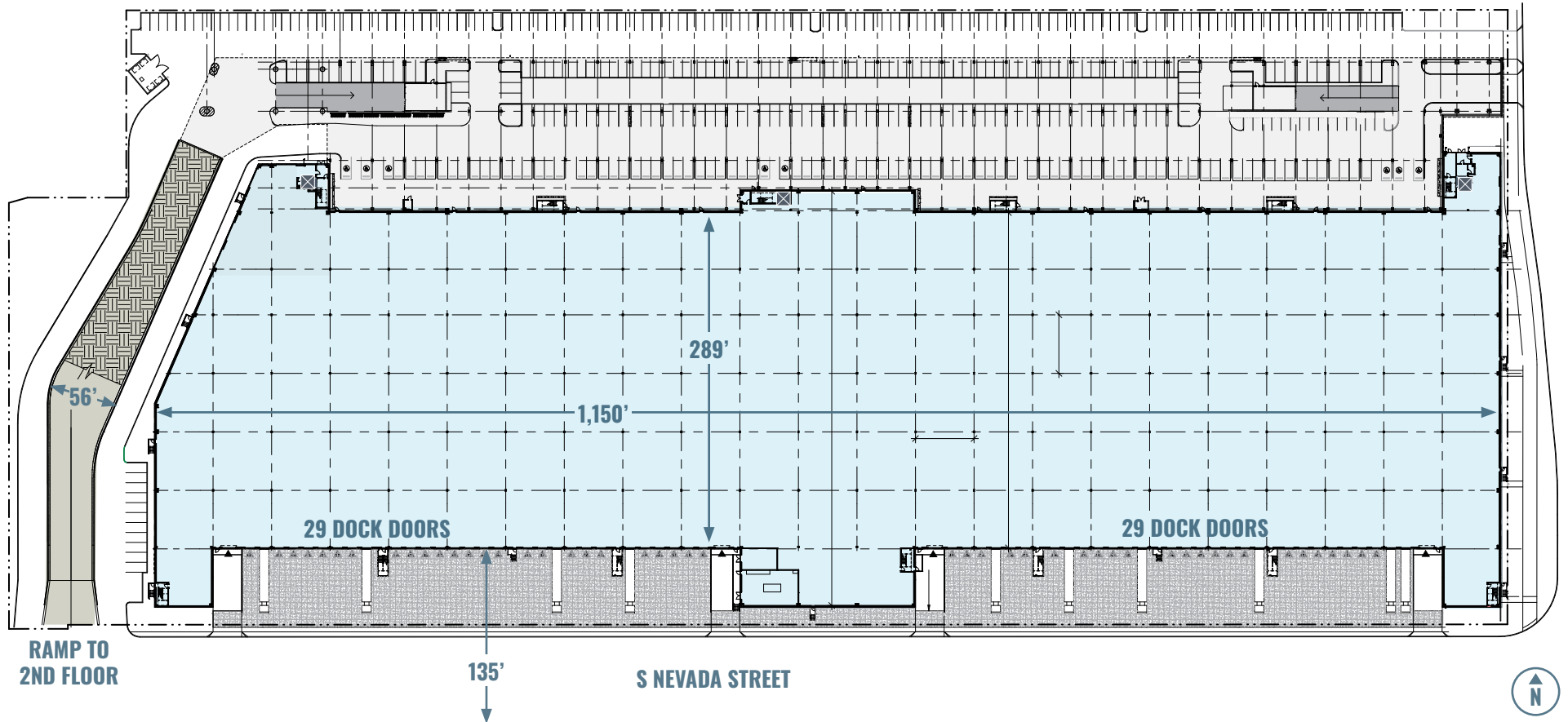
50' X 50'
Column Spacing

350
Lbs/SF Floor Load Both Floors

LEVEL 1 WAREHOUSE

351,826 SF

Warehouse Ramp Parking Passenger Elevators (3)



30'
Clear Height

58
Dock High Doors

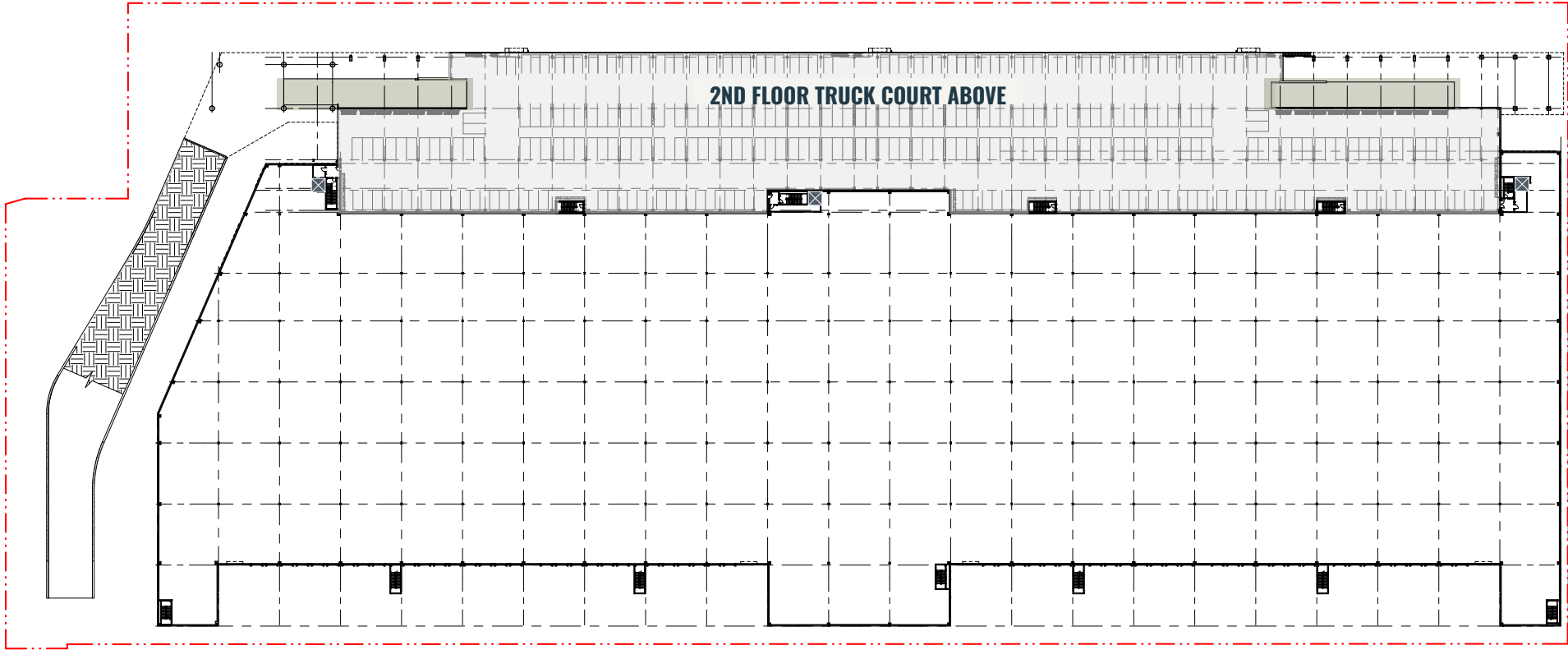
4
Drive-In Doors

135'
Truck Court

3,000
Amps Power

PARKING GARAGE LEVEL 2

■ Ramp ■ Parking ⊠ Passenger Elevators (3)



12.5'
Clear
Height



701
Parking Stalls
(grade and 2nd level total)

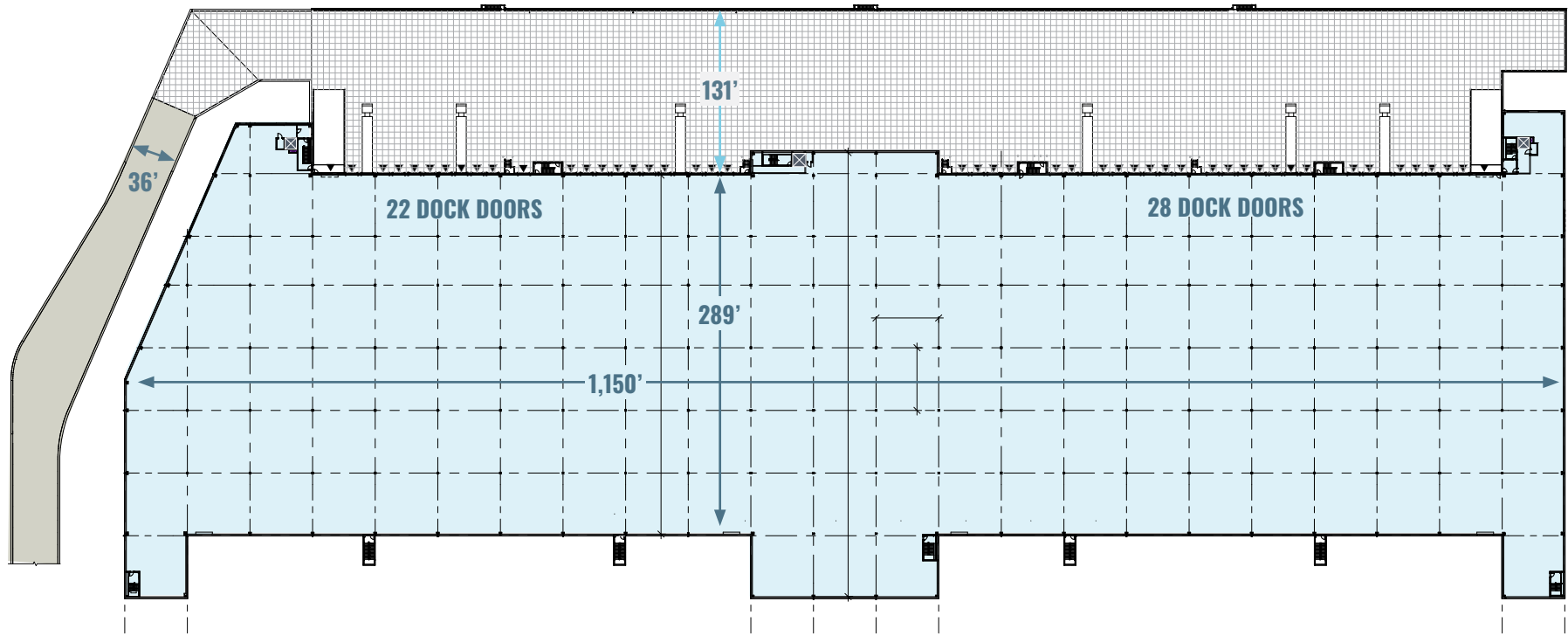


3
Passenger
Elevators

LEVEL 2 WAREHOUSE

350,603 SF

Warehouse Ramp Passenger Elevators (3)



30'
Clear
Height



50
Dock High
Doors



2
Drive-In
Doors

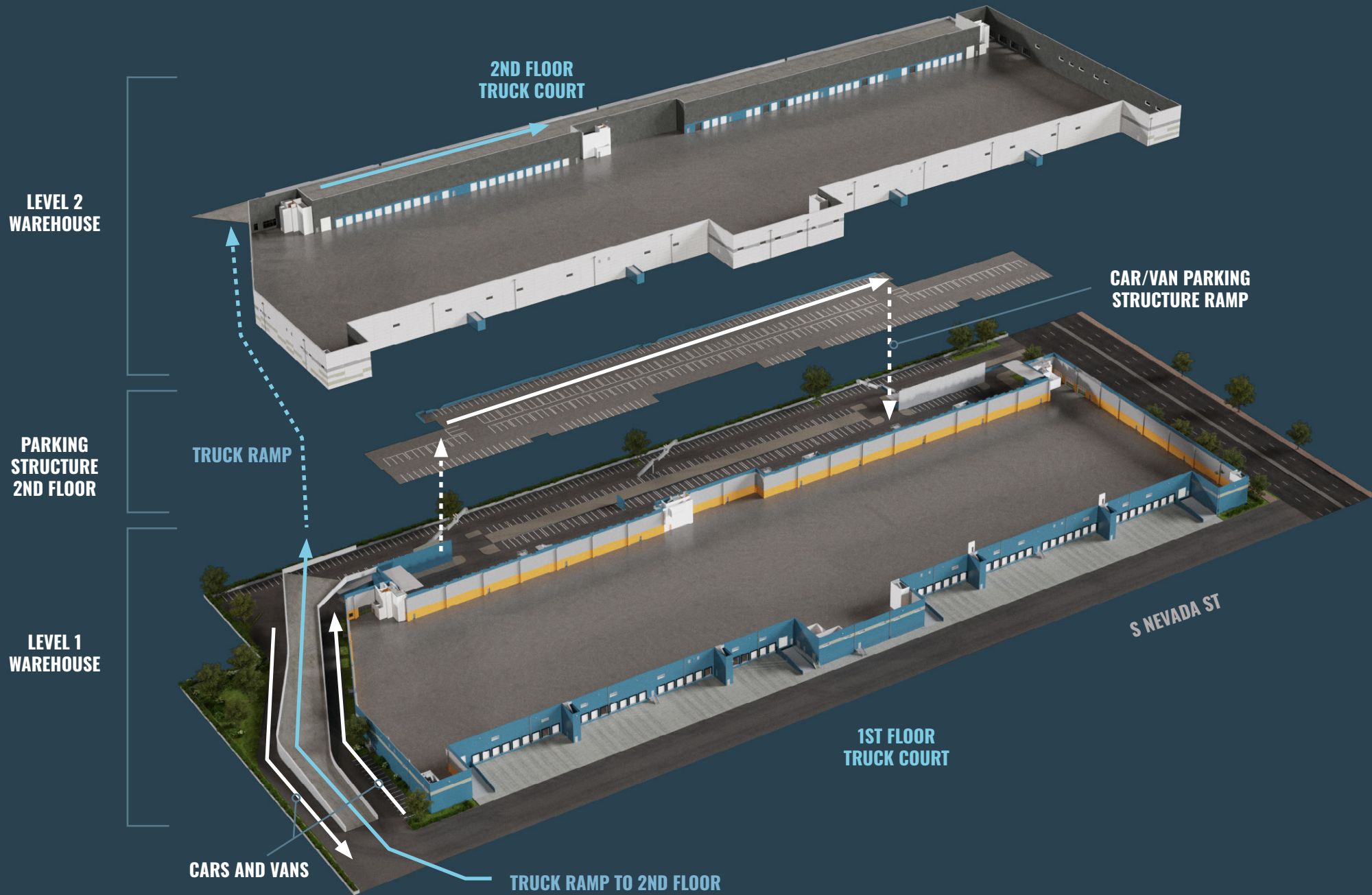


131'
Truck
Court



3,000
Amps
Power

CIRCULATION



INGRESS

EGRESS



STRATEGICALLY LOCATED

SR-99

Adjacent to Highway

9 MILES

to Sea-tac International Airport

1.5 MILES

to Interstate 5

1-3 MILES

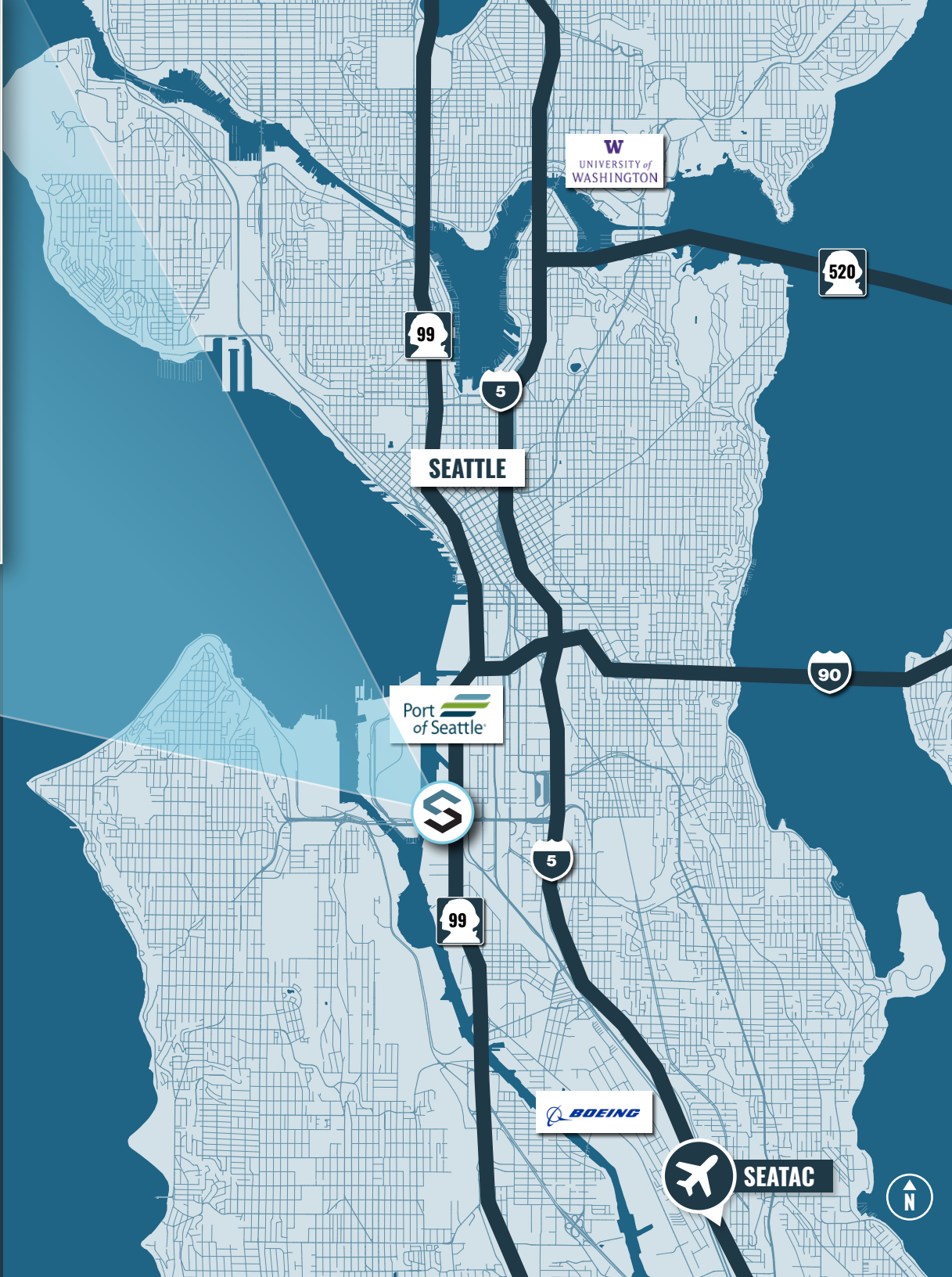
to Port of Seattle Terminals

20 MIN

of All Seattle Neighborhoods & Bellevue

4 MILLION

People Within a 1 Hour Drive





SEATTLE

METRO LOGISTICS

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