

# New Building for Lease

## 48,051 sf Available



## Pacific Gateway Business Park

20611 59th Place S  
Kent, WA 98032

New 434,002 sf  
warehouse/distribution  
building on 19.74 acres

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.

# SEGALE PROPERTIES

PO Box 88028 Tukwila, WA 98138  
206 575-2000 [www.segaleproperties.com](http://www.segaleproperties.com)

Contact Diane M. Decker, CPM®  
206 575-2000  
[ddecker@segaleproperties.com](mailto:ddecker@segaleproperties.com)

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### Pacific Gateway Building 041

Pacific Gateway Business Park is located in the heart of the Kent Valley at S 212th St and 59th PI S off W Valley Hwy.

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 Puget Sound regional ports: 17 miles from the Port of Seattle and 23 miles from the Port of Tacoma

- 4 miles from Sea-Tac Int'l Airport
- Close-in location will reduce trucking overhead costs (fuel and wages)
- No City B&O tax



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### Pacific Gateway Building 041

Where corporate image and amenity offerings are concerned, Pacific Gateway Business Park offers an attractive business park setting. The neighborhood features ample incentives for employee recruitment and retention.

- View of Mt. Rainier
- View of Green River
- Adjacent trail for walking, jogging and bike riding
- Beautiful landscaping
- Nearby bus routes
- Nearby shopping
- Nearby delis

#### Space Features:

- 9 dock-high doors
- 1 at-grade door
- BTS office
- 50' x 60' column spacing
- 30' clear height
- 800 amps power
- T8 fluorescent high-bay warehouse lighting at 15 foot candles



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## 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 exceed those offered by other buildings. Notable construction standards for Building 041 include:

- Preloaded building site with minimum 350 lb floor loading capacity
- 5-1/2" reinforced concrete slabs, 4,000+ psi, finished with Shur-Seal surface hardener over 4" crushed rock and 24" pit-run gravel
- Concrete slab joints full-filled with semi-rigid polyurea
- Firestone TPO Single-Ply Roof Membrane with 5/8" plywood deck
- R-21 roof insulation on roof deck
- Security/safety screens on every skylight
- Upper windows placed in perimeter walls for natural lighting
- ESFR sprinkler system with K-17 heads to Factory Mutual Standards
- Truck canopy 4' over dock-high loading doors
- Two 24"x 7" vision panels in EVERY 9' x 10' dock door
- 12' x 16' drive-in doors
- 14" x 10" x 4.5" laminated dock bumpers
- Dock seals and 40,000 lb air-bag Kelly dock levelers on EVERY dock door
- Compact fluorescent can lighting under canopies on 15' centers
- Exterior emergency lighting at exit doors
- Up to 5,000 amps of 480-volt, 3-phase power distributed as four 800-amp panels and four 200-amp panels
- 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'-6" concrete apron in loading areas is 6" crushed rock over 12" pit-run gravel
- Trench drains for positive drainage away from building
- Elastomeric exterior paint on 8" reinforced concrete perimeter walls

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