

I-90 MIDDLE FORK BUSINESS PARK | NORTH BEND

FOR SALE OR LEASE

NEW CONSTRUCTION, INSTITUTIONAL QUALITY TILT-UP INDUSTRIAL BUILDINGS

Intersection of 468th Avenue SE and SE 144th Street | North Bend, Washington



Purchase Price (Shell and Land):

\$93.00*/SF

* Mezzanine included, 100,000 SF or more

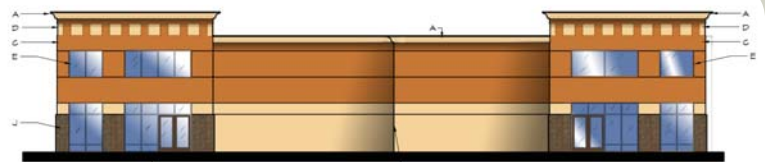
Lease Rates:

\$0.50 Shell, \$1.25 Office

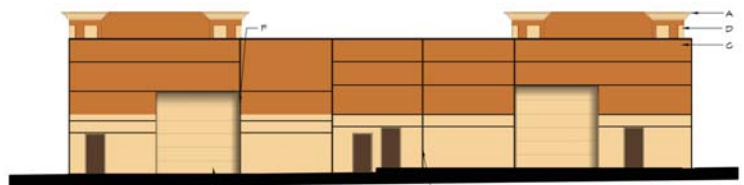
For more information:

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BLDG G-H SOUTH - EAST (FRONT) ELEVATION



BLDG A-B NORTH WEST (REAR) ELEVATION

Above renderings are for illustration purposes only



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I-90 Middle Fork Business Park

Intersection of 468th Avenue SE
and SE 144th Street
North Bend, Washington

Land Size (Phase I)

- Approximately 17 Acres
- Zoning - City of North Bend EP2

Utilities

- Gas - Puget Sound Energy in 468th Avenue SE
- Power - Puget Sound Energy in 468th Avenue SE
- Water - Sallal Water District
- A certificate of water availability is held by owner
- Sewer - Service projected availability upon building completion

Environmental Study

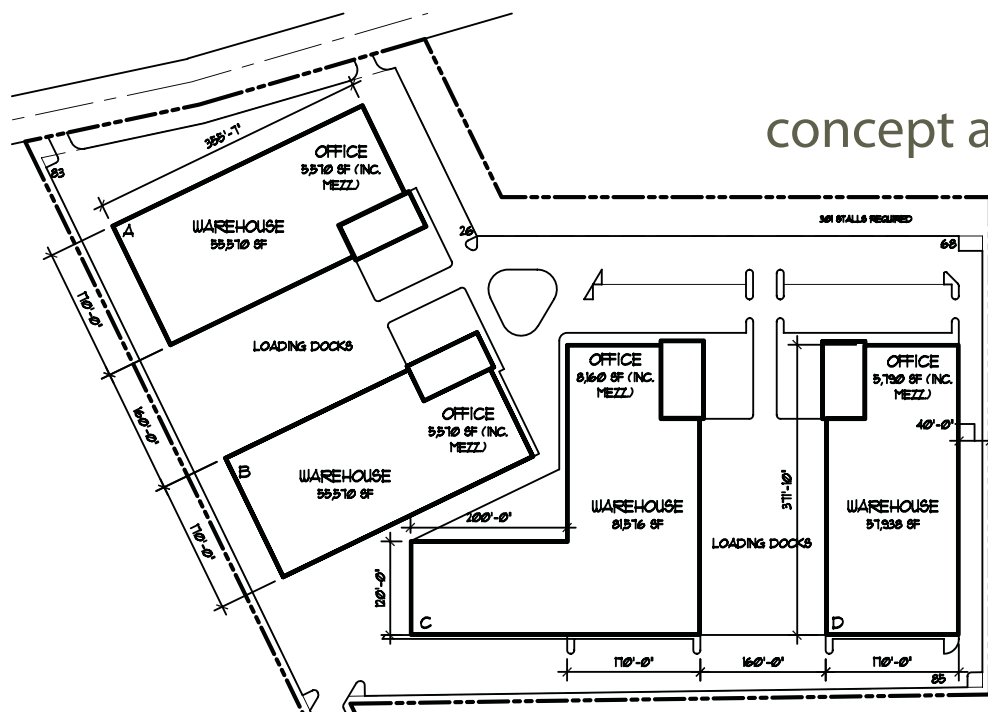
- Level 1 environmental study complete which indicates site is clean

Entitlements

- PHASE I - Designed to accommodate 23,000 SF to 300,000 SF buildings
- FUTURE DEVELOPMENT PHASES - Build-to-suit sites with a single building of up to 600,000 SF

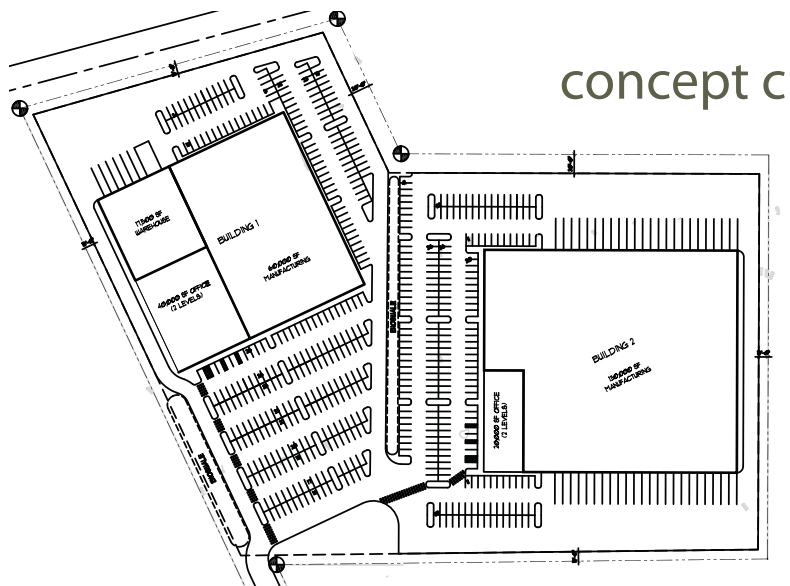
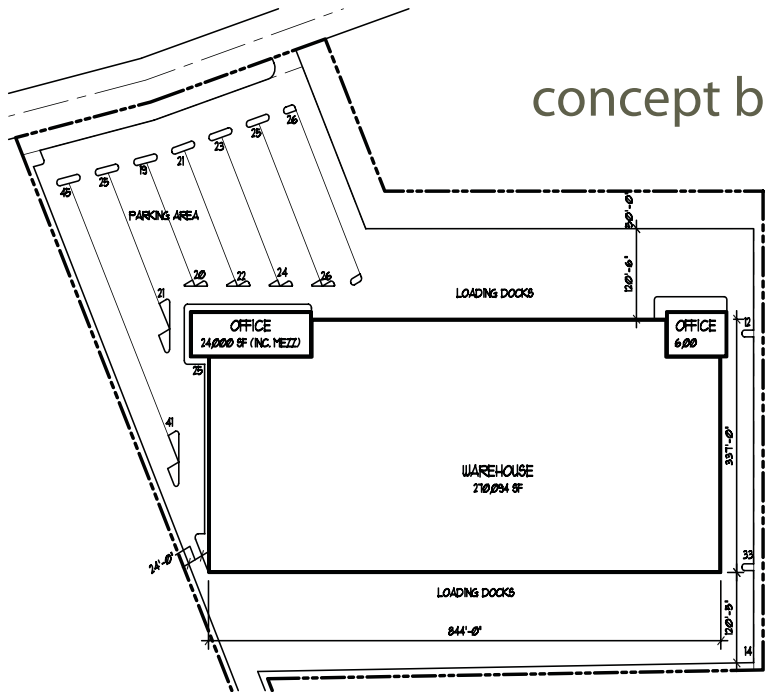
User Benefits

- Strategic location - equal distance to Ports of Seattle and Tacoma.
- Immediate I-90 access (East or West)
- All desired trucking support services (fuel, repairs, restaurant, hotel, etc.) adjacent to the business park
- Fast track, build-to-suit facility, alternatives including cross-dock and buildings from 23,000 SF to 900,000 SF
- Buildings for sale or lease
- Experienced quality/value track record developer (Seacon)
- Proven location - adjacent to the new Genie Industries Repair and Distribution Center



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The strategic location of Middle Fork Business park provides equal distant transportation times to the ports of Seattle and Tacoma. With immediate access to I-90 East or West, this site will enable businesses to supply and serve regional and national clients and customers quickly and efficiently with long haul (I-90) access to the Mid West and East Coast.



GREAT PROXIMITY TO MAJOR PORTS:

- Bellevue - 28 Miles
- Seattle - 34 Miles
- Tacoma - 47 Miles
- Everett - 55 Miles
- Chicago - 2,033 Miles
- Boston - 3,015 Miles

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