

371,417 Square Foot Building Permit Ready



20413 59th Place South
Kent, WA 98032

Pacific Gateway is a unique industrial development for tenants seeking large Class A warehouse/distribution buildings. Its location, amenities and quality of construction are noteworthy.

The Park is located along the Green River with views of Mount Rainier. Park amenities include jogging/bike trails, beautiful landscaping, nearby bus routes, shopping and food.

Available 12 months from lease signing

SEGALE PROPERTIES

PO Box 88028
206.575.2000

Tukwila, WA 98138
www.segaleproperties.com

Contact Diane M. Decker, CPM®
206.575.2000
ddecke@segaleproperties.com

Pacific Gateway Business Park is located in the heart of the Kent Valley at South 212th St and 59th Place South off West Valley Highway. Pacific Gateway's location in the Kent Valley is unrivaled.

Benefits include:

- Direct access to I-5, I-405 and SR-167
- Mid-point location to both Puget Sound regional ports: 17 miles from the Port of Seattle and 23 miles from the Port of Tacoma
- 4 miles from Sea-Tac International Airport
- Close-in location will reduce trucking overhead costs (fuel and wages)
- No City Business and Occupation (B&O) taxes



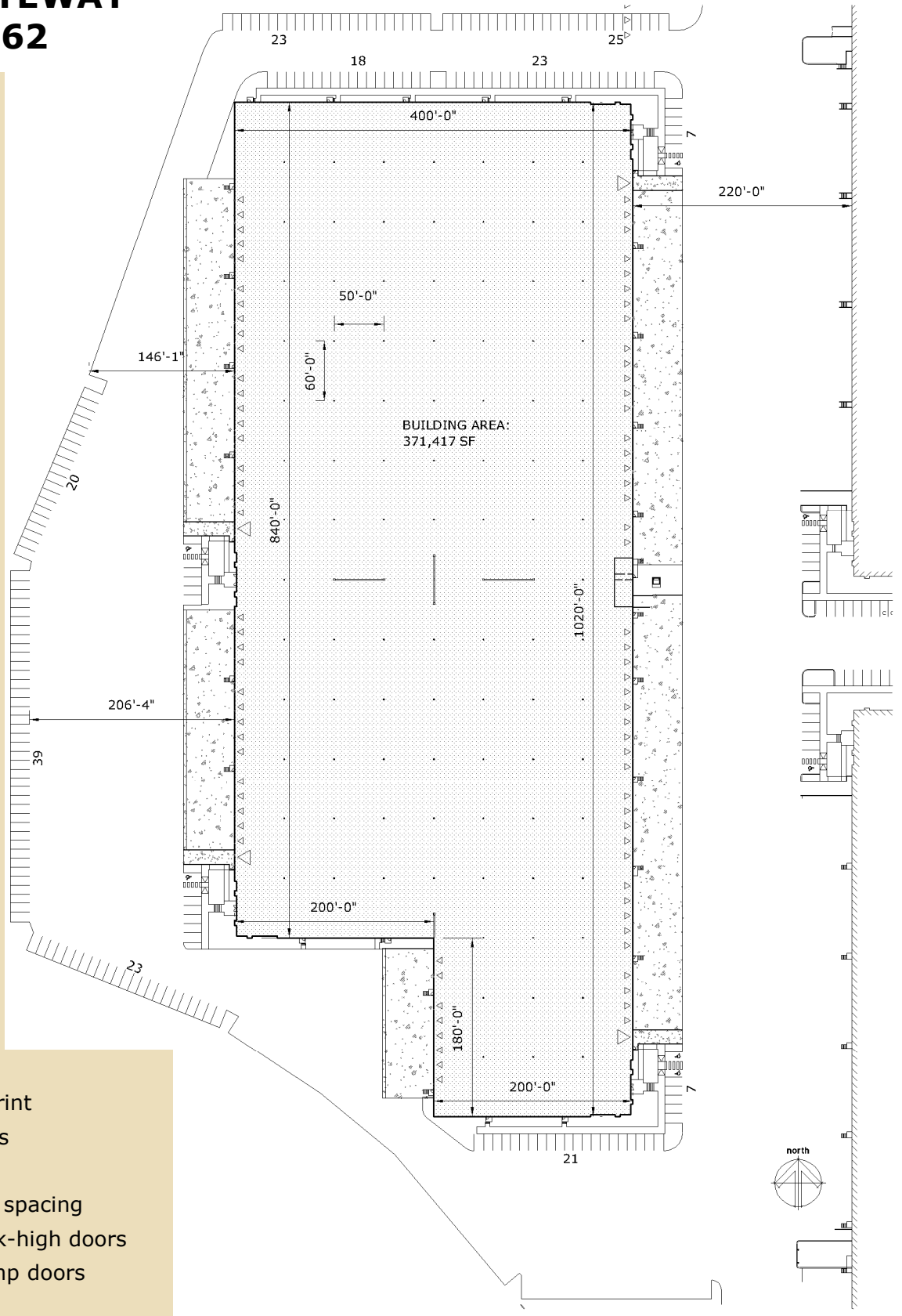
SEGALE PROPERTIES

PO Box 88028
206.575.2000

Tukwila, WA 98138
www.segaleproperties.com

Contact Diane M. Decker, CPM®
206.575.2000
ddecker@segaleproperties.com

PACIFIC GATEWAY BUILDING 062



- 19.82 acre site
- 371,417 sf footprint
- 219 parking stalls
- 30' clear height
- 50' x 60' column spacing
- 84 - 9' x 10' dock-high doors
- 4 - 12' x 16' ramp doors

SEGALE PROPERTIES

PO Box 88028
206.575.2000

Tukwila, WA 98138
www.segaleproperties.com

Contact Diane M. Decker, CPM®
206.575.2000
ddecke@segaleproperties.com

Nobody Builds It Like Segale!

Unlike other developers who build, lease-up and turn for a quick profit on sales, Segale Properties builds for long term investment. We are fully-staffed with in-house construction, management, and maintenance personnel offering first-class building and quality customer service throughout the lease term. Segale's standard building shell features at Pacific Gateway Business Park exceed those offered by other buildings. Notable construction standards for Building 062 include:

- Preloaded building site with 500 lb floor loading capacity
- 24" pit-run gravel, 4" crushed rock, 5-1/2" reinforced concrete slab with 4000+ psi concrete and treated with Shur-Seal surface hardener.
- Concrete slab joints full-filled with semi-rigid polyurea
- TPO Single-Ply Roof Membrane with 5/8" plywood deck and R-22 roof insulation
- Security/safety screens on every skylight
- Upper windows placed in perimeter walls for natural lighting
- ESFR sprinkler system with K-17 heads per NFPA Standards
- Truck canopy 4' over dock-high loading doors
- Two 24"x 7" vision panels in every 9' x 10' dock door
- 14" x 10" x 4.5" laminated dock bumpers
- Dock seals on every dock door
- 40,000 lb air-bag dock levelers on every dock door. Concrete prep work completed for future truck restraint installation, if any.
- Compact fluorescent can lighting under canopies on 15' centers
- Exterior emergency lighting at exit doors
- Up to 5,000 amps of 277/480-volt, 3-phase power
- T8 fluorescent high-bay warehouse lighting at 15 foot candles
- Fourplex outlet at every dock-high door
- Parking lot area is 2-1/2" asphalt paving (with added oil for strength), over 6" crushed rock, over 12" pit-run gravel
- 50' wide 6" thick reinforced concrete apron with trench drains to provide positive drainage away from the building. Base is 6" crushed rock over 12" pit-run gravel
- Elastomeric exterior paint on 8" reinforced concrete perimeter walls

SEGALE PROPERTIES

PO Box 88028
206.575.2000

Tukwila, WA 98138
www.segaleproperties.com

Contact Diane M. Decker, CPM®
206.575.2000
ddecker@segaleproperties.com