## **UP TO 1.2M SF OF INDUSTRIAL DEVELOPMENT**

1572



MODERN LOGISTICS FULL STEAM AHEAD BUILD-TO-SUITS FOR SALE OR LEASE

CUSHMAN & WAKEFIELD



# RAILWAYS OF OPPORTUNITY

Experience unparalleled connectivity and strategic advantages at McCleary Industrial Park. This build-to-suit opportunity is ideal for users in need of connectivity to a major metro, as well as rail and deep-water port access to move bulk commodities.

157





1573

Heavy Industrial Zoning



Deep-Water Port Access







Build-to-Suit or Lease to Purchase



Outside Storage Yard Opportunity



572



Multiple Site Configurations (Up to 1.2M SF Total)





## ON THE RIGHT TRACK

Situated along the Puget Sound & Pacific Railroad (PSAP) line, McCleary Industrial Park offers users exceptional access to get products from here to there, near or far.



## **STRENGTH IN** THE NUMBERS

Benefiting from a labor pool exceeding 530,000 workers within a 40-mile radius, users at McCleary Industrial Park gain crucial access to a robust workforce surrounding city limits.

### TOTAL POPULATION:

» Within 30 miles: 430,580 » Within 40 miles: 867,441

### **WORKFORCE:**

» Within 30 miles: 264,823 » Within 40 miles: 538,161

### **AVERAGE INCOME:**

» Within 30 miles: \$104,107 » Within 40 miles: \$108,710

**MEDIAN AGE OF POPULATION:** » Within 30 miles: 41.9 » Within 40 miles: 40.2

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