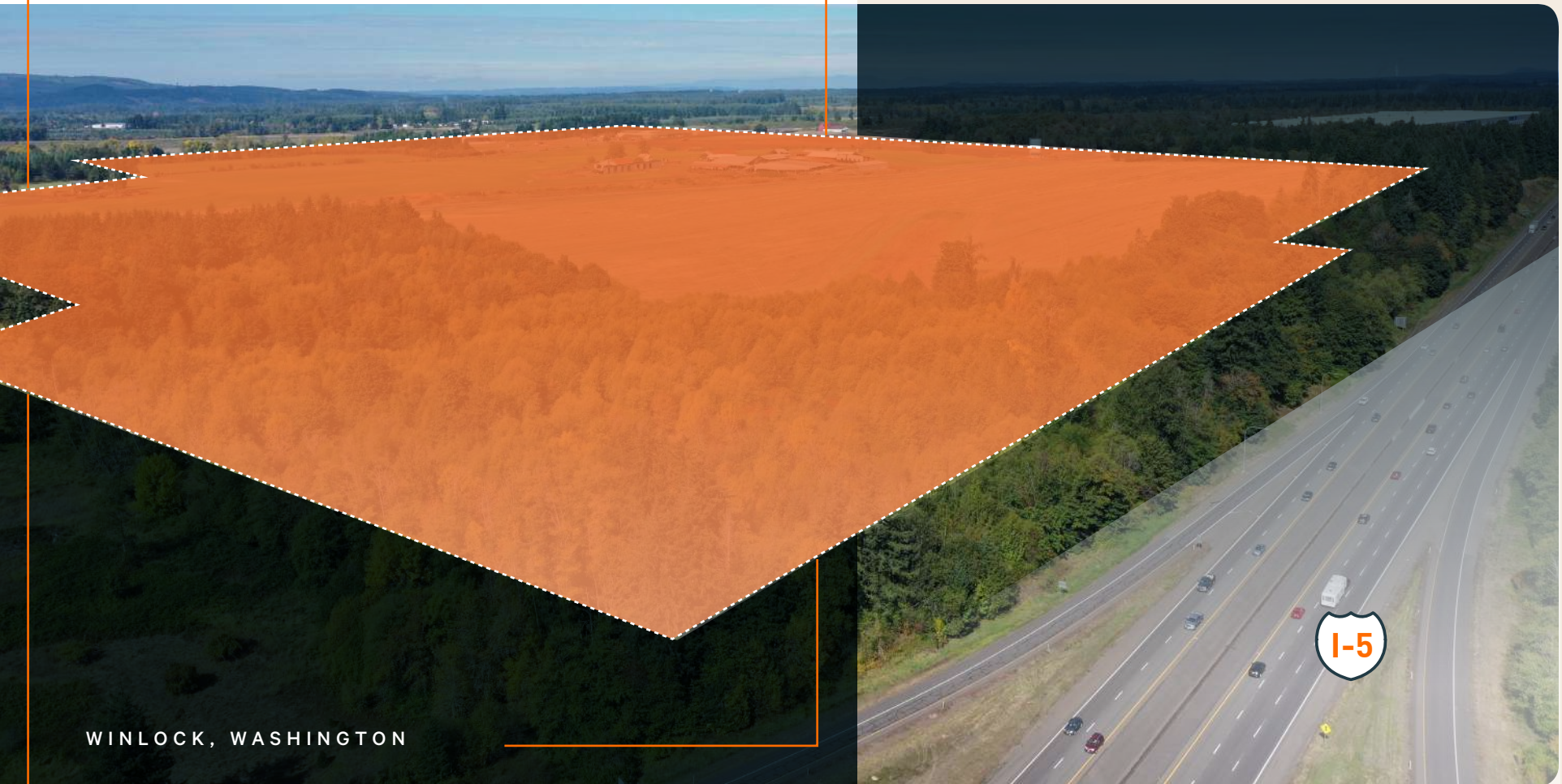


WAREHOUSE FOR LEASE

EXETER I-5 GATEWAY

5 BUILDINGS | ±3 MSF

FULLY ENTITLED/PERMITTED
MASS GRADING COMPLETE NOVEMBER 2022
CAN DELIVER AS EARLY AS SEPTEMBER 2023

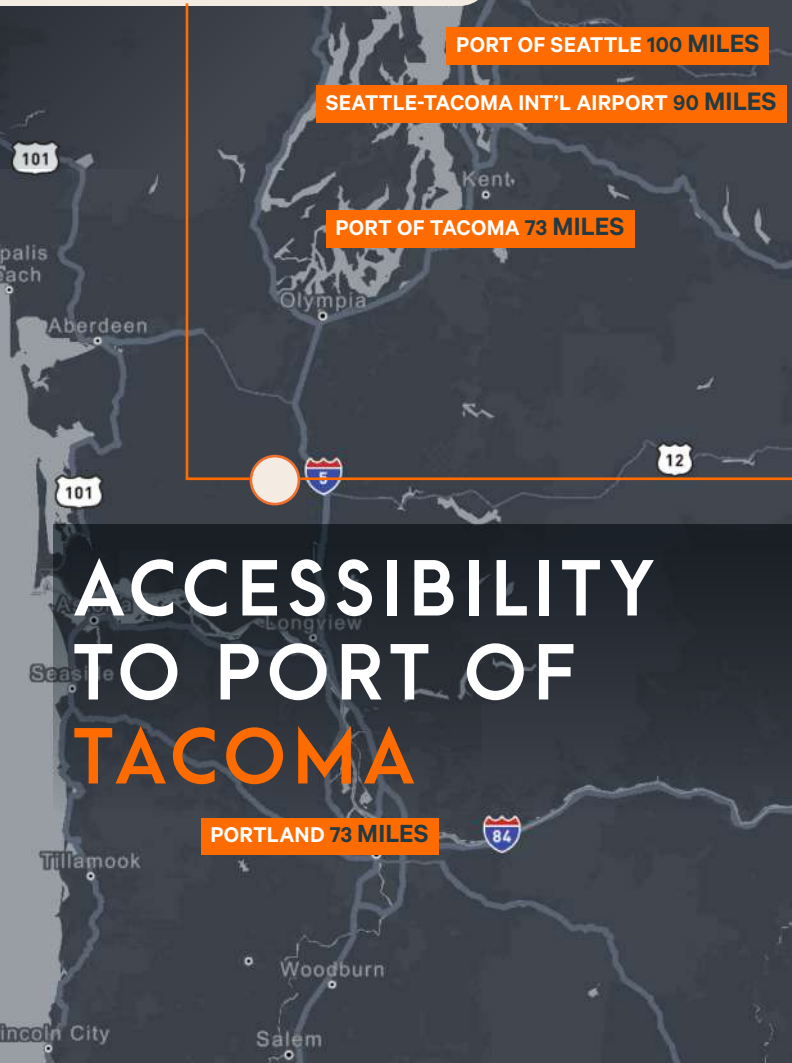


WINLOCK, WASHINGTON

IEQT | EXETER

CBRE

EXETER I-5 GATEWAY



ACCESSIBILITY TO PORT OF TACOMA



LOWE'S DISTRIBUTION CENTER

PROJECT OVERVIEW

ADDRESS	SR-505 & Mickelsen Pkwy. Winlock, WA 98596
SITE AREA	200.33 acres
ZONING	Light Industrial (LI), Lewis County
WAREHOUSE	5 buildings, ±3 MSF
TIMING	Mass Grading has Begun Can Deliver as early as July 2023

PACIFIC NW REGIONAL LOGISTICS CENTER

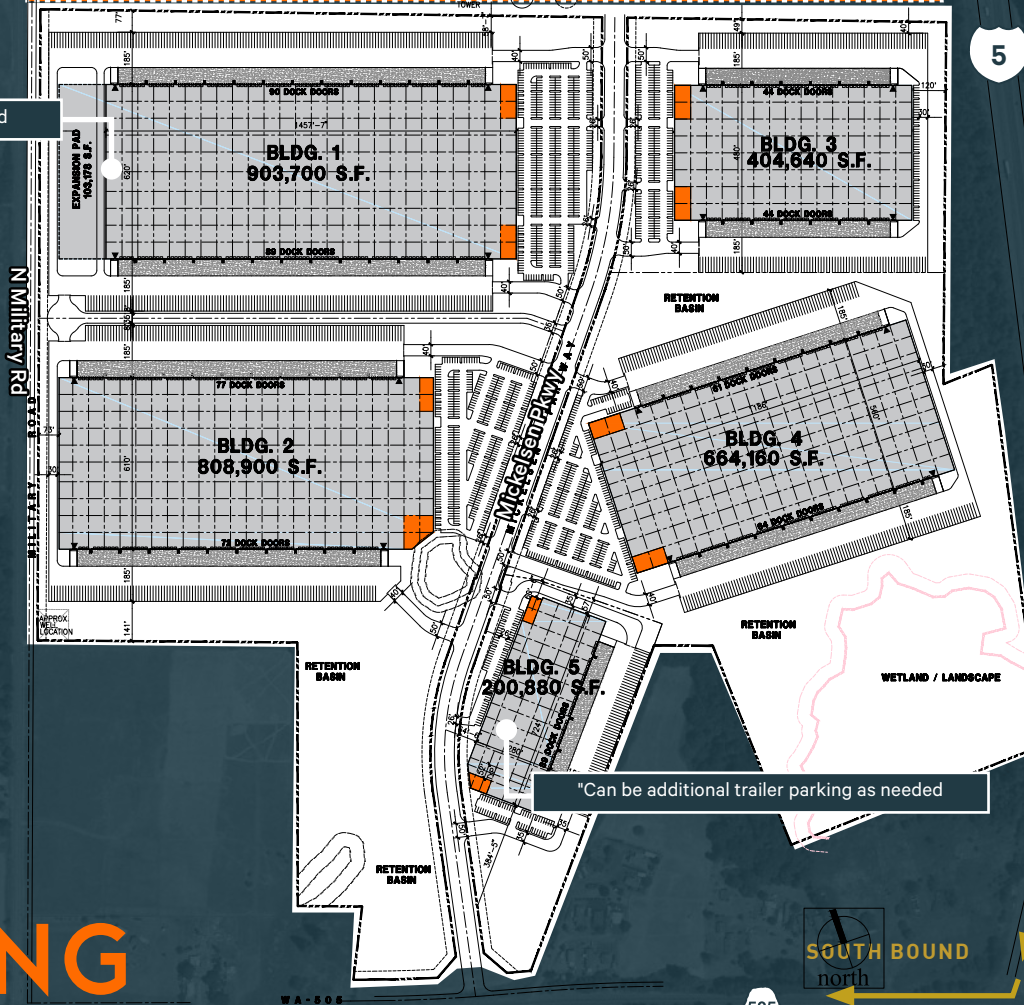
Includes Lowe's 1.2 MSF Distribution Center
Occupancy September 2021

SITE PLANS

2,982,280 SF

AVAILABLE FOR LEASE
OR BUILD-TO-SUIT

*1.0MSF including optional expansion pad



Please see next page
to see optional 1.2MSF
alternate site plan

5 BUILDING SITE PLAN

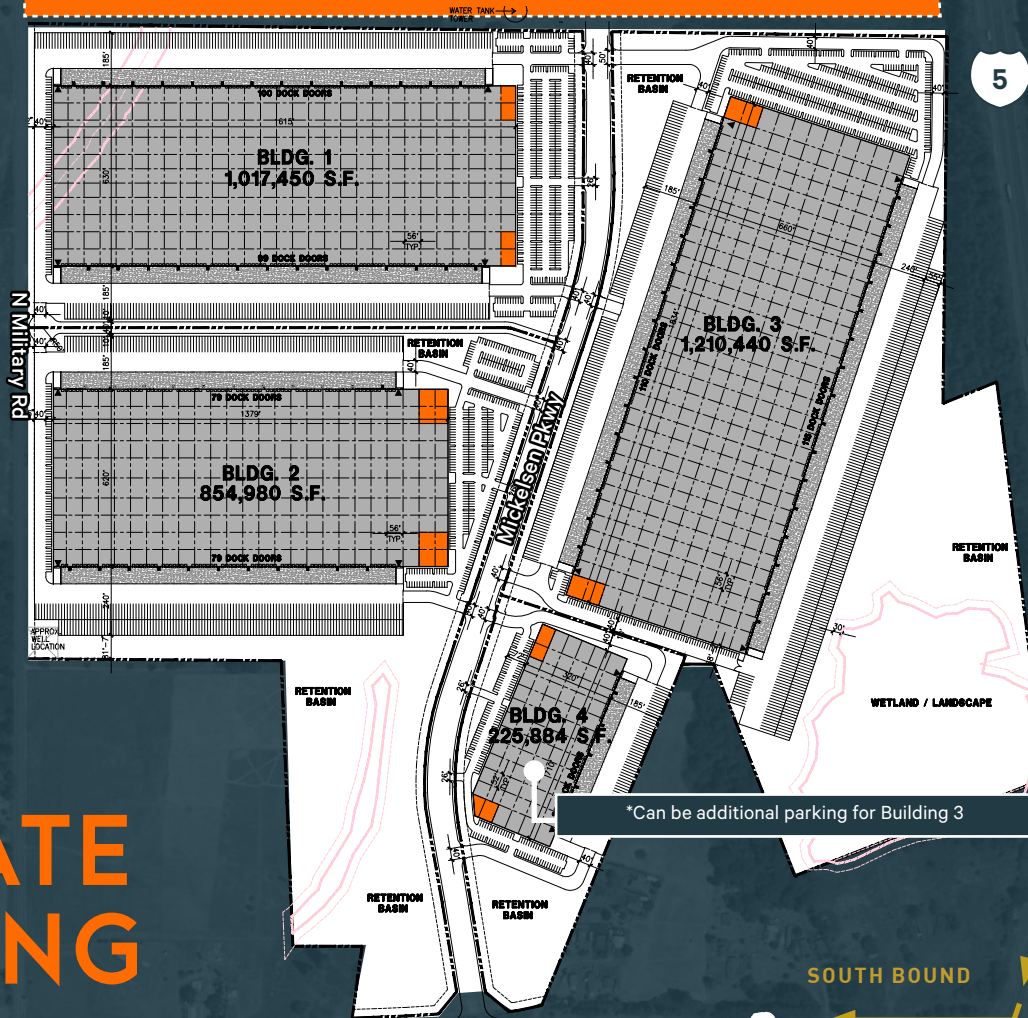
PACIFIC NW REGIONAL LOGISTICS CENTER

Includes Lowe's 1.2 MSF Distribution Center
Occupancy September 2021

SITE PLANS

3,308,754 SF

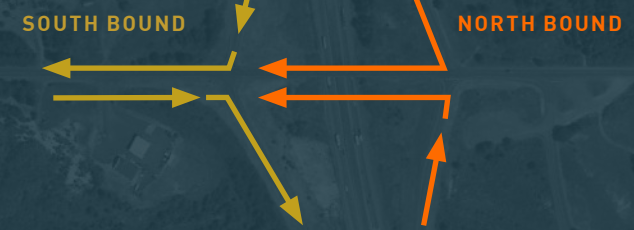
AVAILABLE FOR LEASE
OR BUILD-TO-SUIT



ALTERNATE 4 BUILDING SITE PLAN

- Warehouse
- Potential Office

5 Direct on/off I-5 access



5 BUILDING SPECS



UP TO 1,006,878 SF WITH EXPANSION PAD

PACIFIC NW REGIONAL LOGISTICS CENTER

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5
RENTABLE AREA	903,700 SF	808,900 SF	404,640 SF	664,160 SF	200,800 SF
OFFICE AREA BTS	BTS	BTS	BTS	BTS	BTS
BUILDING STRUCTURE EXTERIOR	Perimeter concrete tilt-up walls, chamfered and caulked both sides				
CLEAR HEIGHT	40' Clear Height				
COLUMN SPACING	56' X 50' w/ 60' speed bay				
SPRINKLERS	ESFR				
POWER	As needed				
LOADING	179 DH / 4 GL	149 DH / 4 GL	88 DH / 4 GL	125 DH / 4 GL	39 DH / 1 GL
TRUCK COURT	135'				
CAR PARKING	488	408	274	334	121
TRAILER PARKING	305	225	160	195	61
ROOFING	60 mil reinforced TPO				
ROOF INSULATION	R-38 insulation				
FLOOR SLAB	7" reinforced concrete slab (#4 @ 24" OCEW) @ 4000PSI				
HEATING	Freeze protection warehouse heating				
LIGHTING INTERIOR	LED warehouse lighting to 30 FC at 36" AFF				
SKYLIGHTS	4' x 8' skylights for 1% of roof area				

INDIVIDUAL
BUILDING SPECS

PARKWIDE
BUILDING SPECS

4 BUILDING SPECS



PACIFIC NW REGIONAL LOGISTICS CENTER

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
RENTABLE AREA	1,017,450 SF	854,980 SF	1,210,440 SF	225,884 SF
OFFICE AREA BTS	BTS	BTS	BTS	BTS
BUILDING STRUCTURE EXTERIOR	Perimeter concrete tilt-up walls, chamfered and caulked both sides			
CLEAR HEIGHT	40' Clear Height			
COLUMN SPACING	56' X 50' w/ 60' speed bay			
SPRINKLERS	ESFR			
POWER	As needed			
LOADING	199 DH/4GL	158 DH/4GL	225 DH/4GL	39 DH/2GL
TRUCK COURT	135'			
CAR PARKING	559	441	605	161
TRAILER PARKING	307	366	569	54
ROOFING	60 mil reinforced TPO			
ROOF INSULATION	R-38 insulation			
FLOOR SLAB	7" reinforced concrete slab (#4 @ 24" OCEW) @ 4000PSI			
HEATING	Freeze protection warehouse heating			
LIGHTING INTERIOR	LED warehouse lighting to 30 FC at 36" AFF			
SKYLIGHTS	4' x 8' skylights for 1% of roof area			

INDIVIDUAL
BUILDING SPECS

PARKWIDE
BUILDING SPECS



Flexible Design

Design options can be customized to fit your needs.



Established Logistics Location

Located immediately south of new 1.2 million square foot Lowe's distribution center; UNFI, Michaels and Fred Meyer distribution centers are also located nearby.



Tax Incentives

Washington State offers tax incentives for new industrial buildings larger than 200,000 SF.



Ideal Business Climate

Winlock is a business-friendly community with low tax rates and an accelerated permit process.

PROJECT HIGHLIGHTS



LOWE'S DISTRIBUTION CENTER
1.2 MSF



Rare Large Warehouse Opportunity

Exeter I-5 Gateway can deliver two large buildings, each in excess of one million square feet.



Strategic Location

Exeter I-5 Gateway is located less than a half mile from I-5 and nearly equidistant between Seattle and Portland.



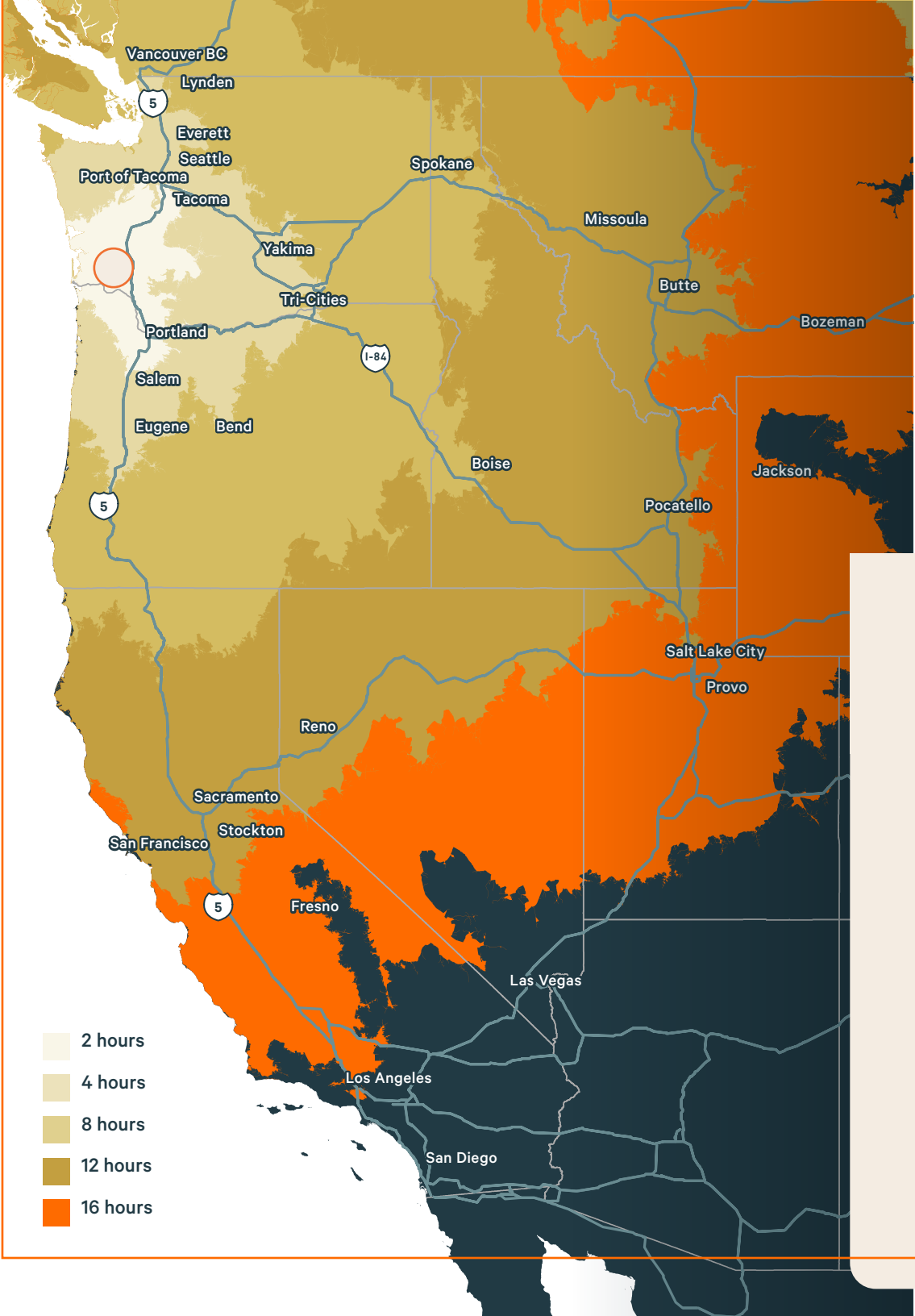
Plentiful Labor Pool

10.5% of the working population within a 45 minute drive already works in a Transportation and Material Moving occupation; customized workforce training grants are available from WorkSource Lewis County.



Lower Cost of Living

On average, the cost of living in Lewis County 26% lower than King County and 13% lower than Pierce County, according to the Economic Policy Institute.



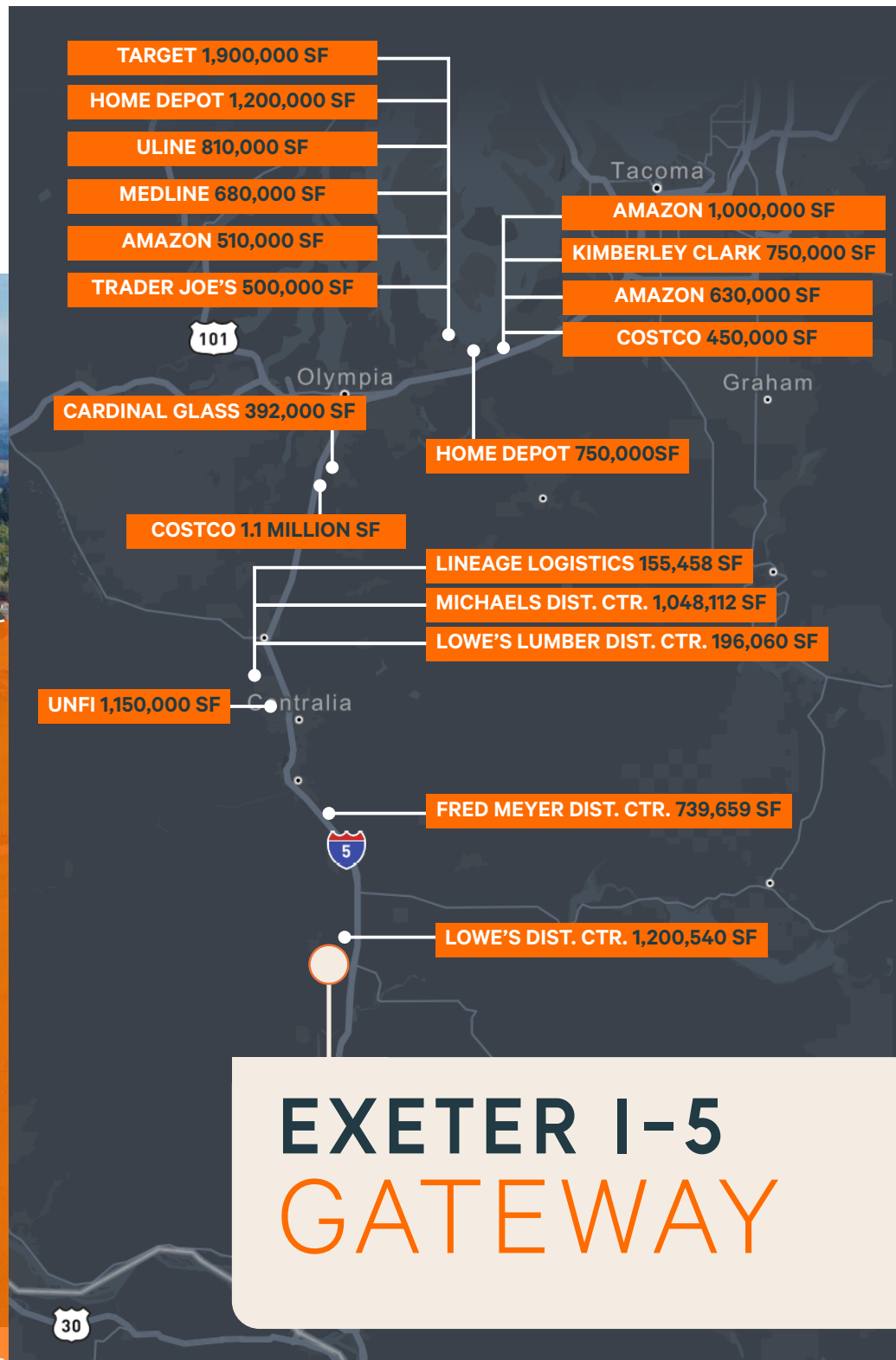
LOCATION OVERVIEW

- » Immediately adjacent to I-5 Northbound and Southbound ramps @ Exit 63
- » I-5 frontage allows signage opportunities viewable in both Northbound and Southbound directions
- » Within an 8 hour drive of Northern CA, Vancouver, B.C, and Boise, ID

DRIVE TIMES

SEATTLE, WA	103 miles
TACOMA, WA	70 miles
PORT OF TACOMA	75 miles
PORTLAND, OR	73 miles
YAKIMA, WA	142 miles
TRI-CITIES, WA	220 miles
VANCOUVER, B.C.	245 miles
SPOKANE, WA	341 miles
BOISE, ID	494 miles
MISSOULA, MT	558 miles
RENO, NV	603 miles
SACRAMENTO, CA	650 miles
SAN FRANCISCO, CA	705 miles
SALT LAKE CITY, UT	830 miles
LAS VEGAS, NV	1,034 miles
LOS ANGELES, CA	1,035 miles

LOCATION OVERVIEW



WAREHOUSE FOR LEASE

EXETER I-5 GATEWAY

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