

Special Insert: Subarea Profiles

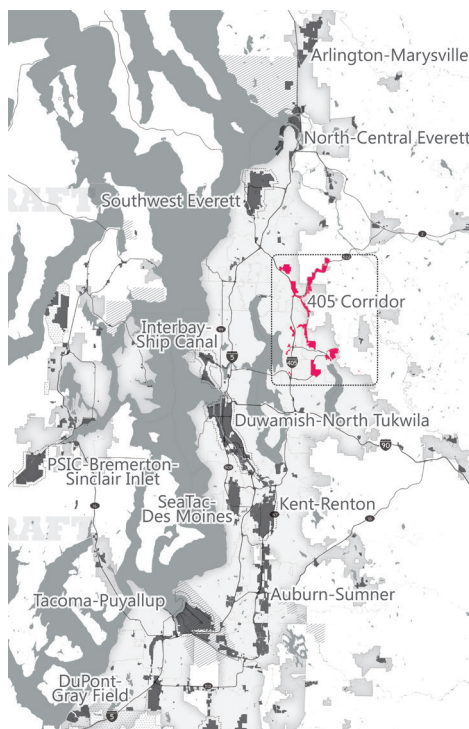
The following pages provide detailed profiles of each industrial subarea in the region. The subareas are listed below.

1. 405 Corridor
2. Arlington-Marysville
3. Auburn-Sumner
4. DuPont-Gray Field
5. Duwamish-North Tukwila
6. Frederickson-Lakewood
7. Interbay-Ship Canal
8. Kent-Renton
9. North-Central Everett
10. PSIC-Bremerton-Sinclair Inlet
11. SeaTac-Des Moines
12. Southwest Everett
13. Tacoma-Puyallup

1. Dispersed-King County
2. Dispersed-Kitsap County
3. Dispersed-Pierce County
4. Dispersed-Snohomish County

Industrial Subarea Profile: 405 CORRIDOR

Key Map



Overview

The 405 Corridor subarea is a network of lands along major transportation corridors from Bothell to Bellevue. The subarea's 4,405 acres are characterized by high overall employment density. The subarea has much industrial-commercial land that also supports many non-industrial jobs, with 53,600 of the subarea's 95,300 workers. These interspersed commercial uses, as well as light industrial high-tech and "flex" space may account for the subarea's higher than average lease rates, since commercial space is typically more expensive. These lands may be subject to significant development pressure, especially where zoning allows for higher density commercial uses in predominantly industrial areas.

Prominent infrastructure, assets and anchors include I-405 and SR 520 which bisect the subarea from North to South and East to West, respectively. The Port of Seattle-owned Eastside Rail Corridor is a major freight rail asset. The Microsoft campus anchors the eastern end of the corridor, and Bel-Red has numerous development projects in the pipeline.

Vital Statistics

Subarea Size, in Acres
4,405

Percent of Region's Industrial Land
6%

Industrial / Non-Industrial Employment
41,800 / 53,600






Percent of Region's Industrial Employment
8%

Ownership (by Parcel Area)
9% Public
91% Private

Average Parcel Size
3.6 acres

Specialization
Printing & Publishing,
Electronics, Wholesaling

Industries & Employment

Macro Grouping	Industry Grouping	Employment	Percentage of	
			Subarea	All Subareas
 Construction	Builders & Contractors	4,600	11%	
	Heavy & Civil Construction	400	1%	
	Total	4,900	12%	16%
 Manufacturing	Aerospace Manufacturing	1,300	3%	
	Electronics & Components	5,800	14%	
	Food & Bev Processing	1,000	2%	
	Machinery & Transport. Equip.	2,100	5%	
	Metals & Fabrication	1,100	3%	
	Printing & Publishing	8,500	20%	
	Refining, Chemicals & Plastics	800	2%	
	Textiles, Apparel & Leather	100	0%	
	Wood & Paper Products	100	0%	
	Other Manufacturing	2,400	6%	
	Total	23,200	55%	14%
 Transportation	Distr. & Logistics	1,500	4%	5%
	Transp., Distr, Logistics	1,500	4%	
 Warehousing & Wholesale	Warehousing & Storage	100	0%	
	Wholesaling	5,300	13%	
	Total	5,400	13%	11%
 Other Industrial	Building & Grounds Serv.	2,000	5%	
	Industrial Services	300	1%	
	Telecom, Broadcasting & Video Prod.	3,100	7%	
	Utilities	500	1%	
	Waste Mgmt. & Remediation	400	1%	
	Other Industrial	500	1%	
	Total	3,100	16%	28%
All Industrial		41,800		
Non-industrial		52,100		
Public Sector		1,500		
Total Employment		95,300		

Source: PSRC, Washington State Employment Security Department (ESD), CAI, 2012

NOTE: Total employment represents covered employment only; numbers may not sum due to rounding; percentage of subarea represents percentage of all industrial jobs in the subarea; percentage of all subareas represents percentage of macro grouping total across all subareas; employment figures for individual groupings may be suppressed (-) due to confidentiality requirements.

Industrial Subarea Profile: 405 CORRIDOR

Land Use

Top Ten Assessor's Land Use Codes

Rank	Category	Acreage
1	High Tech/ Flex	805
2	Warehouse	422
3	Industrial Park	334
4	Undeveloped (Vacant) Land	289
5	Office Building	245
6	Vacant (Industrial)	185
7	Vacant (Commercial)	170
8	Industrial (General Purpose)	142
9	Right of Way/Utility, Road	134
10	Mining/Quarry/Ore Processing	108

Source: King County Assessor; CAI

Note: Assessor's land use codes may not accurately reflect current parcel land use.

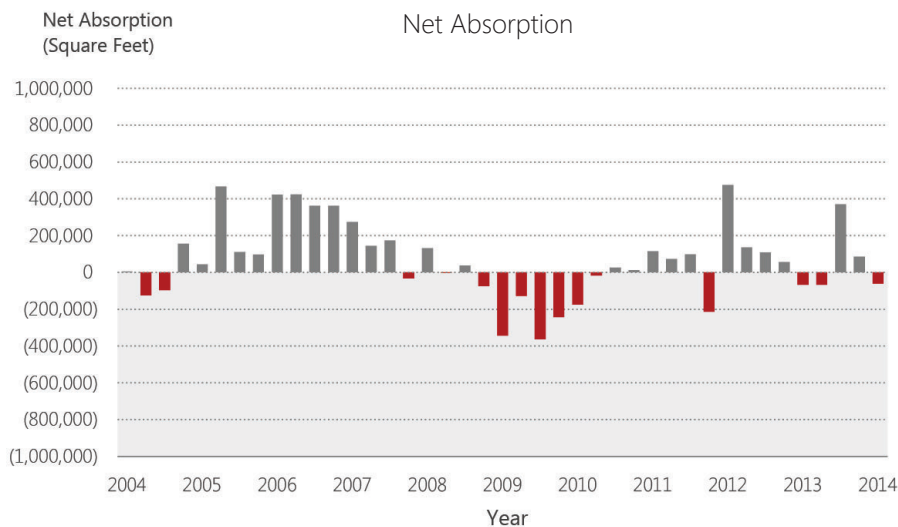


Above: "Flex Tech" building in Bothell.



Below: Aerial view of Microsoft West Campus, Redmond.

Market Trends



Facilities



Bldg Size (sq ft)	# of Parcels
0-5k	437
5k-200k	763
200k - 1m	43
1m+	1

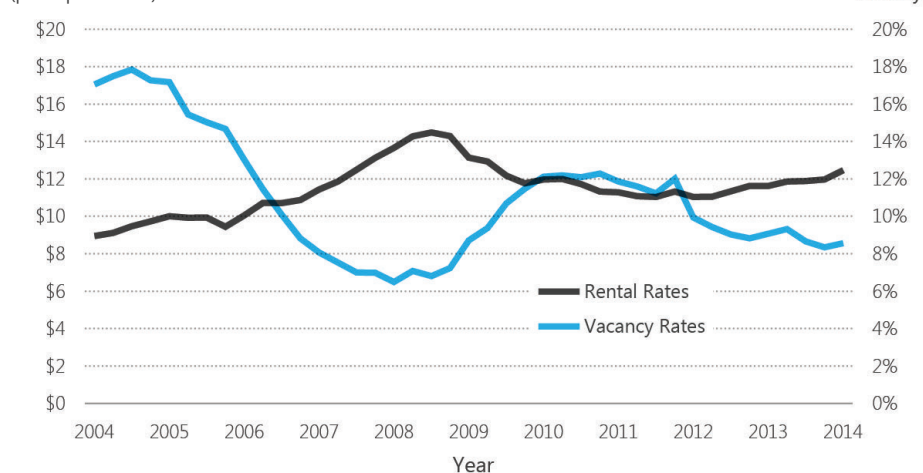


Bldg Age	# of Parcels
1900-1950	40
1950-1975	28
1975-2000	132
2000+	47

Annual Rent (per Square Foot)

Rental Rates & Vacancy

Vacancy



Floor Area Ratio	# of Parcels
.0-.1	425
.1-.25	177
.25-.5	496
.5-.75	97
.75+	49

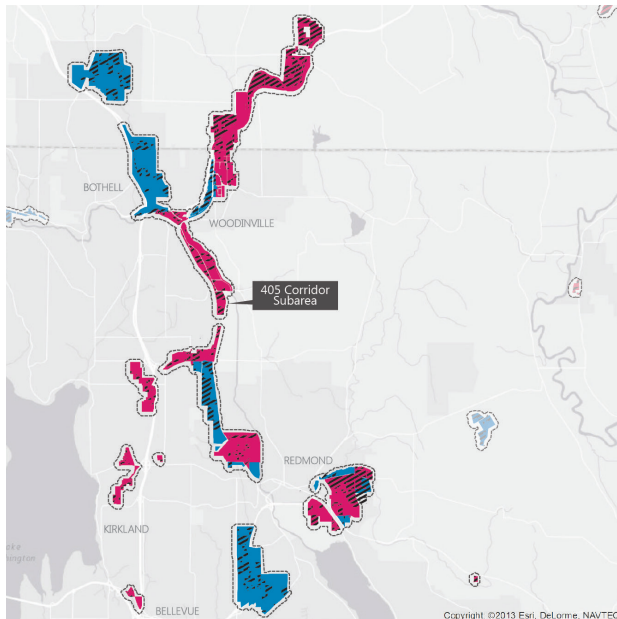
Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Limited data may exist on building age.

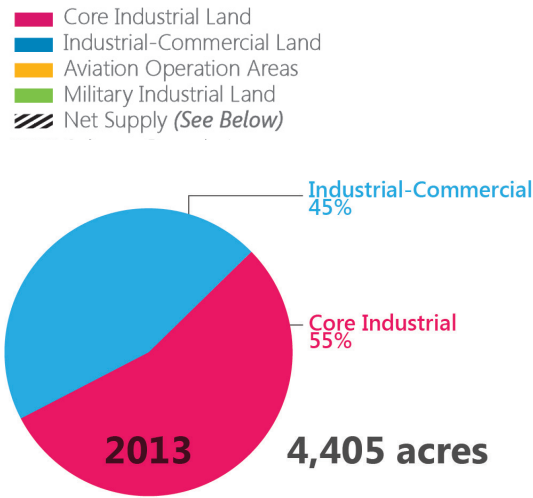
Source: CoStar; CAI, 2014

Industrial Subarea Profile: 405 CORRIDOR

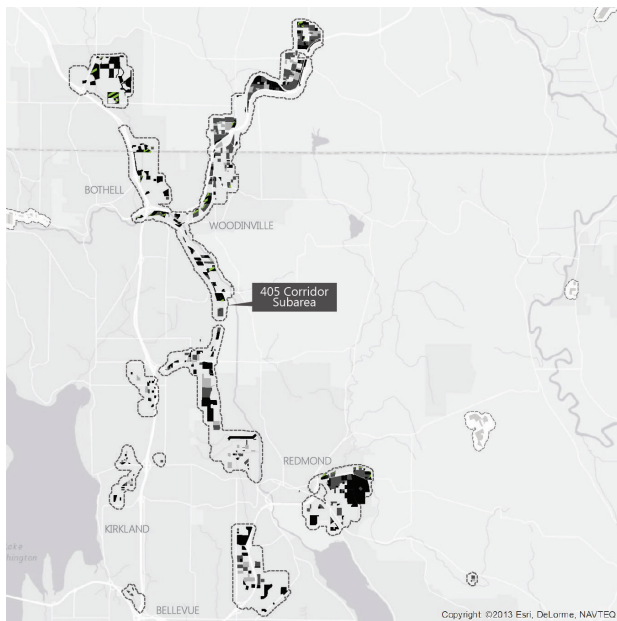
Gross Industrial Land Supply By Segment



Gross industrial land supply are lands either currently zoned industrial, or designated in comprehensive plans for future industrial land use.



Net Industrial Land Supply By Tier



Net industrial land supply is a subset of gross supply comprised of vacant and physically redevelopable land that deducts acreage for future rights-of-way and critical areas and is intended to reflect lands available for growth in the region's industrial sector.



Net Supply Parcel Sizes

0-5 Acres	480
5-20 Acres	71
20-50 Acres	8
50+ Acres	1

Note: Parcel shapes as mapped do not reflect deductions for future rights-of-way, public uses or market factor. For deductions, see table, below.

Deduction Type	Tier A Vacant	w / Market Factor	Tier B Minor Improvements	w / Market Factor	Tier C Partially Developed	w / Market Factor	Total	w / Market Factor
Selection	892		576		214		1,682	
Less Floodway	13		6		0		19	
Less Wetland	63		10		1		74	
Less Future R.O.W.'s @ 2%	41		28		11		79	
Less Future Public Use @ 2%	41		28		11		79	
Market Factor @ 10%		73		50		19		143
Total Less Future Deductions	734	661	504	454	191	172	1,430 ac.	1,287 ac.

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Totals may not sum due to rounding.

Industrial Subarea Profile: ARLINGTON-MARYSVILLE

Key Map



Overview

The Arlington-Marysville industrial subarea is an important industrial and commercial hub in central Snohomish County. Marysville is the second largest city in the County with over 60,000 residents, while Arlington is a small, growing community with strong economic development efforts underway. Arlington Municipal Airport is a busy small craft airport and the focus of a burgeoning industrial area, with a mix of small aircraft support businesses, distribution space, and a broad range of light industrial activity. Nearby Marysville is a rapidly growing commercial hub in Snohomish County, the northernmost commercial center in the central Puget Sound region. Additionally, the newly designated 4,091-acre Arlington-Marysville countywide Manufacturing-Industrial Center (MIC) is well-positioned for industrial growth and future recognition as a regional MIC by PSRC.

Prominent infrastructure, assets and anchors include Arlington Municipal Airport, excellent truck access to I-5, access to north-central Washington, the northern Puget Sound and Canada; and a large area of BNSF freight rail spur-served industrial sites east of Arlington Airport.

Vital Statistics

Subarea Size, in Acres
3,303

Percent of Region's Industrial Land
5%

Industrial / Non-Industrial Employment
4,600 / 1,200

Percent of Region's Industrial Employment
1%

Ownership (by Parcel Area)
28% Public
72% Private

Average Parcel Size
9.6 acres

Specialization
Manufacturing, Warehousing

Industries & Employment

Macro Grouping	Industry Grouping	Employment	Percentage of Subarea	All Subareas
Construction	Builders & Contractors	-	-	-
	Heavy & Civil Construction	-	-	-
		500	11%	2%
Manufacturing	Aerospace Manufacturing	-	-	-
	Electronics & Components	-	-	-
	Food & Bev Processing	-	-	-
	Machinery & Transport. Equip.	-	-	-
	Metals & Fabrication	-	-	-
	Printing & Publishing	-	-	-
	Refining, Chemicals & Plastics	-	-	-
	Textiles, Apparel & Leather	-	-	-
	Wood & Paper Products	-	-	-
	Other Manufacturing	-	-	-
		3,000	66%	2%
Transportation	Distr. & Logistics	300	8%	1%
	Transp., Distr, Logistics	-	-	-
Warehousing & Wholesale	Warehousing & Storage	600	13%	1%
	Wholesaling	-	-	-
		-	-	-
Other Industrial	Building & Grounds Serv.	200	3%	1%
	Industrial Services	-	-	-
	Telecom, Broadcasting & Video Prod.	-	-	-
	Utilities	-	-	-
	Waste Mgmt. & Remediation	-	-	-
	Other Industrial	-	-	-
All Industrial		4,600		
Non-industrial		600		
Public Sector		600		
Total Employment		5,800		

Source: PSRC, Washington State Employment Security Department (ESD), CAI, 2012

NOTE: Total employment represents covered employment only; numbers may not sum due to rounding; percentage of subarea represents percentage of all industrial jobs in the subarea; percentage of all subareas represents percentage of macro grouping total across all subareas; employment figures for individual groupings may be suppressed (-) due to confidentiality requirements.

Industrial Subarea Profile: ARLINGTON-MARYSVILLE

Land Use

Top Ten Assessor's Land Use Codes

Rank	Category	Acreage
1	Airports & Flying Fields	1,212
2	Undeveloped (Vacant) Land	856
3	Open Space Agriculture	442
4	Mobile Home Park	430
5	Warehousing & Storage Svcs	237
6	Other Business Services	165
7	Transportation Equipment	147
8	Other Aircraft Transportation	145
9	General Contract Constr. Svcs	126
10	Hardware, Plumbing Supplies	110

Source: Snohomish County Assessor, CAI
Note: Assessor's land use codes may not accurately reflect current parcel land use.

Note: Designated Forest or Agricultural Land under the State of Washington's Conservation Futures Program (84.34 RCW), while still zoned or designated industrial, has had future development rights purchased.

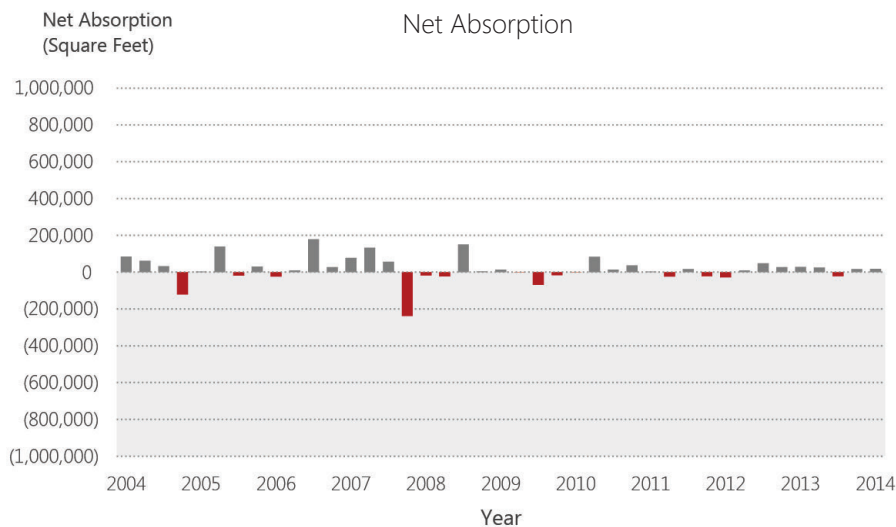


Above: Marysville Industrial.



Below: Industrial area surrounding Arlington Municipal Airport.

Market Trends



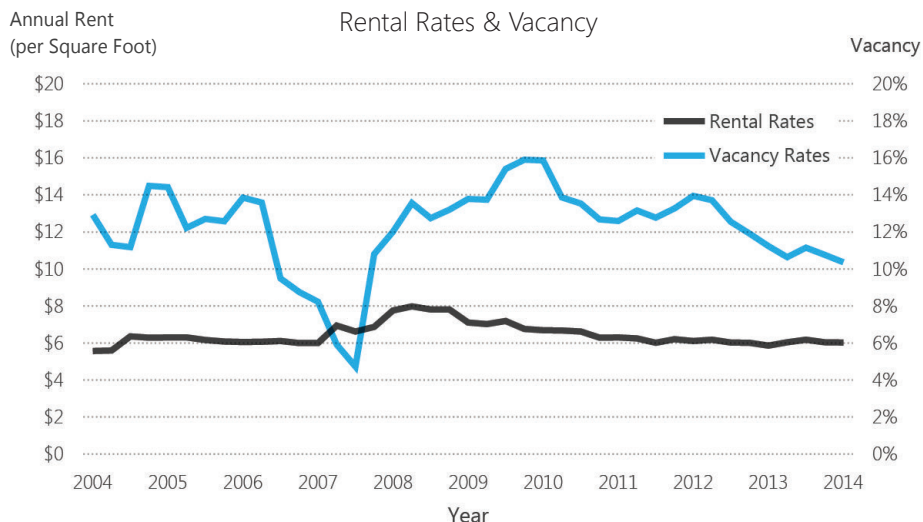
Facilities



Bldg Size (sq ft)	# of Parcels
0-5k	153
5k-200k	154
200k - 1m	4
1m+	0



Bldg Age	# of Parcels
1900-1950	44
1950-1975	55
1975-2000	141
2000+	71



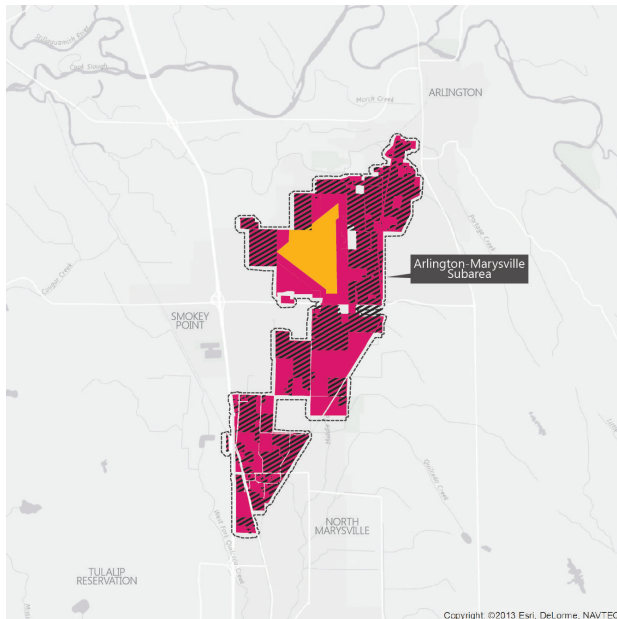
Floor Area Ratio	# of Parcels
.0-.1	139
.1-.25	70
.25-.5	84
.5-.75	10
.75+	8

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014
Note: Limited data may exist on building age.

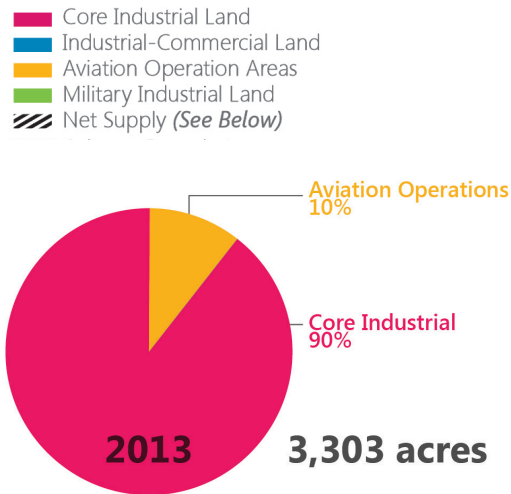
Source: CoStar; CAI, 2014

Industrial Subarea Profile: ARLINGTON-MARYSVILLE

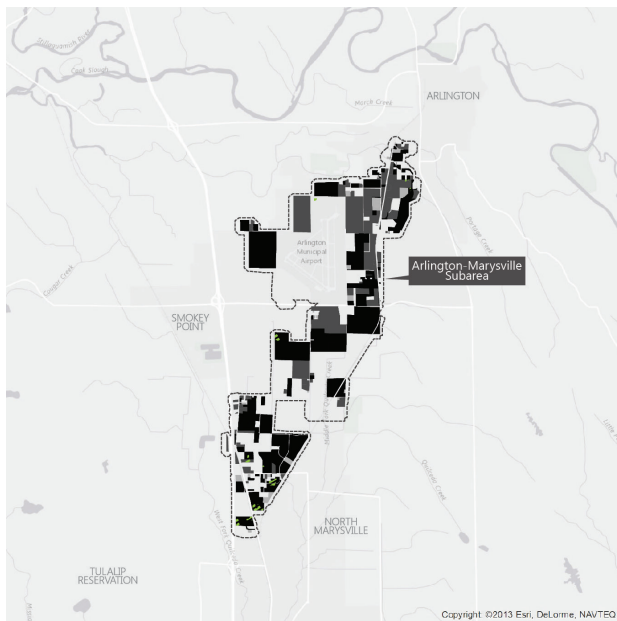
Gross Industrial Land Supply By Segment



Gross industrial land supply are lands either currently zoned industrial, or designated in comprehensive plans for future industrial land use.



Net Industrial Land Supply By Tier



Net industrial land supply is a subset of gross supply comprised of vacant and physically redevelopable land that deducts acreage for future rights-of-way and critical areas and is intended to reflect lands available for growth in the region's industrial sector.



Net Supply Parcel Sizes

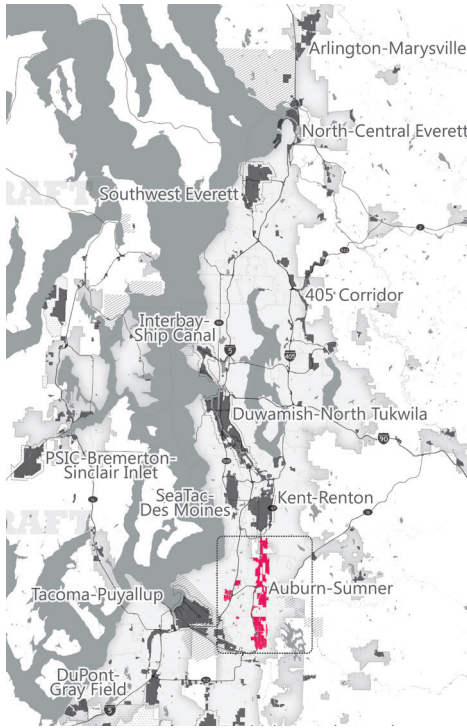
0-5 Acres	225
5-20 Acres	66
20-50 Acres	6
50+ Acres	7

Note: Parcel shapes as mapped do not reflect deductions for future rights-of-way, public uses or market factor. For deductions, see table, below.

Deduction Type	Tier A Vacant		Tier B Minor Improvements		Tier C Partially Developed		Total	
		w / Market Factor		w / Market Factor		w / Market Factor		w / Market Factor
Selection	1,064		672		70		1,806	
Less Floodway	0		0		0		0	
Less Wetland	16		3		0		75	
Less Future R.O.W.'s @ 2%	52		33		4		46	
Less Future Public Use @ 2%	52		33		4		46	
Market Factor @ 10%		94		60		6		221
Total Less Future Deductions	943	849	602	542	63	57	1,608 ac.	1,447 ac.

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Totals may not sum due to rounding.

Key Map**Overview**

Located immediately south of the Kent-Renton subarea, Auburn-Sumner is also a major industrial corridor in the region. This subarea encompasses the Sumner-Pacific Manufacturing Industrial Center (MIC). Industrial activity in Auburn-Sumner is driven by warehousing, transportation, distribution and logistics, and construction, similar to Kent-Renton but with a lesser aerospace manufacturing concentration. Compared to Kent-Renton, Auburn-Sumner has a higher percentage of Tier A (vacant) land due to its distance from major freight infrastructure nodes such as the Port of Seattle and Sea-Tac International Airport.

Prominent infrastructure, assets and anchors include SR 167 (Valley Freeway) as the principal vehicular/freight corridor serving the subarea; Highway 18 runs perpendicular to SR 167 and provides access to I-90 to the east and I-5 to the west; Class I railroad mainlines connecting Auburn-Sumner to the West Coast mainline system, as well as to the east through Stampede Pass, bisect the subarea with spur lines, serving the majority of the valley floor. Recent investments in grade separations along the FAST Corridor (Freight Action Strategy for the Everett-Seattle-Tacoma Corridor) have significantly reduced conflicts between road and rail in areas of Auburn-Sumner.

Vital Statistics

Subarea Size, in Acres
6,037

Percent of Region's Industrial Land
8%

Industrial / Non-Industrial Employment
29,700 / 6,400

Percent of Region's Industrial Employment
6%

Ownership (by Parcel Area)
10% Public
90% Private

Average Parcel Size
3.4 acres

Specialization
Wholesaling, TDR, Apparel, Aerospace

Industries & Employment

Macro Grouping	Industry Grouping	Employment	Percentage of	
			Subarea	All Subareas
Construction	Builders & Contractors	2,900	10%	
	Heavy & Civil Construction	1,000	3%	
		3,900	13%	13%
Manufacturing	Aerospace Manufacturing	3,400	11%	
	Electronics & Components	100	0%	
	Food & Bev Processing	1,400	5%	
	Machinery & Transport. Equip.	900	3%	
	Metals & Fabrication	800	3%	
	Printing & Publishing	100	0%	
	Refining, Chemicals & Plastics	700	2%	
	Textiles, Apparel & Leather	3,400	11%	
	Wood & Paper Products	800	3%	
	Other Manufacturing	800	3%	
		12,400	42%	7%
Transportation		3,400	12%	11%
	Distr. & Logistics	Transp., Distr, Logistics	3,400	12%
Warehousing & Wholesale	Warehousing & Storage	2,300	8%	
	Wholesaling	6,000	20%	
		8,300	28%	16%
Other Industrial	Building & Grounds Serv.	900	3%	
	Industrial Services	400	1%	
	Telecom, Broadcasting & Video Prod.	100	0%	
	Utilities	-	-	
	Waste Mgmt. & Remediation	200	1%	
	Other Industrial	-	-	
All Industrial		29,700		
Non-industrial		6,000		
Public Sector		400		
Total Employment		36,000		

Source: PSRC, Washington State Employment Security Department (ESD), CAI, 2012

NOTE: Total employment represents covered employment only; numbers may not sum due to rounding; percentage of subarea represents percentage of all industrial jobs in the subarea; percentage of all subareas represents percentage of macro grouping total across all subareas; employment figures for individual groupings may be suppressed (-) due to confidentiality requirements.

Industrial Subarea Profile: AUBURN-SUMNER

Land Use

Top Ten Assessor's Land Use Codes

Rank	Category	Acreage
1	Warehouse	1,325
2	Vacant (Industrial) Land	1,142
3	General Warehousing Storage	615
4	Vacant (Commercial) Land	349
5	Industrial (Light)	256
6	Contractor Services	254
7	Right of Way/Utility, Road	209
8	Industrial (General Purpose)	122
9	Terminal (Rail)	120
10	Single Family (Res Use/Zone)	117

Source: King & Pierce County Assessor; CAI
Note: Assessor's land use codes may not accurately reflect current parcel land use.

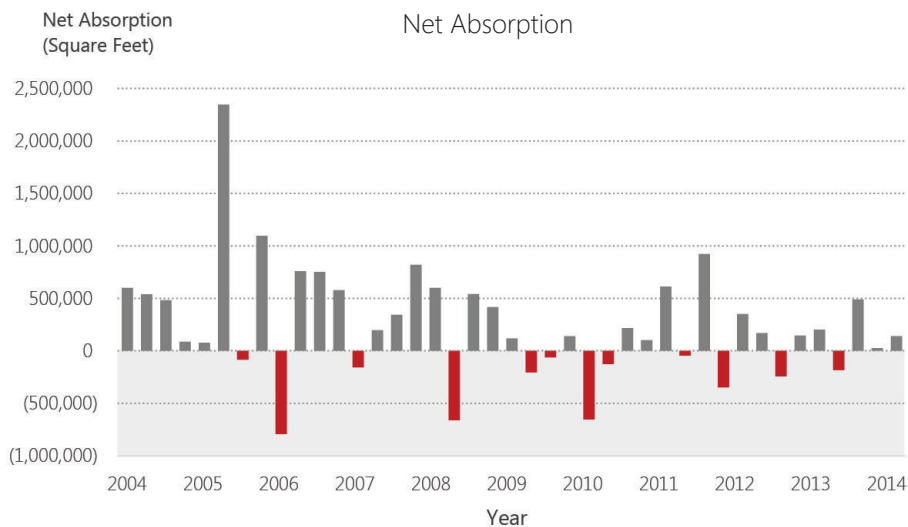


Above: Sumner Corporate Park.



Below: Distribution Center located in Auburn.

Market Trends



Facilities



Bldg Size (sq ft)	# of Parcels
0-5k	816
5k-200k	613
200k - 1m	55
1m+	3

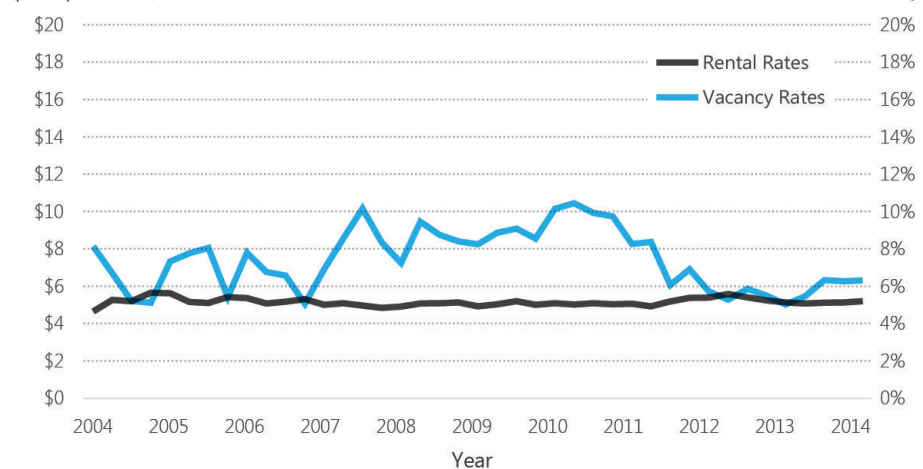


Bldg Age	# of Parcels
1900-1950	148
1950-1975	115
1975-2000	128
2000+	117

Annual Rent (per Square Foot)

Rental Rates & Vacancy

Vacancy



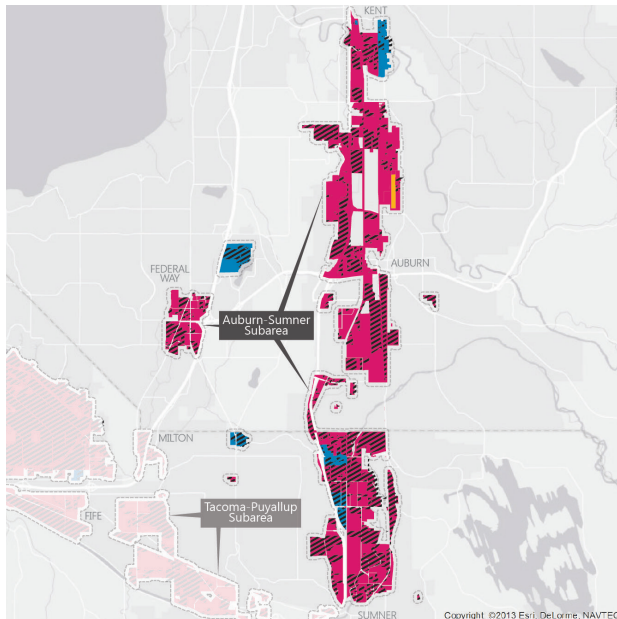
Floor Area Ratio	# of Parcels
.0-.1	978
.1-.25	281
.25-.5	405
.5-.75	69
.75+	22

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014
Note: Limited data may exist on building age.

Source: CoStar; CAI, 2014

Industrial Subarea Profile: AUBURN-SUMNER

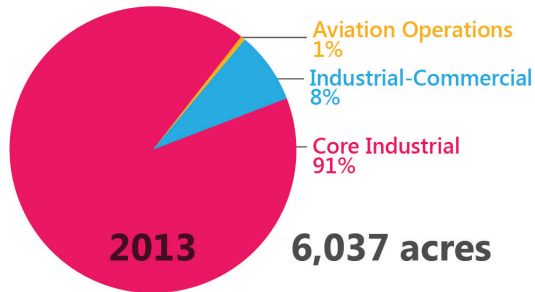
Gross Industrial Land Supply By Segment



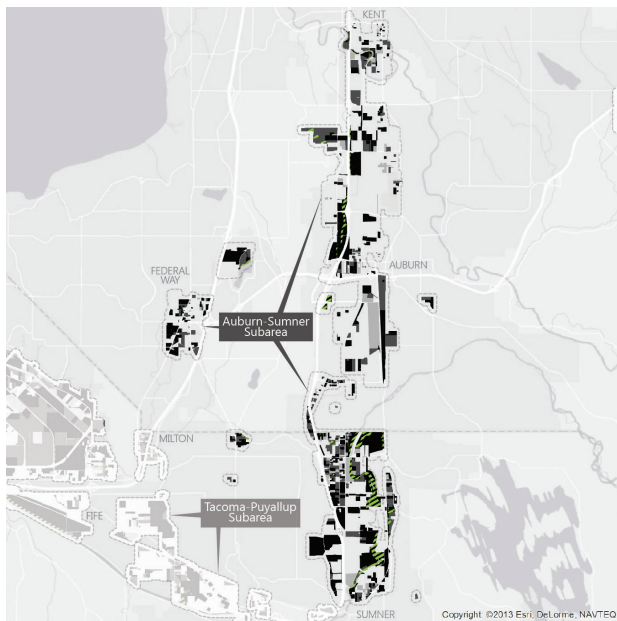
Gross industrial land supply are lands either currently zoned industrial, or designated in comprehensive plans for future industrial land use.

- Core Industrial Land
- Industrial-Commercial Land
- Aviation Operation Areas
- Military Industrial Land
- Net Supply (See Below)

Note: Adjacent Subareas are masked to highlight the featured Subarea.



Net Industrial Land Supply By Tier



Net industrial land supply is a subset of gross supply comprised of vacant and physically redevelopable land that deducts acreage for future rights-of-way and critical areas and is intended to reflect lands available for growth in the region's industrial sector.

- Tier A: Vacant
- Tier B: Minor Improvements
- Tier C: Partially Improved
- Wetland or Floodway Portion
- Subarea Boundaries

Net Supply Parcel Sizes

0-5 Acres	770
5-20 Acres	144
20-50 Acres	22
50+ Acres	1

Note: Parcel shapes as mapped do not reflect deductions for future rights-of-way, public uses or market factor. For deductions, see table, below.

Deduction Type	Tier A Vacant	w / Market Factor	Tier B Minor Improvements	w / Market Factor	Tier C Partially Developed	w / Market Factor	Total	w / Market Factor
Selection	1,844		825		393		3,062	
Less Floodway	177		11		4		192	
Less Wetland	27		23		0		50	
Less Future R.O.W.'s @ 2%	82		40		19		141	
Less Future Public Use @ 2%	82		40		19		141	
Market Factor @ 10%		148		71		35		254
Total Less Future Deductions	1,476	1,328	712	641	350	315	2,538 ac.	2,284 ac.

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Totals may not sum due to rounding.

Key Map**Overview**

The DuPont-Gray Field subarea is small in comparison to other subareas in the region, with only 3% of regional industrial land. Manufacturing uses predominate, and the subarea's straddling of Joint Base Lewis-McChord may be attractive to defense-related uses. The subarea has developed recently, as the buildings on a number of significant parcels for which data is available were built after the year 2000. Significant development has occurred as recently as 2013, as absorption of new space spiked late in that year. Despite the influx of new industrial building area, building vacancy remains low. Net supply analysis, however, indicates that over half of the subarea's land is vacant or potentially redevelopable.

Prominent infrastructure, assets and anchors include I-5 as a major transportation corridor that serves the subarea, linking it to the cities of Olympia to the south and Tacoma and Seattle to the north. Joint Base Lewis-McChord is adjacent to the subarea and is an asset for military-industrial companies.

Vital Statistics

Subarea Size, in Acres
1,916

Percent of Region's Industrial Land
3%

Industrial / Non-Industrial Employment
1,000 / 2,200

Percent of Region's Industrial Employment
~0%

Ownership (by Parcel Area)
32% Public
68% Private

Average Parcel Size
14.3 acres

Specialization
Manufacturing

Industries & Employment

Macro Grouping	Industry Grouping	Employment	Percentage of	
			Subarea	All Subareas
Construction	Builders & Contractors	-	-	-
	Heavy & Civil Construction	-	-	-
		100	9%	0%
Manufacturing	Aerospace Manufacturing	-	-	-
	Electronics & Components	-	-	-
	Food & Bev Processing	-	-	-
	Machinery & Transport. Equip.	-	-	-
	Metals & Fabrication	-	-	-
	Printing & Publishing	-	-	-
	Refining, Chemicals & Plastics	-	-	-
	Textiles, Apparel & Leather	-	-	-
	Wood & Paper Products	-	-	-
	Other Manufacturing	-	-	-
		800	84%	0%
Transportation		<100	2%	0%
	Distr. & Logistics	Transp., Distr, Logistics	-	-
Warehousing & Wholesale		<100	2%	0%
	Warehousing & Storage	-	-	-
	Wholesaling	-	-	-
Other Industrial		<100	3%	0%
	Building & Grounds Serv.	-	-	-
	Industrial Services	-	-	-
	Telecom, Broadcasting & Video Prod.	-	-	-
	Utilities	-	-	-
	Waste Mgmt. & Remediation	-	-	-
	Other Industrial	-	-	-
All Industrial		1,000		
Non-industrial		2,200		
Public Sector		0		
Total Employment		3,200		

Source: PSRC, Washington State Employment Security Department (ESD), CAI, 2012

NOTE: Total employment represents covered employment only; numbers may not sum due to rounding; percentage of subarea represents percentage of all industrial jobs in the subarea; percentage of all subareas represents percentage of macro grouping total across all subareas; employment figures for individual groupings may be suppressed (-) due to confidentiality requirements.

Industrial Subarea Profile: DUPONT-GRAY FIELD

Land Use

Top Ten Assessor's Land Use Codes

Rank	Category	Acreage
1	Vacant Industrial Land	782
2	Military Bases	552
3	Golf Courses	519
4	General Warehousing Storage	414
5	Communication	253
6	Other Undeveloped Land	215
7	Primary Metal Industries	203
8	Stone/Clay/Glass Mfg	198
9	Wetlands Recorded	168
10	Indian Reservation Land	146

Source: Pierce County Assessor; CAI

Note: Assessor's land use codes may not accurately reflect current parcel land use.

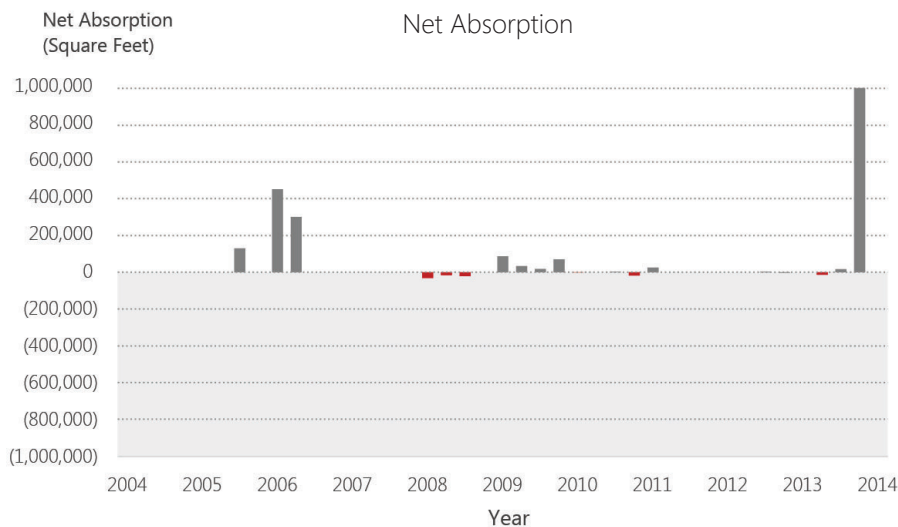


Above: Rendering of DuPont's Northwest Landing Corporate Park Gateway.



Below: Intel Corp's DuPont Campus.

Market Trends



Facilities



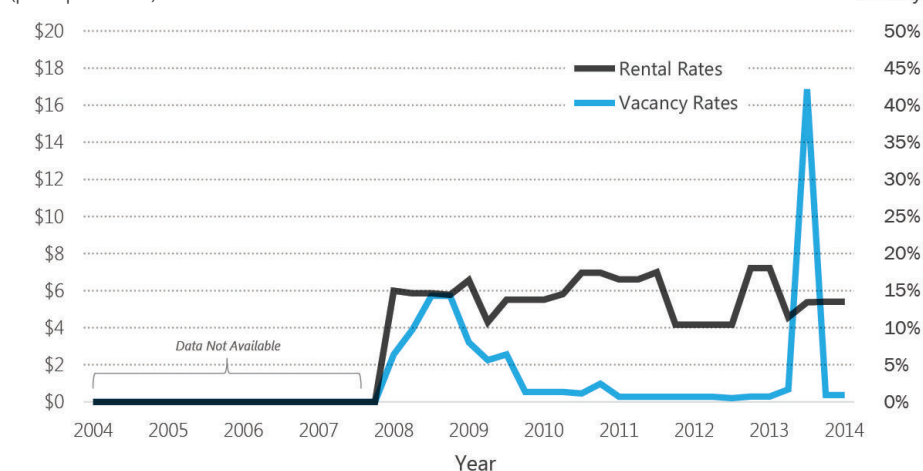
Bldg Size (sq ft)	# of Parcels
0-5k	2
5k-200k	10
200k - 1m	2
1m+	2



Bldg Age	# of Parcels
1900-1950	1
1950-1975	0
1975-2000	4
2000+	11

Annual Rent (per Square Foot)

Rental Rates & Vacancy



Floor Area Ratio	# of Parcels
.0-.1	74
.1-.25	5
.25-.5	5
.5-.75	2
.75+	1

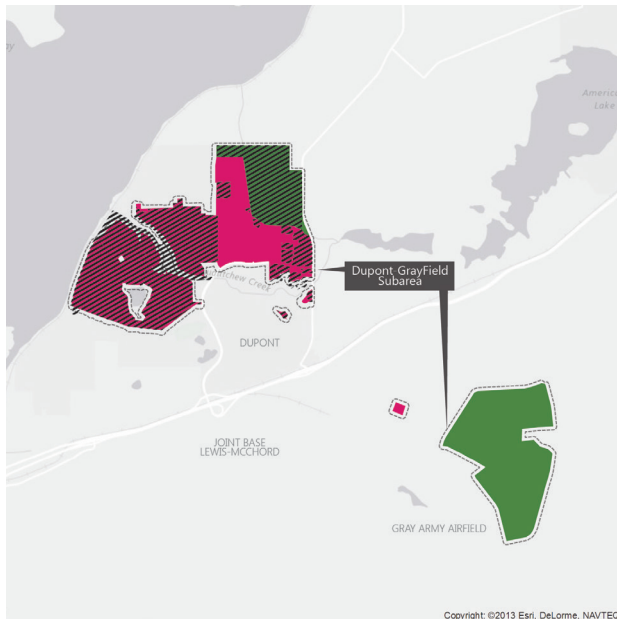
Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Limited data may exist on building age.

Source: CoStar; CAI, 2014

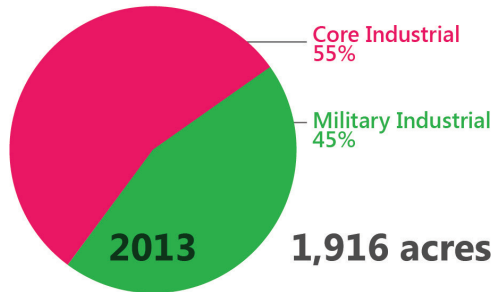
Industrial Subarea Profile: **DUPONT-GRAY FIELD**

Gross Industrial Land Supply By Segment



Gross industrial land supply are lands either currently zoned industrial, or designated in comprehensive plans for future industrial land use.

- Core Industrial Land
- Industrial-Commercial Land
- Aviation Operation Areas
- Military Industrial Land
- Net Supply (*See Below*)



Net Industrial Land Supply By Tier



Net industrial land supply is a subset of gross supply comprised of vacant and physically redevelopable land that deducts acreage for future rights-of-way and critical areas and is intended to reflect lands available for growth in the region's industrial sector.

- Tier A: Vacant
- Tier B: Minor Improvements
- Tier C: Partially Improved
- Wetland or Floodway Portion
- Subarea Boundaries

Net Supply Parcel Sizes

0-5 Acres	49
5-20 Acres	8
20-50 Acres	12
50+ Acres	4

Note: Parcel shapes as mapped do not reflect deductions for future rights-of-way, public uses or market factor. For deductions, see table, below.

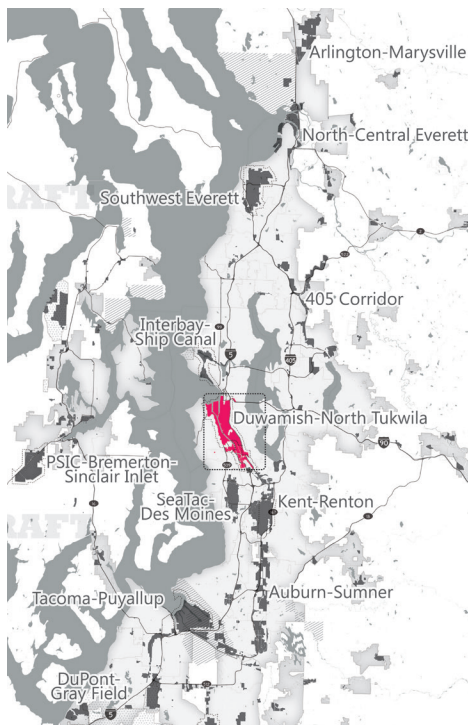
Deduction Type	Tier A Vacant	w / Market Factor	Tier B Minor Improvements	w / Market Factor	Tier C Partially Developed	w / Market Factor	Total	w / Market Factor
Selection	1,090		143		3		1,236	
Less Floodway	0		0		0		0	
Less Wetland	1		0		0		1	
Less Future R.O.W.'s @ 2%	54		7		0		62	
Less Future Public Use @ 2%	54		7		0		62	
Market Factor @ 10%		98		13		0		111
Total Less Future Deductions	980	882	129	116	3	2	1,112 ac.	1,000 ac.

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Totals may not sum due to rounding.

Industrial Subarea Profile:

Key Map



Vital Statistics

Subarea Size, in Acres
5,497

Percent of Region's Industrial Land
8%

Industrial / Non-Industrial Employment
48,100 / 27,300

Percent of Region's Industrial Employment
10%

Ownership (by Parcel Area)
37% Public
63% Private

Average Parcel Size
2.2 acres

Specialization
Aerospace, Wholesaling, TDL

DUWAMISH-NORTH TUKWILA

Overview

The Duwamish-North Tukwila industrial subarea is one of the most important industrial concentrations in the region. It has the third-highest employment total of any subarea, yet parcels here are smaller than elsewhere due to denser urban development patterns. Consequently, employment density in the Duwamish is also higher. Rental rates are significantly higher here than in most other industrial subareas in the region. Vacant land is scarce in the Duwamish and some properties require remediation, forcing growing and new firms to consider other locations. Most of the land area is core industrial land, and much heavy industrial activity takes place here - including steel smelting, container shipping and concrete manufacturing.

This subarea contains the Duwamish and North Tukwila MICs and is anchored by two of the region's most important industrial assets: the Port of Seattle and King County International Airport. The Port of Seattle operates in one of the region's primary marine shipping areas. A substantial amount of land throughout the Duwamish subarea is used for import/export (international and Alaskan or other domestic) or port-related support services and major railyards. The port and its related operations account for a great deal of industrial activity present in this area and King County Airport is a logistical hub for Boeing Commercial Airplanes. In addition, immediate access to I-5 the length of the subarea, a natural deep water harbor, fueling pipelines, access to the national rail system, and buffering from residential zones represent important benefits to industrial firms in this location. Recently, the EPA announced a 20-year, \$342 million project to remove 90% of the pollution in the Duwamish river via extensive dredging and capping.

Industries & Employment

Macro Grouping	Industry Grouping	Employment	Percentage of Subarea	Percentage of All Subareas
Construction	Builders & Contractors	6,200	13%	22%
	Heavy & Civil Construction	700	2%	
		6,900	14%	22%
Manufacturing	Aerospace Manufacturing	11,100	23%	13%
	Electronics & Components	300	1%	
	Food & Bev Processing	1,400	3%	
	Machinery & Transport. Equip.	1,600	3%	
	Metals & Fabrication	2,000	4%	
	Printing & Publishing	2,100	4%	
	Refining, Chemicals & Plastics	200	0%	
	Textiles, Apparel & Leather	800	2%	
	Wood & Paper Products	200	0%	
	Other Manufacturing	1,800	4%	
		21,500	45%	13%
Transportation Distr. & Logistics	Transp., Distr., Logistics	6,600	14%	22%
		6,600	14%	
Warehousing & Wholesale	Warehousing & Storage	400	1%	17%
	Wholesaling	8,300	17%	
		8,700	18%	
Other Industrial	Building & Grounds Serv.	1,400	3%	18%
	Industrial Services	900	2%	
	Telecom, Broadcasting & Video Prod.	300	1%	
	Utilities	-	-	
	Waste Mgmt. & Remediation	1,000	2%	
	Other Industrial	900	2%	
All Industrial		48,100		
Non-industrial		18,900		
Public Sector		8,400		
Total Employment		75,400		

Source: PSRC, Washington State Employment Security Department (ESD), CAI, 2012

NOTE: Total employment represents covered employment only; numbers may not sum due to rounding; percentage of subarea represents percentage of all industrial jobs in the subarea; percentage of all subareas represents percentage of macro grouping total across all subareas; employment figures for individual groupings may be suppressed (-) due to confidentiality requirements.

Industrial Subarea Profile: DUWAMISH-NORTH TUKWILA

Land Use

Top Ten Assessor's Land Use Codes

Rank	Category	Acreage
1	Warehouse	832
2	Air Terminals & Hangars	596
3	Industrial (Heavy)	591
4	Terminal (Marine/Comm Fish)	475
5	Vacant (Industrial)	413
6	Right of Way/Utility, Road	348
7	Industrial (General Purpose)	326
8	Terminal (Marine)	305
9	Terminal (Rail)	150
10	Industrial (Light)	134

Source: King County Assessor; CAI

Note: Assessor's land use codes may not accurately reflect current parcel land use.

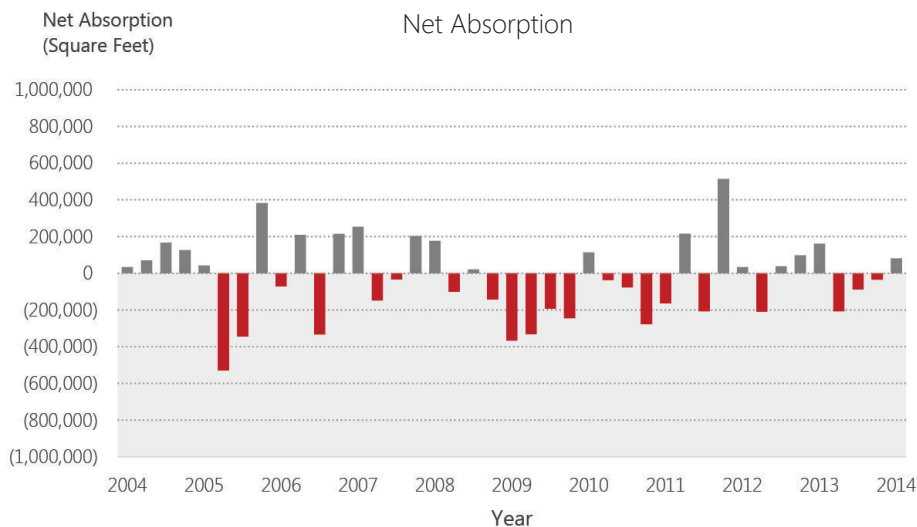


Above: Port of Seattle Marine Terminals.



Below: Highway 99 crossing the Duwamish waterway.

Market Trends



Facilities



Bldg Size (sq ft)	# of Parcels
0-5k	1,369
5k-200k	989
200k - 1m	51
1m+	3

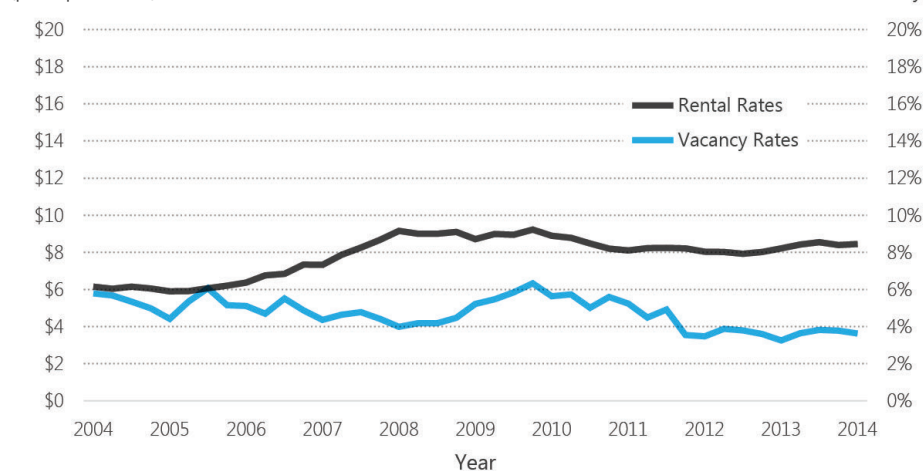


Bldg Age	# of Parcels
1900-1950	105
1950-1975	3
1975-2000	0
2000+	1

Annual Rent (per Square Foot)

Rental Rates & Vacancy

Vacancy



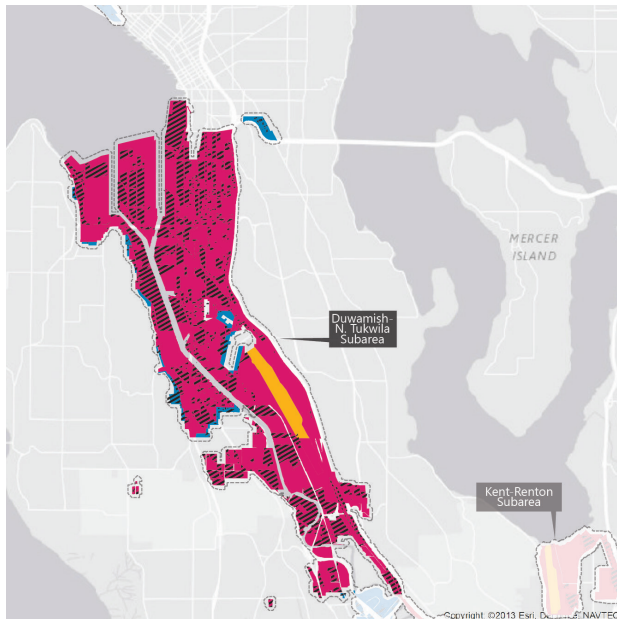
Floor Area Ratio	# of Parcels
.0-.1	1,072
.1-.25	235
.25-.5	380
.5-.75	365
.75+	360

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014
Note: Limited data may exist on building age.

Source: CoStar; CAI, 2014

Industrial Subarea Profile: DUWAMISH-NORTH TUKWILA

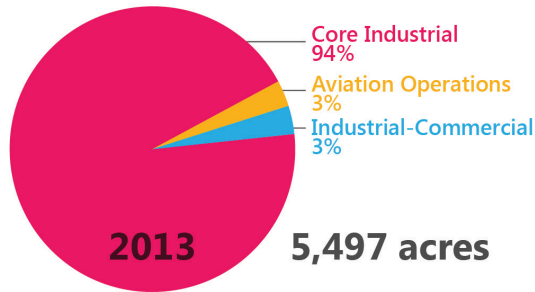
Gross Industrial Land Supply By Segment



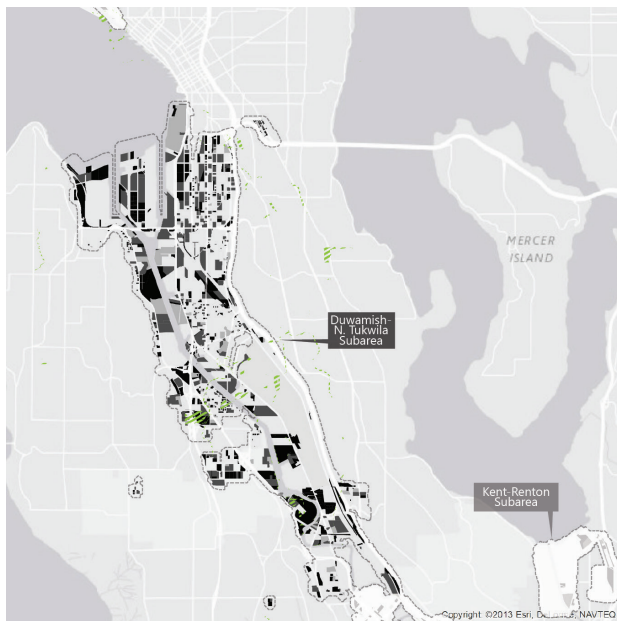
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- Core Industrial Land
- Industrial-Commercial Land
- Aviation Operation Areas
- Military Industrial Land
- Net Supply (*See Below*)

Note: Adjacent Subareas are masked to highlight the featured Subarea.



Net Industrial Land Supply By Tier



Net industrial land supply is a subset of gross supply comprised of vacant and physically redevelopable land that deducts acreage for future rights-of-way and critical areas and is intended to reflect lands available for growth in the region's industrial sector.

- Tier A: Vacant
- Tier B: Minor Improvements
- Tier C: Partially Improved
- Wetland or Floodway Portion
- Subarea Boundaries

Net Supply Parcel Sizes

0-5 Acres	956
5-20 Acres	78
20-50 Acres	9
50+ Acres	2

Note: Parcel shapes as mapped do not reflect deductions for future rights-of-way, public uses or market factor. For deductions, see table, below.

Deduction Type	Tier A Vacant	w / Market Factor	Tier B Minor Improvements	w / Market Factor	Tier C Partially Developed	w / Market Factor	Total	w / Market Factor
Selection	847		874		335		2,056	
Less Floodway	5		1		0		6	
Less Wetland	3		6		0		9	
Less Future R.O.W.'s @ 2%	17		17		7		41	
Less Future Public Use @ 2%	17		17		7		41	
Market Factor @ 10%		81		83		32		196
Total Less Future Deductions	805	725	832	749	321	289	1,959 ac.	1,763 ac.

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Totals may not sum due to rounding.

Key Map



Overview

Industrial areas in the central Pierce County subarea stretch from the Lakewood Industrial Park to the Pierce County Airport (Thun Field), and include McChord Field on Joint Base Lewis-McChord and the Frederickson regional MIC. The area includes a wide range of uses, from food manufacturing to high-end customization of Corvettes. The area is dominated by Boeing's production of key components for commercial airliners, as well as the company's premier carbon-fiber component manufacturing plant in Frederickson.

Prominent infrastructure, assets and anchors include close access to I-5, with connection to Seattle and Portland, either directly or via SR 512. SR 512 also connects the area to SR 167 and other industrial subareas in the Kent Valley and east of Lake Washington, as well as to I-90 leading east out of the region. Freight rail access is important to several industrial users with active sidings here and is available from the subarea as far south as Chehalis and north directly to the Port of Tacoma, with connections from there to the national rail network and the entire continental United States.

Vital Statistics

Subarea Size, in Acres
7,264

Percent of Region's Industrial Land
10%

Industrial / Non-Industrial Employment
8,600 / 4,300

Percent of Region's Industrial Employment
2%

Ownership (by Parcel Area)
17% Public
83% Private

Average Parcel Size
3.1 acres

Specialization
Manufacturing, Warehousing & Wholesale

Industries & Employment

Macro Grouping	Industry Grouping	Employment	Percentage of Subarea	All Subareas
Construction	Builders & Contractors	-	-	-
	Heavy & Civil Construction	-	-	-
		1,200	17%	4%
Manufacturing	Aerospace Manufacturing	-	-	-
	Electronics & Components	-	-	-
	Food & Bev Processing	-	-	-
	Machinery & Transport. Equip.	-	-	-
	Metals & Fabrication	-	-	-
	Printing & Publishing	-	-	-
	Refining, Chemicals & Plastics	-	-	-
	Textiles, Apparel & Leather	-	-	-
	Wood & Paper Products	-	-	-
	Other Manufacturing	-	-	-
Transportation Distr. & Logistics	Transp., Distr, Logistics	1,300	12%	4%
		1,300	12%	
Warehousing & Wholesale	Warehousing & Storage	1,400	12%	3%
	Wholesaling	-	-	-
Other Industrial	Building & Grounds Serv.	900	4%	4%
	Industrial Services	-	-	-
	Telecom, Broadcasting & Video Prod.	-	-	-
	Utilities	-	-	-
	Waste Mgmt. & Remediation	-	-	-
	Other Industrial	-	-	-
All Industrial		8,600		
Non-industrial		2,700		
Public Sector		1,600		
Total Employment		12,900		

Source: PSRC, Washington State Employment Security Department (ESD), CAI, 2012

NOTE: Total employment represents covered employment only; numbers may not sum due to rounding; percentage of subarea represents percentage of all industrial jobs in the subarea; percentage of all subareas represents percentage of macro grouping total across all subareas; employment figures for individual groupings may be suppressed (-) due to confidentiality requirements.

Industrial Subarea Profile: **FREDERICKSON-LAKEWOOD**

Land Use

Top Ten Assessor's Land Use Codes

Rank	Category	Acreage
1	Vacant Industrial Land	782
2	Fabricated Metal Products	552
3	General Warehousing Storage	519
4	Single Family Dwelling	414
5	Contractor Services	253
6	Vacant Land Undeveloped	215
7	Commercial Vacant Land	203
8	Current Use Open Space	198
9	Miscellaneous Manufacturing	168
10	Recreational Activities	146

Source: Pierce County Assessor; CAI

Note: Assessor's land use codes may not accurately reflect current parcel land use.

Note: Designated Forest or Agricultural Land under the State of Washington's Conservation Futures Program (84.34 RCW), while still zoned or designated industrial, has had future development rights purchased.

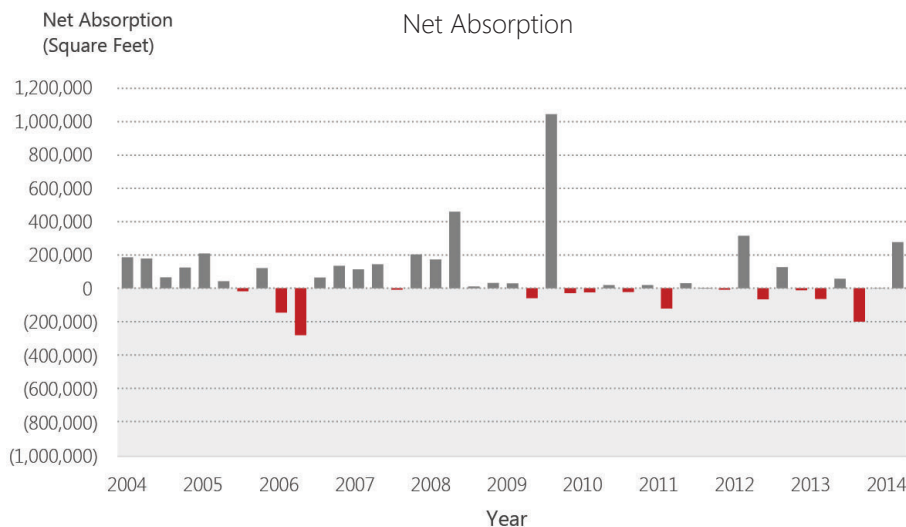


Above: A LEED- certified maintenance facility at Joint Base Lewis McChord.



Below: A carbon fiber technician works at Frederickson's Toray Industries.

Market Trends



Facilities



Bldg Size (sq ft)	# of Parcels
0-5k	862
5k-200k	303
200k - 1m	8
1m+	1

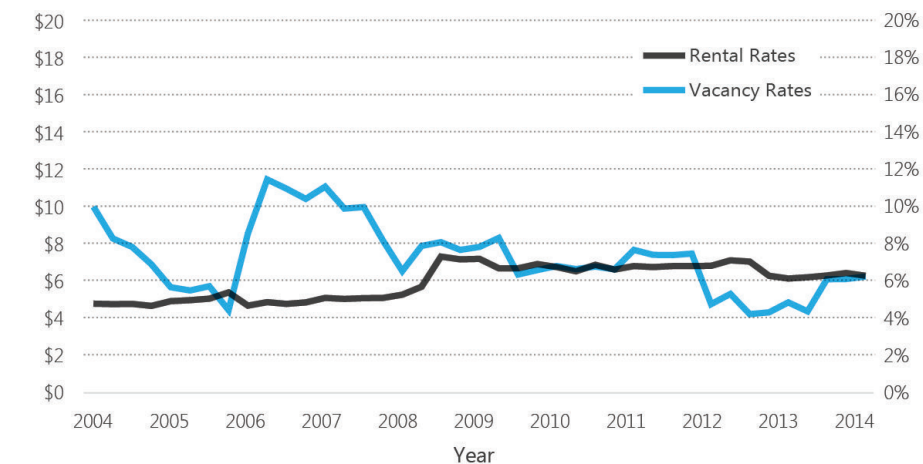


Bldg Age	# of Parcels
1900-1950	165
1950-1975	321
1975-2000	392
2000+	296

Annual Rent (per Square Foot)

Rental Rates & Vacancy

Vacancy



Floor Area Ratio	# of Parcels
.0-.1	1,090
.1-.25	415
.25-.5	185
.5-.75	16
.75+	4

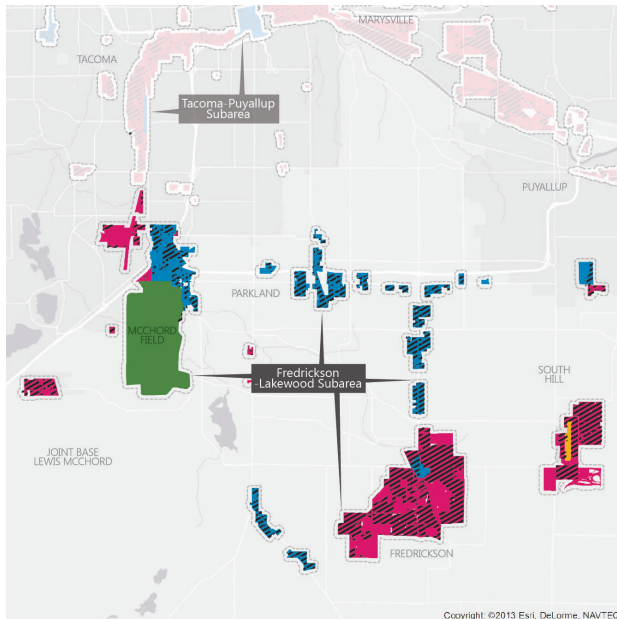
Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Limited data may exist on building age.

Source: CoStar; CAI, 2014

Industrial Subarea Profile: **FREDERICKSON-LAKEWOOD**

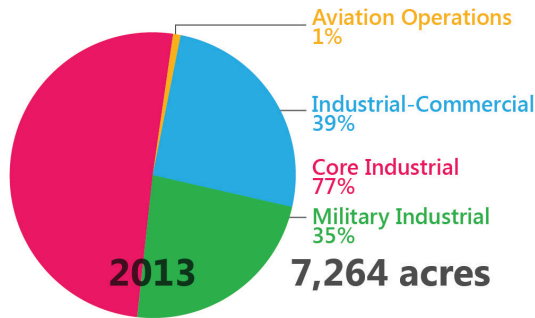
Gross Industrial Land Supply By Segment



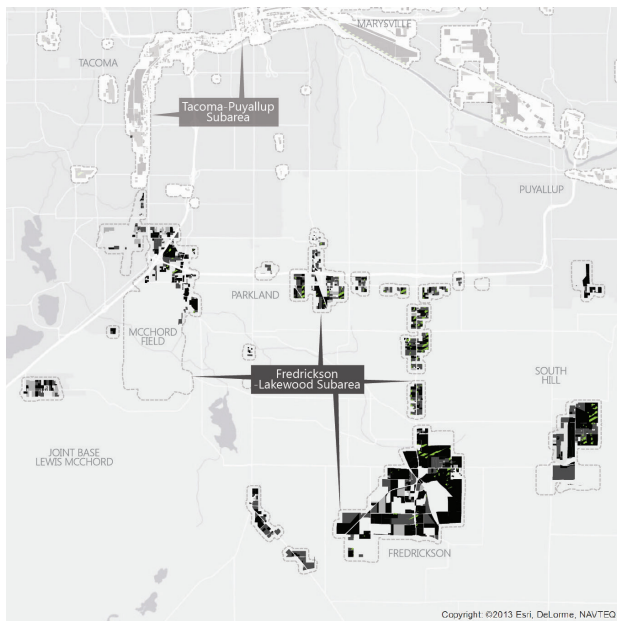
Gross industrial land supply are lands either currently zoned industrial, or designated in comprehensive plans for future industrial land use.

- Core Industrial Land
- Industrial-Commercial Land
- Aviation Operation Areas
- Military Industrial Land
- Net Supply (See Below)

Note: Adjacent Subareas are masked to highlight the featured Subarea.



Net Industrial Land Supply By Tier



Net industrial land supply is a subset of gross supply comprised of vacant and physically redevelopable land that deducts acreage for future rights-of-way and critical areas and is intended to reflect lands available for growth in the region's industrial sector.

- Tier A: Vacant
- Tier B: Minor Improvements
- Tier C: Partially Improved
- Wetland or Floodway Portion
- Subarea Boundaries

Net Supply Parcel Sizes

0-5 Acres	952
5-20 Acres	100
20-50 Acres	21
50+ Acres	7

Note: Parcel shapes as mapped do not reflect deductions for future rights-of-way, public uses or market factor. For deductions, see table, below.

Deduction Type	Vacant	w / Market Factor	Minor Improvements	w / Market Factor	Partially Developed	w / Market Factor	Total	w / Market Factor
Selection	2,133		1,170		311		3,614	
Less Floodway	5		1		0		6	
Less Wetland	156		49		2		207	
Less Future R.O.W.'s @ 2%	99		56		15		170	
Less Future Public Use @ 2%	99		56		15		170	
Market Factor @ 10%		177		101		28		313
Total Less Future Deductions	1,775	1,597	1,008	907	278	250	3,061 ac.	2,755 ac.

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Totals may not sum due to rounding.

Key Map



Vital Statistics

Subarea Size, in Acres
1,251

Percent of Region's Industrial Land
2%

Industrial / Non-Industrial Employment
10,700 / 22,800

Percent of Region's Industrial Employment
2%

Ownership (by Parcel Area)
32% Public
68% Private

Average Parcel Size
1.0 acres






Specialization
Food & Bev Processing,
Printing & Publishing, TDL

Overview

One of the smaller industrial subareas in the region, the development pattern in Interbay-SHIP Canal is generally smaller and denser than elsewhere in the region, with older building stock and higher floor-to-area-ratios (FAR). Industrial employment is driven by maritime cluster activity, but industrial/non-industrial employment is evenly split. Industrial properties in Interbay-SHIP Canal are facing both incursion of, and conversion to, non-industrial land uses. The subarea also contains the Ballard-Interbay MIC.

Prominent infrastructure, assets and anchors include the U.S. Army Corp's Chittenden Locks, which offer the distinct advantage of connecting fresh water moorage to saltwater fishing and freighting grounds, Fisherman's Terminal which provides anchorage for more than 600 commercial fishing vessels in the North Pacific small fishing fleet, a major freight rail yard (Balmer Yard) and spurs, Terminal 91, providing moorage to large fishing commercial fishing vessels, cold storage and other services, a cruise ship terminal, and truck access to Highway 99 on the eastern edge of the area. Salmon Bay Gravel is a major ballast provider for domestic marine freighters. Seattle Maritime Academy is a major maritime education and training asset. Many import/export operations are also located along the Lake Washington ship canal.

Industries & Employment

Macro Grouping	Industry Grouping	Employment	Percentage of	
			Subarea	All Subareas
 Construction	Builders & Contractors	1,000	10%	
	Heavy & Civil Construction	300	3%	
		6,200	58%	4%
 Manufacturing	Aerospace Manufacturing	300	3%	
	Electronics & Components	400	4%	
	Food & Bev Processing	1,900	18%	
	Machinery & Transport. Equip.	700	7%	
	Metals & Fabrication	300	2%	
	Printing & Publishing	1,400	13%	
	Refining, Chemicals & Plastics	100	1%	
	Textiles, Apparel & Leather	300	3%	
	Wood & Paper Products	100	1%	
	Other Manufacturing	500	5%	
 Transportation		1,200	11%	4%
	Distr. & Logistics	1,200	11%	
 Warehousing & Wholesale		1,100	10%	2%
	Warehousing & Storage	-	-	
	Wholesaling	-	-	
 Other Industrial		700	6%	3%
	Building & Grounds Serv.	100	1%	
	Industrial Services	100	1%	
	Telecom, Broadcasting & Video Prod.	200	2%	
	Utilities	-	-	
	Waste Mgmt. & Remediation	-	-	
	Other Industrial	200	2%	
All Industrial		10,700		
Non-industrial		22,400		
Public Sector		400		
Total Employment		33,500		

Source: PSRC, Washington State Employment Security Department (ESD), CAI, 2012

NOTE: Total employment represents covered employment only; numbers may not sum due to rounding; percentage of subarea represents percentage of all industrial jobs in the subarea; percentage of all subareas represents percentage of macro grouping total across all subareas; employment figures for individual groupings may be suppressed (-) due to confidentiality requirements.

Industrial Subarea Profile: INTERBAY-SHIP CANAL

Land Use

Top Ten Assessor's Land Use Codes

Rank	Category	Acreage
1	Terminal (Marine)	359
2	Warehouse	130
3	Marina	114
4	Terminal (Rail)	89
5	Vacant (Industrial)	82
6	Office Building	81
7	Right of Way/Utility, Road	38
8	Medical/Dental Office	34
9	Industrial (General Purpose)	31
10	Governmental Service	27

Source: King County Assessor; CAI

Note: Assessor's land use codes may not accurately reflect current parcel land use.

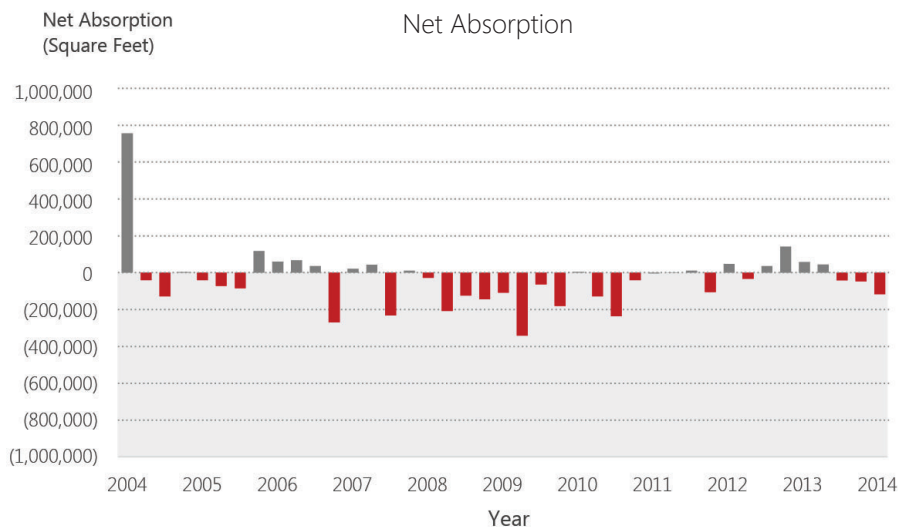


Above: Boeing jet bodies passing via freight rail through Interbay's BNSF Balmer Yard.



Below: Port of Seattle's Fisherman's Terminal on Salmon Bay provides moorage for over 600 commercial fishing and pleasure vessels

Market Trends



Facilities



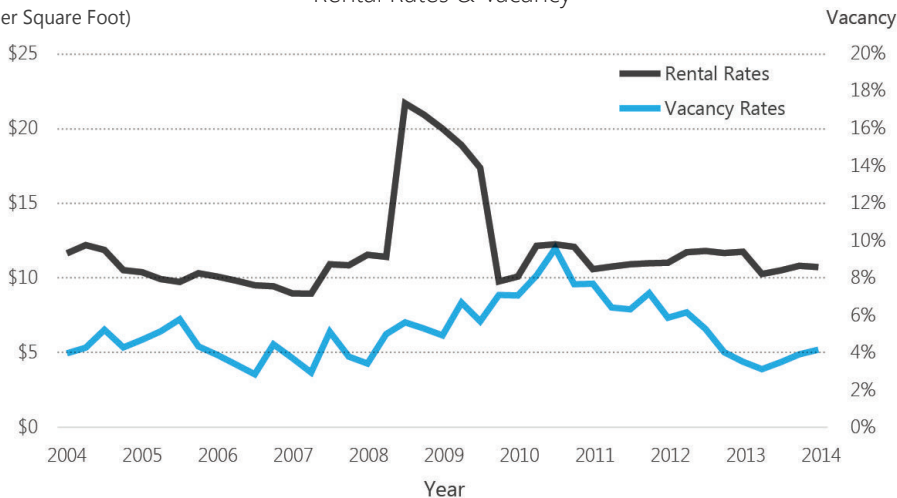
Bldg Size (sq ft)	# of Parcels
0-5k	678
5k-200k	472
200k - 1m	16
1m+	1



Bldg Age	# of Parcels
1900-1950	52
1950-1975	1
1975-2000	0
2000+	0

Annual Rent (per Square Foot)

Rental Rates & Vacancy



Floor Area Ratio	# of Parcels
.0-.1	406
.1-.25	81
.25-.5	166
.5-.75	156
.75+	358

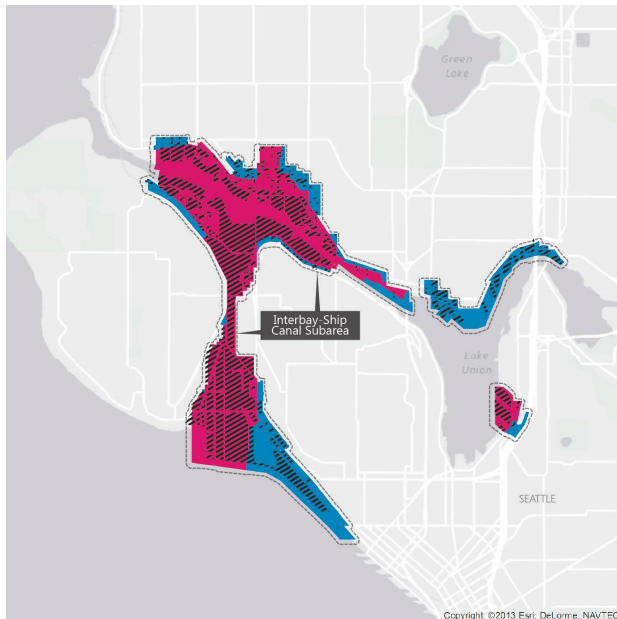
Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Limited data may exist on building age.

Source: CoStar; CAI, 2014

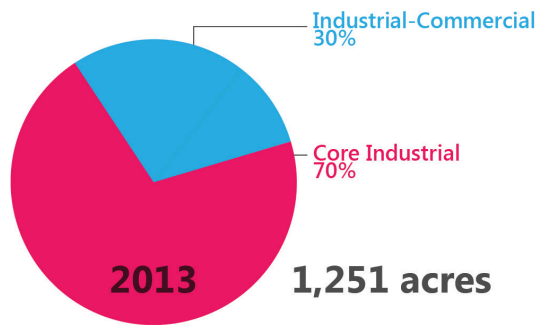
Industrial Subarea Profile: **INTERBAY-SHIP CANAL**

Gross Industrial Land Supply By Segment



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- Core Industrial Land
- Industrial-Commercial Land
- Aviation Operation Areas
- Military Industrial Land
- Net Supply (*See Below*)



Net Industrial Land Supply By Tier



Net industrial land supply is a subset of gross supply comprised of vacant and physically redevelopable land that deducts acreage for future rights-of-way and critical areas and is intended to reflect lands available for growth in the region's industrial sector.

- Tier A: Vacant
- Tier B: Minor Improvements
- Tier C: Partially Improved
- Wetland or Floodway Portion
- Subarea Boundaries

Net Supply Parcel Sizes

0-5 Acres	537
5-20 Acres	24
20-50 Acres	3
50+ Acres	3

Note: Parcel shapes as mapped do not reflect deductions for future rights-of-way, public uses or market factor. For deductions, see table, below.

Deduction Type	Tier A Vacant	w / Market Factor	Tier B Minor Improvements	w / Market Factor	Tier C Partially Developed	w / Market Factor	Total	w / Market Factor
Selection	237		457		175		869	
Less Floodway	0		0		0		0	
Less Wetland	0		0		0		0	
Less Future R.O.W.'s @ 2%	5		9		4		17	
Less Future Public Use @ 2%	5		9		4		17	
Market Factor @ 10%		23		44		17		83
Total Less Future Deductions	228	205	439	395	168	151	835 ac.	761 ac.

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Totals may not sum due to rounding.

Key Map**Overview**

Located within the heart of the Puget Sound region, the Kent-Renton Subarea is comparatively larger than most of the other industrial subareas with newer building stock and lower FARs. Industrial activity in this subarea is driven by warehousing, transportation, distribution and logistics and aerospace manufacturing. The majority of the subarea is characterized by large tracts evenly distributed throughout the Green River valley with the exception of areas closer to Renton where smaller parcel sizes dominate. Recently, surplus land previously owned by Boeing in Renton was converted to retail and commercial uses. Other parts of the subarea are facing similar conversion pressures to accommodate the development of supportive amenities such as hospitality, retail and restaurant uses. Prominent infrastructure, assets and anchors include nearby Sea-Tac International Airport (access would be greatly improved by completing a SR 509 extension to I-5); SR 167—the principal vehicular/freight corridor serving the subarea; ready access to I-405 and I-5 via primary arterials as well as access to Highway 18; Class I railroad mainlines run through the center of the subarea connecting Kent-Renton to the West Coast mainline system and east through Stampede Pass, with spur lines serving the majority of the valley floor. Boeing and PACCAR anchor the northern end with a secondary Boeing center in the heart of the subarea. The Kent MIC also resides here.

Vital Statistics

Subarea Size, in Acres
5,970

Percent of Region's Industrial Land
8%

Industrial / Non-Industrial Employment
49,300 / 14,500






Percent of Region's Industrial Employment
10%

Ownership (by Parcel Area)
9% Public
91% Private

Average Parcel Size
4.2 acres

Specialization
Aerospace, Wholesaling, TDL

Industries & Employment

Macro Grouping	Industry Grouping	Employment	Percentage of	
			Subarea	All Subareas
 Construction	Builders & Contractors	3,100	6%	11%
	Heavy & Civil Construction	400	1%	
		3,500	7%	11%
 Manufacturing	Aerospace Manufacturing	11,900	24%	
	Electronics & Components	1,300	3%	
	Food & Bev Processing	2,500	5%	
	Machinery & Transport. Equip.	1,700	3%	
	Metals & Fabrication	2,300	5%	
	Printing & Publishing	1,400	3%	
	Refining, Chemicals & Plastics	1,000	2%	
	Textiles, Apparel & Leather	400	1%	
	Wood & Paper Products	1,100	2%	
	Other Manufacturing	1,100	2%	
		24,700	50%	15%
 Transportation	Transp., Distr., Logistics	5,500	11%	18%
		5,500	11%	
 Warehousing & Wholesale	Warehousing & Storage	800	2%	25%
	Wholesaling	12,000	24%	
		12,800	26%	25%
 Other Industrial	Building & Grounds Serv.	500	1%	12%
	Industrial Services	600	1%	
	Telecom, Broadcasting & Video Prod.	400	1%	
	Utilities	200	0%	
	Waste Mgmt. & Remediation	300	1%	
	Other Industrial	700	1%	
		2,800	6%	12%
All Industrial		49,300		
Non-industrial		12,800		
Public Sector		1,700		
Total Employment		63,800		

Source: PSRC, Washington State Employment Security Department (ESD), CAI, 2012

NOTE: Total employment represents covered employment only; numbers may not sum due to rounding; percentage of subarea represents percentage of all industrial jobs in the subarea; percentage of all subareas represents percentage of macro grouping total across all subareas; employment figures for individual groupings may be suppressed (-) due to confidentiality requirements.

Industrial Subarea Profile: KENT-RENTON

Land Use

Top Ten Assessor's Land Use Codes

Rank	Category	Acreage
1	Warehouse	2,468
2	Vacant (Industrial)	733
3	Industrial (Gen Purpose)	478
4	Right of Way/Utility, Road	281
5	Industrial (Heavy)	273
6	Office Building	239
7	Vacant (Commercial)	216
8	Industrial Park	202
9	Utility, Public	157
10	Air Terminals & Hangars	153

Source: King County Assessor; CAI

Note: Assessor's land use codes may not accurately reflect current parcel land use.

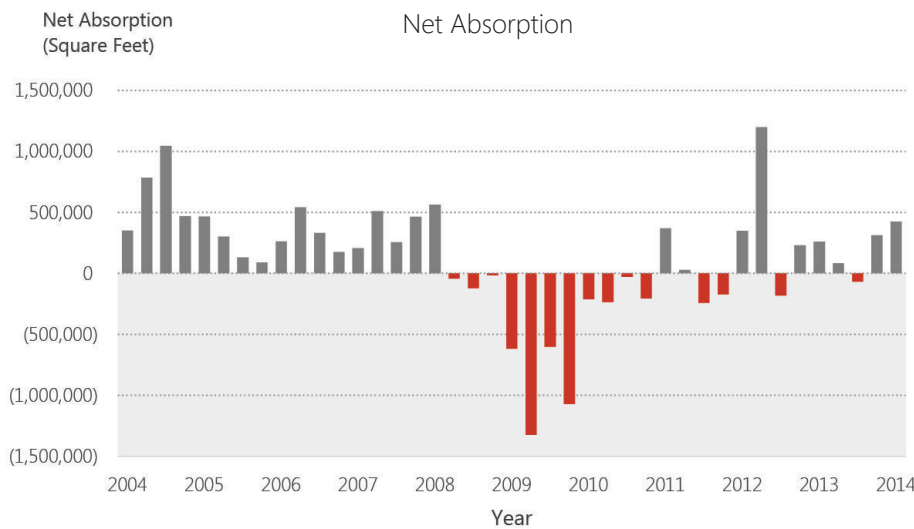


Above: Renton Boeing Plant.



Below: Distribution Center Complex, Kent.

Market Trends



Facilities



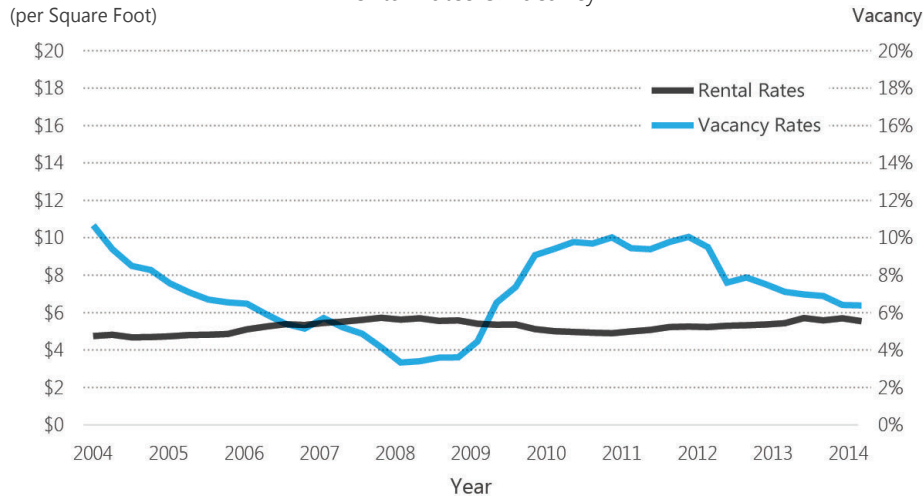
Bldg Size (sq ft)	# of Parcels
0-5k	628
5k-200k	695
200k - 1m	65
1m+	2



Bldg Age	# of Parcels
1900-1950	12
1950-1975	3
1975-2000	2
2000+	0

Annual Rent (per Square Foot)

Rental Rates & Vacancy



Floor Area Ratio	# of Parcels
.0-.1	638
.1-.25	151
.25-.5	454
.5-.75	123
.75+	24

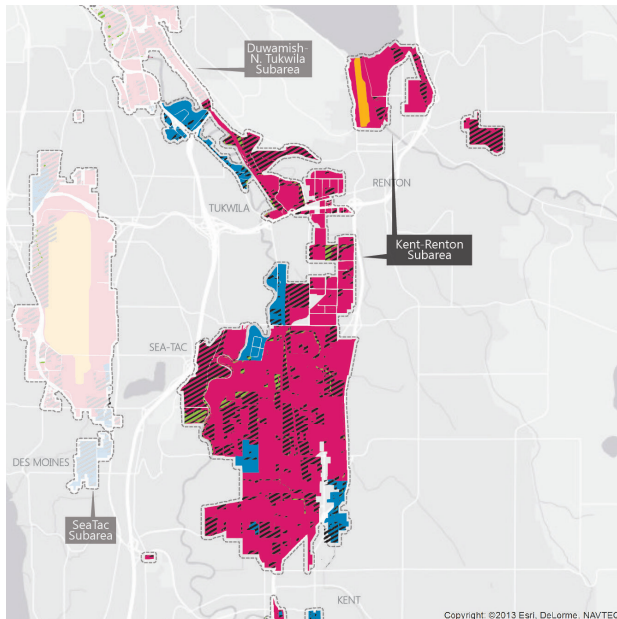
Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Limited data may exist on building age.

Source: CoStar; CAI, 2014

Industrial Subarea Profile: KENT-RENTON

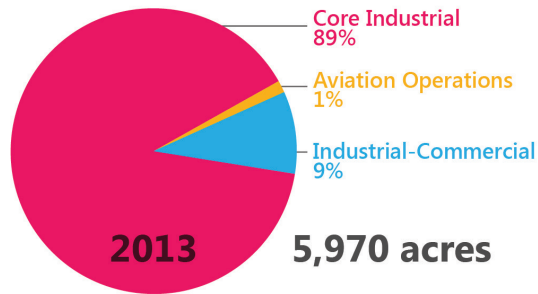
Gross Industrial Land Supply By Segment



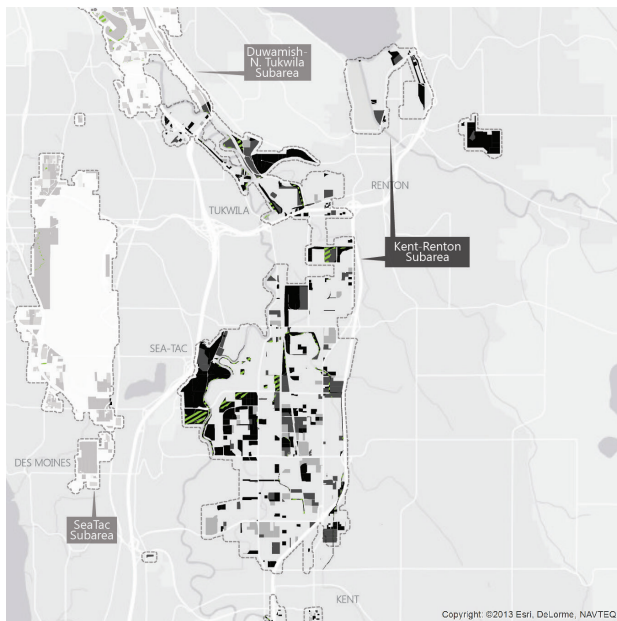
Gross industrial land supply are lands either currently zoned industrial, or designated in comprehensive plans for future industrial land use.

- Core Industrial Land
- Industrial-Commercial Land
- Aviation Operation Areas
- Military Industrial Land
- Net Supply (*See Below*)

Note: Adjacent Subareas are masked to highlight the featured Subarea.



Net Industrial Land Supply By Tier



Net industrial land supply is a subset of gross supply comprised of vacant and physically redevelopable land that deducts acreage for future rights-of-way and critical areas and is intended to reflect lands available for growth in the region's industrial sector.

- Tier A: Vacant
- Tier B: Minor Improvements
- Tier C: Partially Improved
- Wetland or Floodway Portion
- Subarea Boundaries

Net Supply Parcel Sizes

0-5 Acres	439
5-20 Acres	92
20-50 Acres	12
50+ Acres	1

Note: Parcel shapes as mapped do not reflect deductions for future rights-of-way, public uses or market factor. For deductions, see table, below.

Deduction Type	Tier A Vacant	w / Market Factor	Tier B Minor Improvements	w / Market Factor	Tier C Partially Developed	w / Market Factor	Total	w / Market Factor
Selection	1,118		492		275		1,885	
Less Floodway	74		20		2		96	
Less Wetland	37		0		0		37	
Less Future R.O.W.'s @ 2%	20		9		5		35	
Less Future Public Use @ 2%	20		9		5		35	
Market Factor @ 10%		97		45		26		168
Total Less Future Deductions	967	870	453	408	262	236	1,682 ac.	1,514 ac.

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Totals may not sum due to rounding.

Key Map**Overview**

The North-Central Everett industrial subarea includes a mix of industrial activities related to maritime, aerospace, military—and decreasingly, timber. While two industrial anchors here characterize the present and future of the subarea's industry—the Port of Everett and Naval Station Everett—a major historical industrial anchor in the area is transitioning to other uses. In 2012, the Kimberly Clark pulp mill shut down, eliminating 750 jobs. The site has been cleared, but there is ongoing debate as to whether its future should remain industrial. At present, no other pulp/paper mills, and only two lumber mills, remain in the City of Everett.

Prominent infrastructure, assets and anchors include Naval Station Everett, the deepwater Port of Everett, and the Port of Everett marina. Much of the subarea is within one mile of I-5, giving close access to the U.S.–Canada international border crossing. The subarea has excellent freight rail access to the I-5 rail corridor and the northern tier freight rail network via Stevens Pass.

Vital Statistics

Subarea Size, in Acres
2,507

Percent of Region's Industrial Land
3%

Industrial / Non-Industrial Employment
3,000 / 2,200

Percent of Region's Industrial Employment
1%

Ownership (by Parcel Area)
41% Public
59% Private

Average Parcel Size
4.1 acres

Specialization
Manufacturing, Construction

Industries & Employment

Macro Grouping	Industry Grouping	Employment	Percentage of Subarea	All Subareas
Construction	Builders & Contractors	-	-	-
	Heavy & Civil Construction	-	-	-
		500	17%	2%
Manufacturing	Aerospace Manufacturing	-	-	-
	Electronics & Components	-	-	-
	Food & Bev Processing	-	-	-
	Machinery & Transport. Equip.	-	-	-
	Metals & Fabrication	-	-	-
	Printing & Publishing	-	-	-
	Refining, Chemicals & Plastics	-	-	-
	Textiles, Apparel & Leather	-	-	-
	Wood & Paper Products	-	-	-
	Other Manufacturing	-	-	-
		1,700	55%	1%
Transportation		400	12%	1%
	Distr. & Logistics			
Warehousing & Wholesale	Transp., Distr, Logistics	-	-	-
	Warehousing & Storage	-	-	-
	Wholesaling	-	-	-
		400	12%	1%
Other Industrial	Building & Grounds Serv.	-	-	-
	Industrial Services	-	-	-
	Telecom, Broadcasting & Video Prod.	-	-	-
	Utilities	-	-	-
	Waste Mgmt. & Remediation	-	-	-
	Other Industrial	-	-	-
		100	4%	0%
All Industrial		3,000		
Non-industrial		1,000		
Public Sector		1,200		
Total Employment		5,100		

Source: PSRC, Washington State Employment Security Department (ESD), CAI, 2012

NOTE: Total employment represents covered employment only; numbers may not sum due to rounding; percentage of subarea represents percentage of all industrial jobs in the subarea; percentage of all subareas represents percentage of macro grouping total across all subareas; employment figures for individual groupings may be suppressed (-) due to confidentiality requirements.

Industrial Subarea Profile: NORTH-CENTRAL EVERETT

Land Use

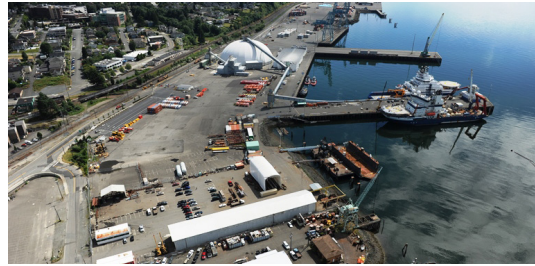
Top Ten Assessor's Land Use Codes

Rank	Category	Acreage
1	Undeveloped (Vacant) Land	515
2	Other Water Areas	464
3	Sawmills & Planing Mills	193
4	Military Bases & Reservations	166
5	Marine Terminals	157
6	Pulp	149
7	Logging Camps & Contractors	133
8	Marinas	124
9	Sewage Disposal	104
10	Other Agriculture & Related	92

Source: Snohomish County Assessor; CAI

Note: Assessor's land use codes may not accurately reflect current parcel land use.

Note: Designated Forest or Agricultural Land under the State of Washington's Conservation Futures Program (84.34 RCW), while still zoned or designated industrial, has had future development rights purchased.

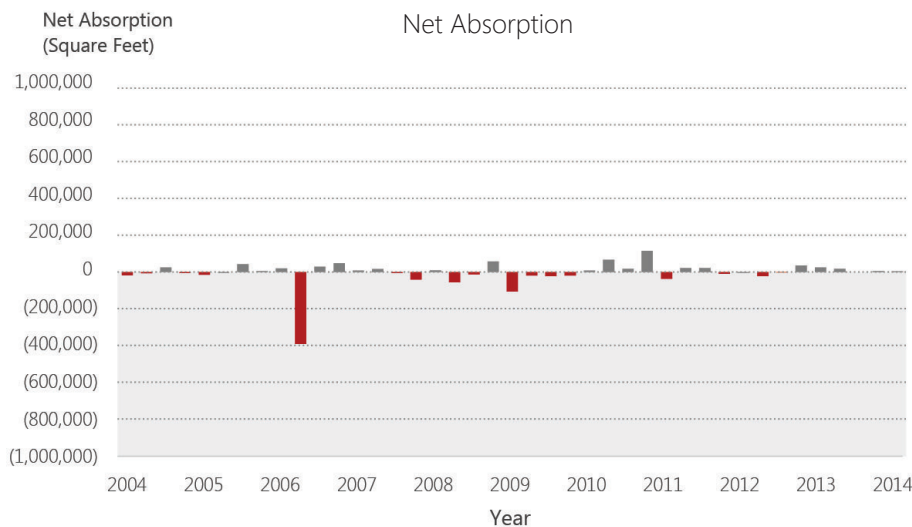


Above: Everett's Vigor Industrial.



Below: The USS Nimitz arrives at its new homeport of Naval Station Everett.

Market Trends



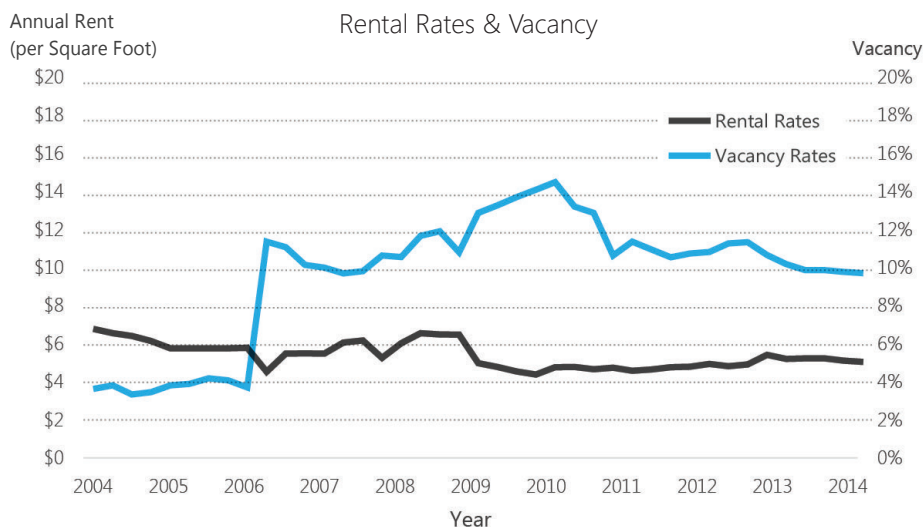
Facilities



Bldg Size (sq ft)	# of Parcels
0-5k	162
5k-200k	161
200k - 1m	2
1m+	0



Bldg Age	# of Parcels
1900-1950	125
1950-1975	68
1975-2000	107
2000+	25



Floor Area Ratio	# of Parcels
.0-.1	122
.1-.25	39
.25-.5	57
.5-.75	41
.75+	66

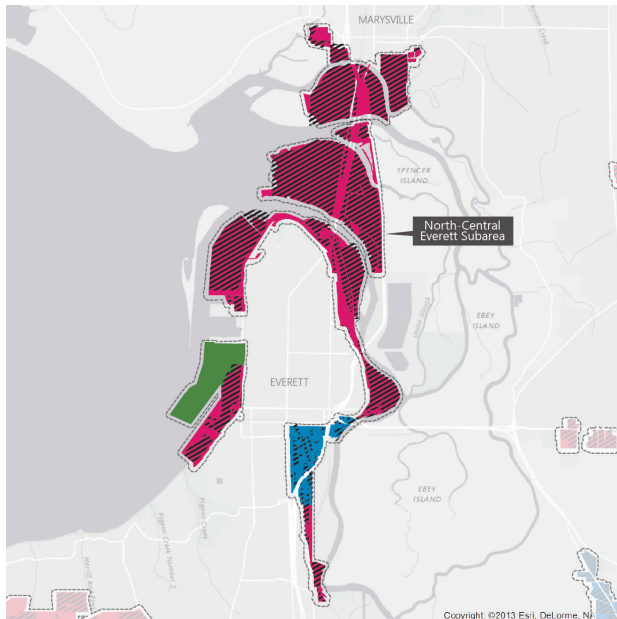
Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Limited data may exist on building age.

Source: CoStar; CAI, 2014

Industrial Subarea Profile: **NORTH-CENTRAL EVERETT**

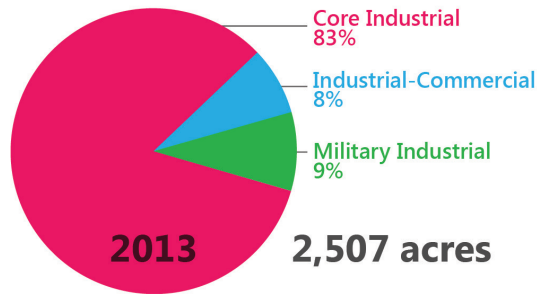
Gross Industrial Land Supply By Segment



Gross industrial land supply are lands either currently zoned industrial, or designated in comprehensive plans for future industrial land use.

- Core Industrial Land
- Industrial-Commercial Land
- Aviation Operation Areas
- Military Industrial Land
- Net Supply (*See Below*)

Note: Adjacent Subareas are masked to highlight the featured Subarea.



Net Industrial Land Supply By Tier



Net industrial land supply is a subset of gross supply comprised of vacant and physically redevelopable land that deducts acreage for future rights-of-way and critical areas and is intended to reflect lands available for growth in the region's industrial sector.

- Tier A: Vacant
- Tier B: Minor Improvements
- Tier C: Partially Improved
- Wetland or Floodway Portion
- Subarea Boundaries

Net Supply Parcel Sizes

0-5 Acres	373
5-20 Acres	69
20-50 Acres	31
50+ Acres	5

Note: Parcel shapes as mapped do not reflect deductions for future rights-of-way, public uses or market factor. For deductions, see table, below.

Deduction Type	Tier A Vacant		Tier B Minor Improvements		Tier C Partially Developed		Total	
		w / Market Factor		w / Market Factor		w / Market Factor		w / Market Factor
Selection	1,503		791		74		2,368	
Less Floodway	77		46		0		123	
Less Wetland	720		211		8		939	
Less Future R.O.W.'s @ 2%	14		11		1		26	
Less Future Public Use @ 2%	14		11		1		26	
Market Factor @ 10%		68		51		6		125
Total Less Future Deductions	678	610	513	461	63	57	1,254 ac.	1,128 ac.

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Totals may not sum due to rounding.

Key Map**Overview**

PSIC-Bremerton-Sinclair Inlet is one of the larger industrial subareas in the region by area. While it makes up 8% of the region's industrial land, it contains only 3% of the region's industrial employment. This employment is dominated by private and public sector Puget Sound Naval Shipyard activities and related manufacturing employment, though there is significant non-industrial employment also present in the subarea. The development pattern is mixed—dense, urban industrial development fabric in Bremerton, large, vacant tracts in PSIC-Bremerton. Half the land, by acreage, is owned by the Port of Bremerton. 47% of the subarea (largely within the PSIC-Bremerton MIC) is vacant Tier A net supply. A major issue facing this subarea is a need for major infrastructure investment. The area has an award-winning eco-industrial master plan in place to guide future development, and a Planned Action Ordinance that streamlines development review. PSIC-Bremerton is also a designated regional MIC.

Prominent infrastructure, assets and anchors include Puget Sound Naval Shipyard and the Bremerton Ferry Terminal adjacent to the Shipyard, and Bremerton National Airport. Truck access to I-5 is 30 miles on SR 16, or via ferry to downtown Seattle. Area freight rail operators include the Puget Sound & Pacific Railroad (PSAP), with connections to BNSF and UP.

Vital Statistics

Subarea Size, in Acres
5,526

Percent of Region's Industrial Land
8%

Industrial / Non-Industrial Employment
12,600 / 3,100

Percent of Region's Industrial Employment
3%

Ownership (by Parcel Area)
49% Public
51% Private

Average Parcel Size
6.7 acres

Specialization
Manufacturing

Industries & Employment

Macro Grouping	Industry Grouping	Employment	Percentage of Subarea	Percentage of All Subareas
Construction	Builders & Contractors	-	-	-
	Heavy & Civil Construction	-	-	-
		400	3%	1%
Manufacturing	Aerospace Manufacturing	-	-	-
	Electronics & Components	-	-	-
	Food & Bev Processing	-	-	-
	Machinery & Transport. Equip.	-	-	-
	Metals & Fabrication	-	-	-
	Printing & Publishing	-	-	-
	Refining, Chemicals & Plastics	-	-	-
	Textiles, Apparel & Leather	-	-	-
	Wood & Paper Products	-	-	-
	Other Manufacturing	-	-	-
Transportation Distr. & Logistics	Transp., Distr, Logistics	-	-	-
		200	2%	1%
Warehousing & Wholesale	Warehousing & Storage	-	-	-
	Wholesaling	-	-	-
		300	2%	1%
Other Industrial	Building & Grounds Serv.	-	-	-
	Industrial Services	-	-	-
	Telecom, Broadcasting & Video Prod.	-	-	-
	Utilities	-	-	-
	Waste Mgmt. & Remediation	-	-	-
	Other Industrial	-	-	-
All Industrial		12,600		
Non-industrial		2,000		
Public Sector		1,100		
Total Employment		15,700		

Source: PSRC, Washington State Employment Security Department (ESD), CAI, 2012

NOTE: Total employment represents covered employment only; numbers may not sum due to rounding; percentage of subarea represents percentage of all industrial jobs in the subarea; percentage of all subareas represents percentage of macro grouping total across all subareas; employment figures for individual groupings may be suppressed (-) due to confidentiality requirements.

Industrial Subarea Profile: PSIC-BREMERTON-SINCLAIR INLET

Land Use

Top Ten Assessor's Land Use Codes

Rank	Category	Acreage
1	T-Hangar	1,133
2	Single Family	134
3	Light Warehouse	97
4	Shell, Office Building	81
5	Small Shop	53
6	Storage Warehouse	48
7	Office	36
8	Service Garage	25
9	Auto Showroom	25
10	Mini Warehouse	21

Source: Kitsap County Assessor; CAI

Note: Assessor's land use codes may not accurately reflect current parcel land use.

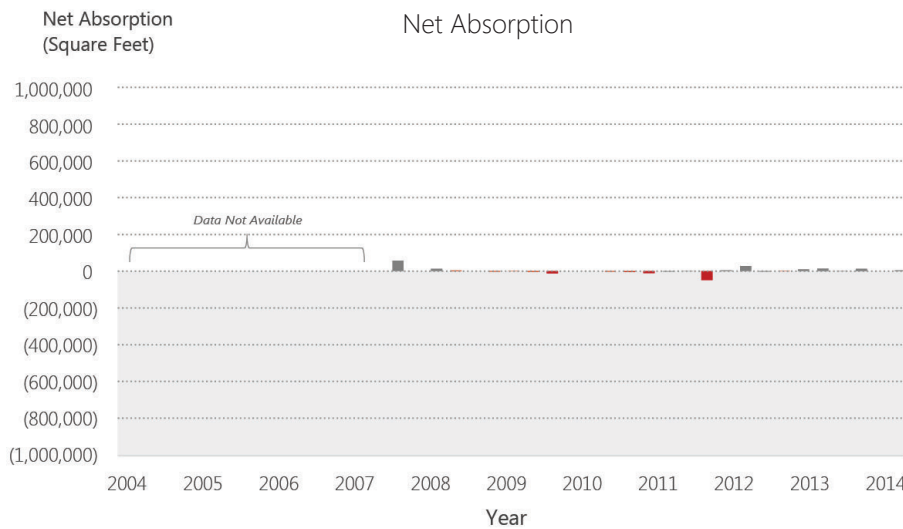


Above: PSIC-Bremerton.



Below: Puget Sound Naval Shipyard on the Bremerton waterfront.

Market Trends



Facilities



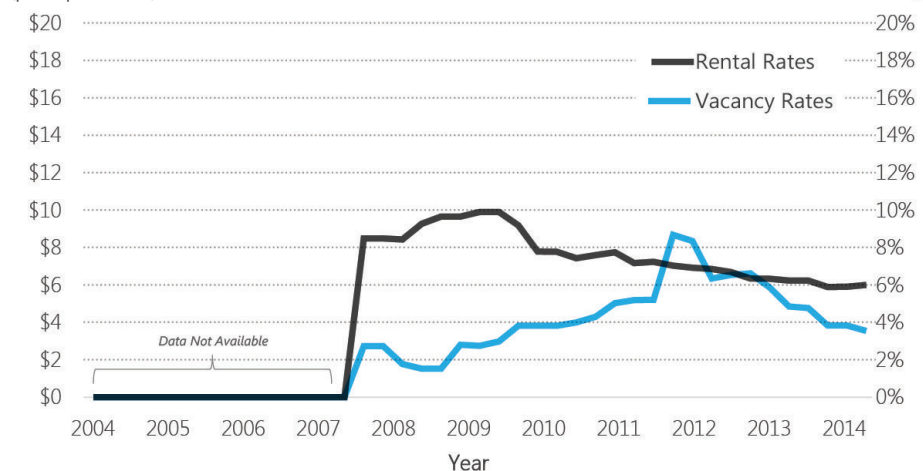
Bldg Size (sq ft)	# of Parcels
0-5k	713
5k-200k	113
200k - 1m	0
1m+	0



Bldg Age	# of Parcels
1900-1950	601
1950-1975	64
1975-2000	104
2000+	57

Annual Rent (per Square Foot)

Rental Rates & Vacancy



Floor Area Ratio	# of Parcels
.0-.1	574
.1-.25	184
.25-.5	59
.5-.75	7
.75+	2

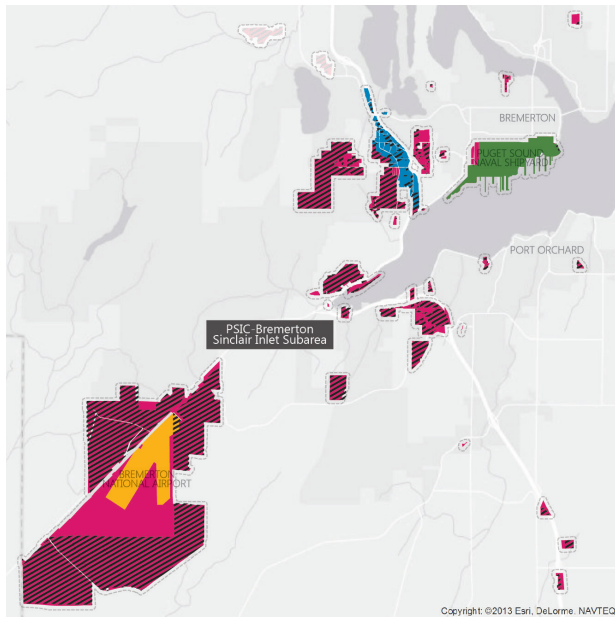
Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Limited data may exist on building age.

Source: CoStar; CAI, 2014

Industrial Subarea Profile: PSIC-BREMERTON-SINCLAIR INLET

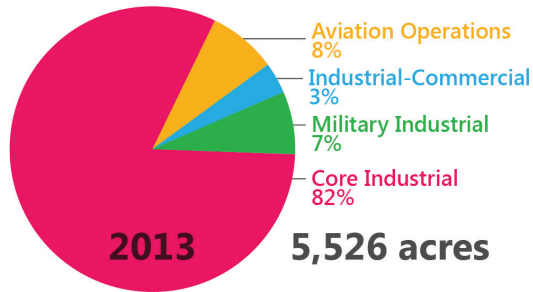
Gross Industrial Land Supply By Segment



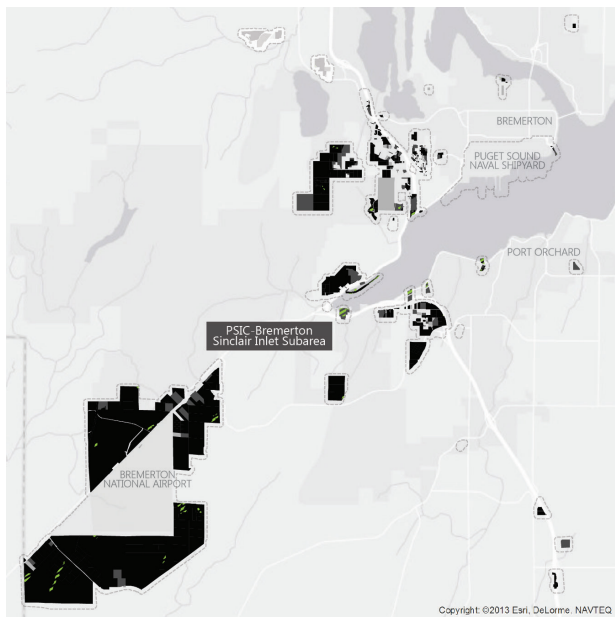
Gross industrial land supply are lands either currently zoned industrial, or designated in comprehensive plans for future industrial land use.

- Core Industrial Land
- Industrial-Commercial Land
- Aviation Operation Areas
- Military Industrial Land
- Net Supply (See Below)

Note: Adjacent Subareas are masked to highlight the featured Subarea.



Net Industrial Land Supply By Tier



Net industrial land supply is a subset of gross supply comprised of vacant and physically redevelopable land that deducts acreage for future rights-of-way and critical areas and is intended to reflect lands available for growth in the region's industrial sector.

- Tier A: Vacant
- Tier B: Minor Improvements
- Tier C: Partially Improved
- Wetland or Floodway Portion
- Subarea Boundaries

Net Supply Parcel Sizes

0-5 Acres	422
5-20 Acres	115
20-50 Acres	25
50+ Acres	7

Note: Parcel shapes as mapped do not reflect deductions for future rights-of-way, public uses or market factor. For deductions, see table, below.

Deduction Type	Tier A Vacant	w / Market Factor	Tier B Minor Improvements	w / Market Factor	Tier C Partially Developed	w / Market Factor	Total	w / Market Factor
Selection	3,030		291		121		3,442	
Less Floodway	9		7		0		16	
Less Wetland	41		41		1		83	
Less Future R.O.W.'s @ 2%	149		12		6		167	
Less Future Public Use @ 2%	149		12		6		167	
Market Factor @ 10%		268		22		11		301
Total Less Future Deductions	2,682	2,414	219	197	108	97	3,009 ac.	2,708 ac.

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Totals may not sum due to rounding.

Key Map



Vital Statistics

Subarea Size, in Acres
2,648

Percent of Region's Industrial Land
4%

Industrial / Non-Industrial Employment
7,700 / 5,400

Percent of Region's Industrial Employment
2%

Ownership (by Parcel Area)
80% Public
20% Private

Average Parcel Size
5.7 acres

Specialization
TDL

Overview

SeaTac-Des Moines is one of the smallest subareas in the region, representing only 4% of the region's industrial land and 2% percent of the region's industrial employment. The predominant industrial activities are related to Sea-Tac International Airport with nearly 80% of industries and employment within the subarea associated with transportation, distribution and logistics. FARs on sites in this subarea are low due to the nature of land associated with air traffic and transportation, distribution and logistics activities.

Prominent infrastructure, assets and anchors include Highway 99 running directly through the subarea with easy access and close proximity to I-5 and Highway 518 (connecting to I-405), as well as SR 509 connecting to the Duwamish-North Tukwila subarea. Sea-Tac International Airport, the Pacific Northwest's principal air cargo gateway, accounts for 80% of the subarea lying in public ownership and dominates the subarea as the primary employer. Sea-Tac is the third-largest airport for international cargo on the West Coast (excluding Alaska). Additionally, Sea-Tac Airport's jet fuel pipeline is a major infrastructure asset for the subarea.

Industries & Employment

Macro Grouping	Industry Grouping	Employment	Percentage of	
			Subarea	All Subareas
Construction	Builders & Contractors	-	-	-
	Heavy & Civil Construction	-	-	-
		100	2%	0%
Manufacturing	Aerospace Manufacturing	-	-	-
	Electronics & Components	-	-	-
	Food & Bev Processing	-	-	-
	Machinery & Transport. Equip.	-	-	-
	Metals & Fabrication	-	-	-
	Printing & Publishing	-	-	-
	Refining, Chemicals & Plastics	-	-	-
	Textiles, Apparel & Leather	-	-	-
	Wood & Paper Products	-	-	-
	Other Manufacturing	-	-	-
Transportation		6,100	79%	21%
	Distr. & Logistics	6,100	79%	
Warehousing & Wholesale	Warehousing & Storage	400	5%	1%
	Wholesaling	-	-	-
		400	5%	1%
Other Industrial	Building & Grounds Serv.	600	8%	3%
	Industrial Services	-	-	-
	Telecom, Broadcasting & Video Prod.	-	-	-
	Utilities	-	-	-
	Waste Mgmt. & Remediation	-	-	-
	Other Industrial	-	-	-
All Industrial		7,700		
Non-industrial		3,200		
Public Sector		2,200		
Total Employment		13,100		

Source: PSRC, Washington State Employment Security Department (ESD), CAI, 2012

NOTE: Total employment represents covered employment only; numbers may not sum due to rounding; percentage of subarea represents percentage of all industrial jobs in the subarea; percentage of all subareas represents percentage of macro grouping total across all subareas; employment figures for individual groupings may be suppressed (-) due to confidentiality requirements.

Industrial Subarea Profile: SEATAC-DES MOINES

Land Use

Top Ten Assessor's Land Use Codes

Rank	Category	Acreage
1	Air Terminals & Hangars	1,757
2	Vacant (Commercial)	405
3	Warehouse	127
4	Vacant (Industrial)	70
5	Single Family (Res Use/Zone)	52
6	Office Building	37
7	Parking (Commercial Lot)	25
8	Governmental Service	23
9	Mini Warehouse	16
10	Single Family (C/I Zone)	14

Source: King County Assessor; CAI

Note: Assessor's land use codes may not accurately reflect current parcel land use.

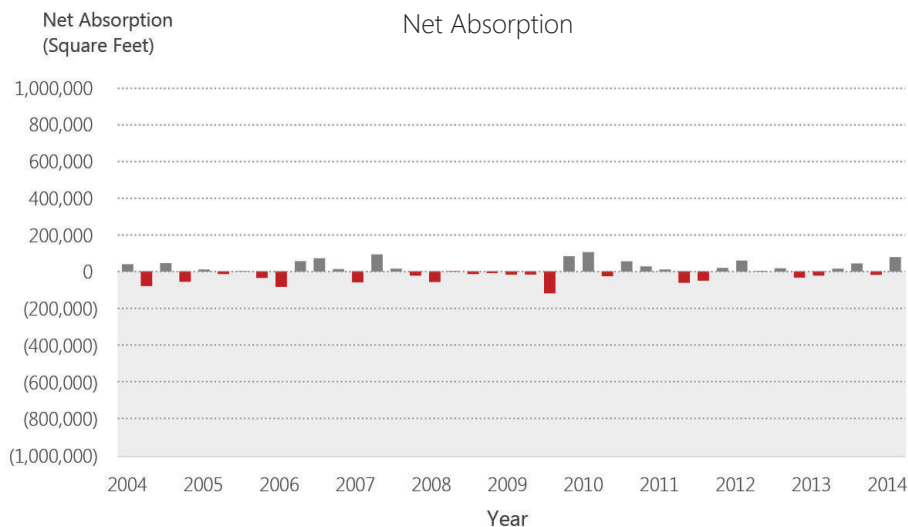


Above: Warehousing and logistics near Sea-Tac Airport.



Below: Sea-Tac International Airport and passenger terminals.

Market Trends



Facilities



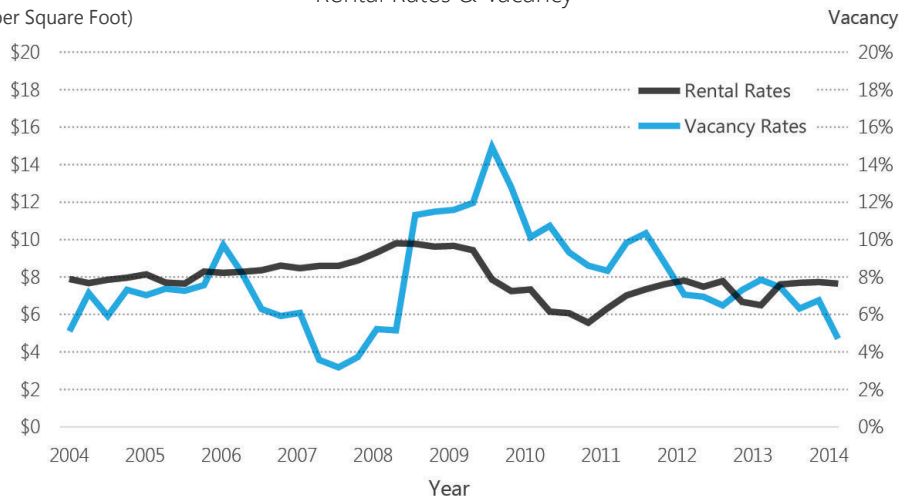
Bldg Size (sq ft)	# of Parcels
0-5k	402
5k-200k	60
200k - 1m	2
1m+	1



Bldg Age	# of Parcels
1900-1950	40
1950-1975	71
1975-2000	7
2000+	2

Annual Rent (per Square Foot)

Rental Rates & Vacancy



Floor Area Ratio	# of Parcels
.0-.1	326
.1-.25	94
.25-.5	37
.5-.75	7
.75+	1

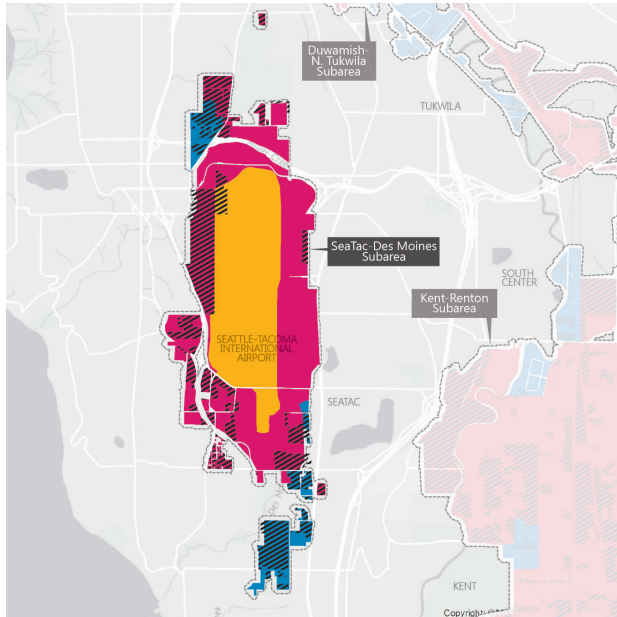
Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Limited data may exist on building age.

Source: CoStar; CAI, 2014

Industrial Subarea Profile: SEATAC-DES MOINES

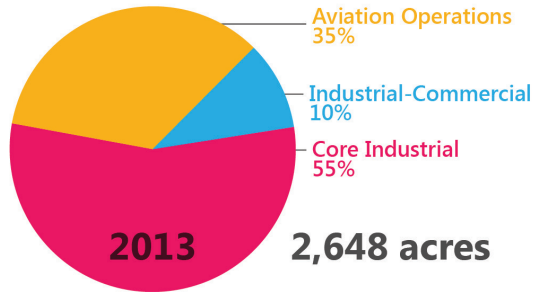
Gross Industrial Land Supply By Segment



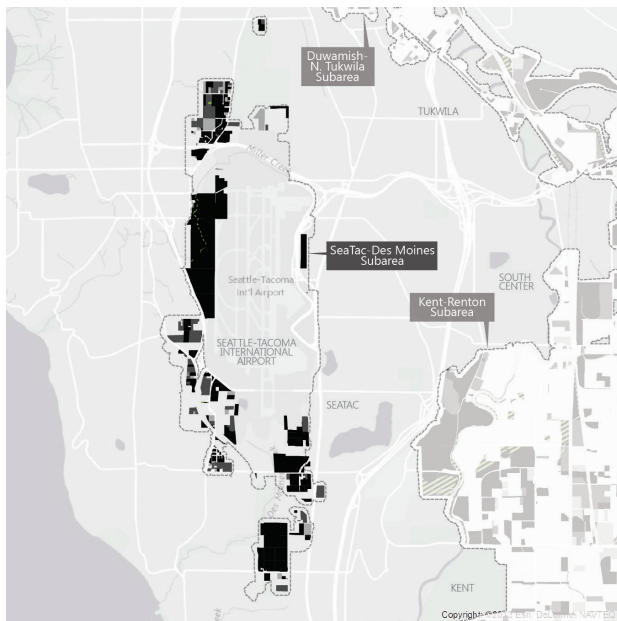
Gross industrial land supply are lands either currently zoned industrial, or designated in comprehensive plans for future industrial land use.

- Core Industrial Land
- Industrial-Commercial Land
- Aviation Operation Areas
- Military Industrial Land
- Net Supply (See Below)

Note: Adjacent Subareas are masked to highlight the featured Subarea.



Net Industrial Land Supply By Tier



Net industrial land supply is a subset of gross supply comprised of vacant and physically redevelopable land that deducts acreage for future rights-of-way and critical areas and is intended to reflect lands available for growth in the region's industrial sector.

- Tier A: Vacant
- Tier B: Minor Improvements
- Tier C: Partially Improved
- Wetland or Floodway Portion
- Subarea Boundaries

Net Supply Parcel Sizes

0-5 Acres	297
5-20 Acres	20
20-50 Acres	6
50+ Acres	1

Note: Parcel shapes as mapped do not reflect deductions for future rights-of-way, public uses or market factor. For deductions, see table, below.

Deduction Type	Tier A Vacant		Tier B Minor Improvements		Tier C Partially Developed		Total	
		w / Market Factor		w / Market Factor		w / Market Factor		w / Market Factor
Selection	520		116		44		680	
Less Floodway	3		0		0		3	
Less Wetland	0		1		0		1	
Less Future R.O.W.'s @ 2%	10		2		1		14	
Less Future Public Use @ 2%	10		2		1		14	
Market Factor @ 10%		50		11		4		65
Total Less Future Deductions	496	446	110	99	42	38	649 ac.	584 ac.

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Totals may not sum due to rounding.

Key Map**Vital Statistics**

Subarea Size, in Acres
4,449

Percent of Region's Industrial Land
6%

Industrial / Non-Industrial Employment
50,800 / 5,000

Percent of Region's Industrial Employment
10%

Ownership (by Parcel Area)
38% Public
62% Private

Average Parcel Size
5.1 acres

Specialization
Aerospace

Overview

Southwest Everett is one of the larger industrial subareas in the region, composing 6% of the region's industrial land, but 10% of its industrial employment. This density of manufacturing employment is due largely to the presence of the Boeing Everett manufacturing facility, as well as other major employers, including the Port of Everett's Mount Baker Terminal. The development pattern is large-scale, with low FARs and many newer, larger facilities, especially distribution centers. There is a significant acreage of vacant (Tier A) net supply. The City of Mukilteo recently acquired 122 acres of the industrial land formerly located in Everett on the west side of Japanese Gulch and aims to develop it for future park and open space use. The City of Everett has also designated the Southwest/Paine Field subarea (in addition to its downtown) as a Planned Action Ordinance, expediting future industrial development proposed for the area. Prominent infrastructure, assets and anchors include Paine Field - recently approved for commercial air service - and the Boeing Everett Airplane Factory, the largest building in the world by volume. Additional assets include the Mount Baker Terminal for oversized aircraft parts, ready truck access to Highway 99 and I-405 via SR 525 and to I-5 via SR 526, and major freight rail connectivity to the I-5 rail corridor, the northern tier rail network via Stevens Pass, and into the Boeing plant and the Port of Everett seaport. The subarea is also home to the Paine Field/Boeing Everett MIC.

Industries & Employment

Macro Grouping	Industry Grouping	Employment	Percentage of Subarea	All Subareas
Construction	Builders & Contractors	1,300	3%	6%
	Heavy & Civil Construction	400	1%	
		1,700	3%	6%
Manufacturing	Aerospace Manufacturing	38,000	76%	27%
	Electronics & Components	3,300	6%	
	Food & Bev Processing	300	1%	
	Machinery & Transport. Equip.	600	1%	
	Metals & Fabrication	900	2%	
	Printing & Publishing	100	0%	
	Refining, Chemicals & Plastics	300	1%	
	Textiles, Apparel & Leather	-	-	
	Wood & Paper Products	100	0%	
	Other Manufacturing	700	1%	
Transportation Distr. & Logistics	Transp., Distr., Logistics	800	1%	3%
		800	1%	3%
Warehousing & Wholesale	Warehousing & Storage	200	0%	4%
	Wholesaling	1,900	4%	
Other Industrial	Building & Grounds Serv.	100	0%	5%
	Industrial Services	300	1%	
	Telecom, Broadcasting & Video Prod.	300	1%	
	Utilities	200	0%	
	Waste Mgmt. & Remediation	200	0%	
	Other Industrial	100	0%	
All Industrial		50,800		
Non-industrial		3,200		
Public Sector		1,800		
Total Employment		55,800		

Source: PSRC, Washington State Employment Security Department (ESD), CAI, 2012

NOTE: Total employment represents covered employment only; numbers may not sum due to rounding; percentage of subarea represents percentage of all industrial jobs in the subarea; percentage of all subareas represents percentage of macro grouping total across all subareas; employment figures for individual groupings may be suppressed (-) due to confidentiality requirements.

Industrial Subarea Profile: SOUTHWEST EVERETT

Land Use

Top Ten Assessor's Land Use Codes

Rank	Category	Acreage
1	Transportation Equipment	1,145
2	Airports & Flying Fields	928
3	Undeveloped (Vacant) Land	704
4	Mining & Quarrying	200
5	Other Miscellaneous Mfg	190
6	Warehousing & Storage Svcs	108
7	Electrical Machinery, Equip	97
8	Nursery, Primary, Sec School	70
9	Other Business Services	57
10	Electric Utility	53

Source: Snohomish County Assessor; CAI
Note: Assessor's land use codes may not accurately reflect current parcel land use.

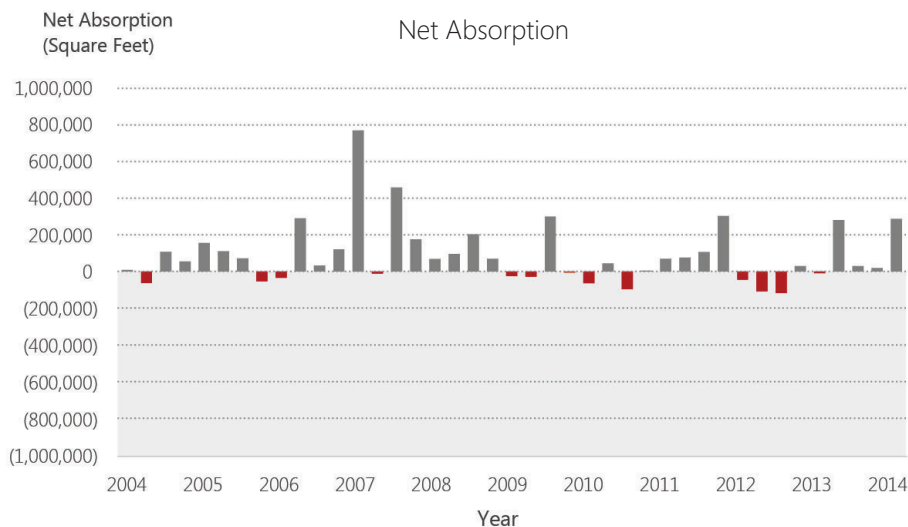


Above: Everett's Boeing Factory is the world's largest building by volume.



Below: Southwest Everett's Paine Field and surrounding industrial area.

Market Trends



Facilities



Bldg Size (sq ft)	# of Parcels
0-5k	189
5k-200k	293
200k - 1m	15
1m+	0

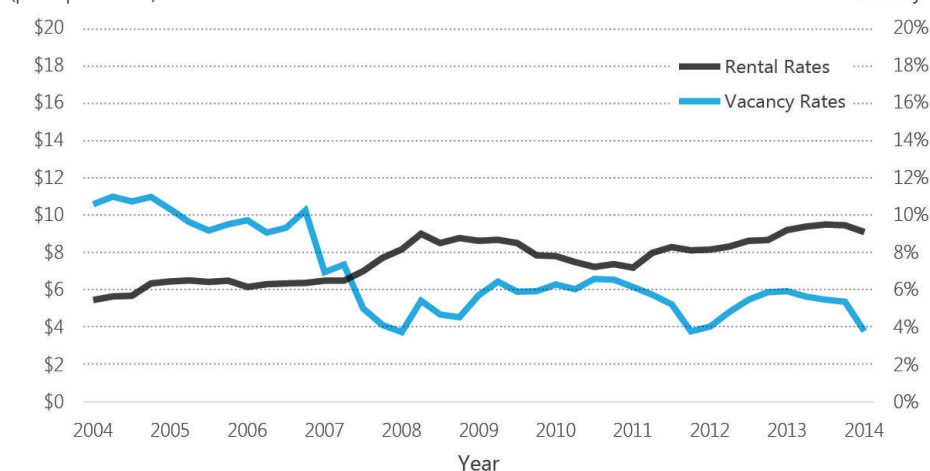


Bldg Age	# of Parcels
1900-1950	50
1950-1975	93
1975-2000	226
2000+	128

Annual Rent (per Square Foot)

Rental Rates & Vacancy

Vacancy



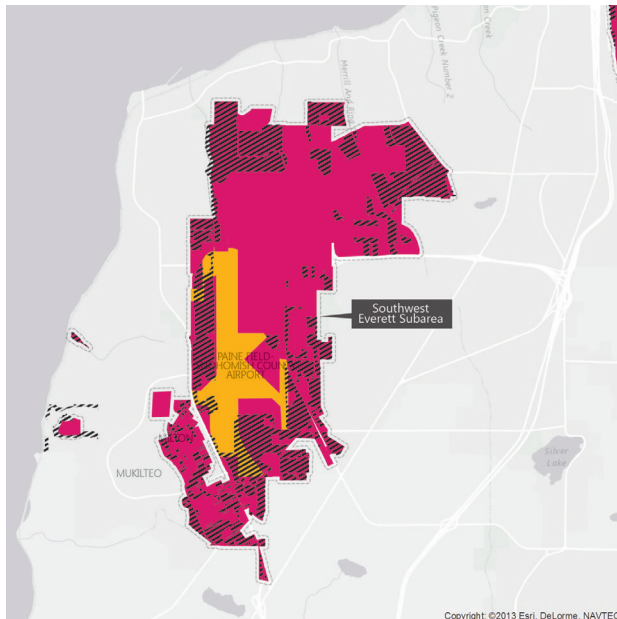
Floor Area Ratio	# of Parcels
.0-.1	165
.1-.25	113
.25-.5	157
.5-.75	19
.75+	43

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014
Note: Limited data may exist on building age.

Source: CoStar; CAI, 2014

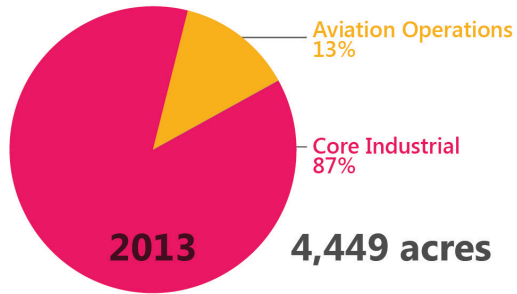
Industrial Subarea Profile: **SOUTHWEST EVERETT**

Gross Industrial Land Supply By Segment

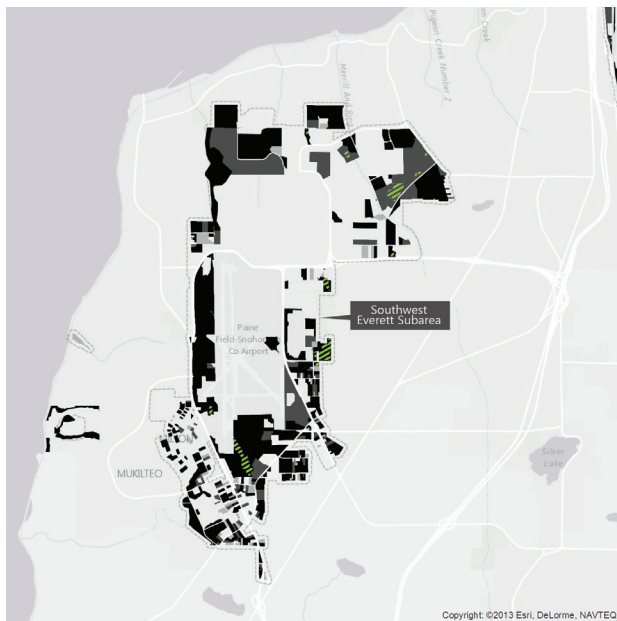


Gross industrial land supply are lands either currently zoned industrial, or designated in comprehensive plans for future industrial land use.

- Core Industrial Land
- Industrial-Commercial Land
- Aviation Operation Areas
- Military Industrial Land
- Net Supply (*See Below*)



Net Industrial Land Supply By Tier



Net industrial land supply is a subset of gross supply comprised of vacant and physically redevelopable land that deducts acreage for future rights-of-way and critical areas and is intended to reflect lands available for growth in the region's industrial sector.

- Tier A: Vacant
- Tier B: Minor Improvements
- Tier C: Partially Improved
- Wetland or Floodway Portion
- Subarea Boundaries

Net Supply Parcel Sizes

0-5 Acres	502
5-20 Acres	40
20-50 Acres	11
50+ Acres	3

Note: Parcel shapes as mapped do not reflect deductions for future rights-of-way, public uses or market factor. For deductions, see table, below.

Deduction Type	Tier A Vacant		Tier B Minor Improvements		Tier C Partially Developed		Total	
		w / Market Factor		w / Market Factor		w / Market Factor		w / Market Factor
Selection	1,154		468		83		1,705	
Less Floodway	0		0		0		0	
Less Wetland	57		17		1		75	
Less Future R.O.W.'s @ 2%	22		9		2		33	
Less Future Public Use @ 2%	22		9		2		33	
Market Factor @ 10%		105		43		8		156
Total Less Future Deductions	1,053	948	433	390	79	71	1,565 ac.	1,408 ac.

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Totals may not sum due to rounding.

Key Map



Vital Statistics

Subarea Size, in Acres
7,594

Percent of Region's Industrial Land
11%

Industrial / Non-Industrial Employment
21,300 / 8,900

Percent of Region's Industrial Employment
4%

Ownership (by Parcel Area)
45% Public
55% Private

Average Parcel Size
2.8 acres

Specialization
Wholesaling,
Builders & Contractors, TDL

Overview

The Tacoma-Puyallup subarea represents 11% of the region's industrial land and is home to a diverse array of industrial and non-industrial employers, though industrial jobs outnumber non-industrial jobs more than two-to-one. Manufacturing and warehousing and wholesale are the two largest employment sectors, with each accounting for about one-third of industrial employment. The subarea is characterized by a higher than average degree of public ownership due to large holdings by the Port of Tacoma. The industrial market has been consistent in this subarea, with steady vacancy rates and an average lease rate around \$5 per square foot. The public entities located in the subarea play a role in stabilizing the market by acting as industrial anchors and inviting related industries to locate nearby.

The Port of Tacoma is the dominant presence and industrial anchor for the Tacoma-Puyallup subarea. Other prominent infrastructure includes the Port of Tacoma MIC, I-5 as the major transportation corridor serving the subarea and linking it to Sea-Tac International Airport to the north. In addition, four on- or near-dock intermodal yards link the Port of Tacoma to the regional freight rail and highway networks, including SR 167 and SR 509.

Industries & Employment

Macro Grouping	Industry Grouping	Employment	Percentage of Subarea	All Subareas
Construction	Builders & Contractors	2,200	11%	8%
	Heavy & Civil Construction	400	2%	
		7,100	33%	4%
Manufacturing	Aerospace Manufacturing	400	2%	
	Electronics & Components	-	-	
	Food & Bev Processing	600	3%	
	Machinery & Transport. Equip.	500	2%	
	Metals & Fabrication	1,100	5%	
	Printing & Publishing	-	-	
	Refining, Chemicals & Plastics	1,500	7%	
	Textiles, Apparel & Leather	100	1%	
	Wood & Paper Products	1,400	6%	
	Other Manufacturing	1,100	5%	
Transportation Distr. & Logistics	Transp., Distr, Logistics	2,000	10%	7%
		2,000	10%	
Warehousing & Wholesale	Warehousing & Storage	1,600	7%	13%
	Wholesaling	5,000	24%	
Other Industrial	Building & Grounds Serv.	600	3%	
	Industrial Services	800	4%	
	Telecom, Broadcasting & Video Prod.	1,100	5%	
	Utilities	-	-	
	Waste Mgmt. & Remediation	500	2%	
	Other Industrial	100	0%	
All Industrial		21,300		
Non-industrial		5,800		
Public Sector		3,100		
Total Employment		30,200		

Source: PSRC, Washington State Employment Security Department (ESD), CAI, 2012

NOTE: Total employment represents covered employment only; numbers may not sum due to rounding; percentage of subarea represents percentage of all industrial jobs in the subarea; percentage of all subareas represents percentage of macro grouping total across all subareas; employment figures for individual groupings may be suppressed (-) due to confidentiality requirements.

Industrial Subarea Profile: TACOMA-PUYALLUP

Land Use

Top Ten Assessor's Land Use Codes

Rank	Category	Acreage
1	General Warehousing Storage	1,339
2	Vacant Industrial Land	1,120
3	Other Resource Production	440
4	Lumber & Wood Mfg	391
5	Chemical Mfg	321
6	Other Transportation & Utilities	312
7	Current Use Farm & Agriculture	268
8	Primary Metal Industries	263
9	Marine Craft Transportation	247
10	Wholesale Trade	212

Source: Pierce County Assessor; CAI

Note: Assessor's land use codes may not accurately reflect current parcel land use.

Note: Designated Forest or Agricultural Land under the State of Washington's Conservation Futures Program (84.34 RCW), while still zoned or designated industrial, has had future development rights purchased.

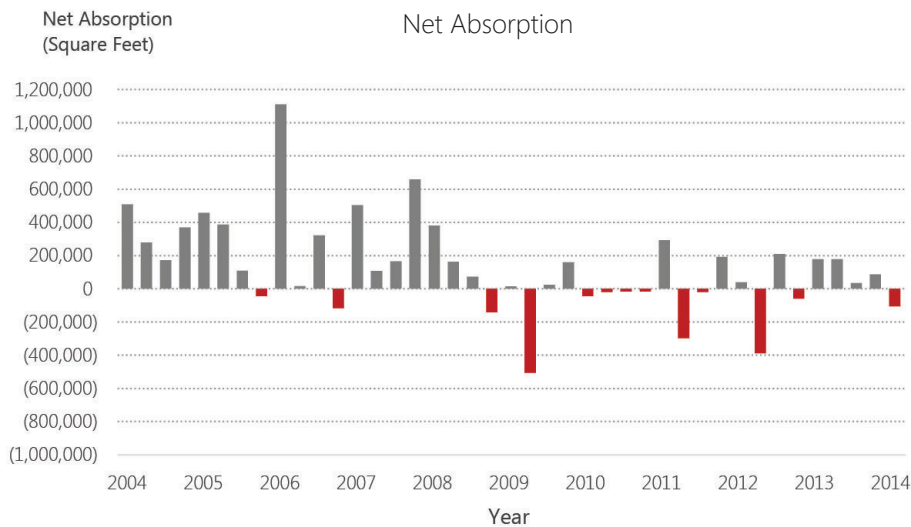


Above: Snoqualmie Building Distribution Center, Fife.



Below: Port of Tacoma marine terminals and industrial area with the Blair Waterway & Turning Basin.

Market Trends



Facilities



Bldg Size (sq ft)	# of Parcels
0-5k	602
5k-200k	798
200k - 1m	38
1m+	0

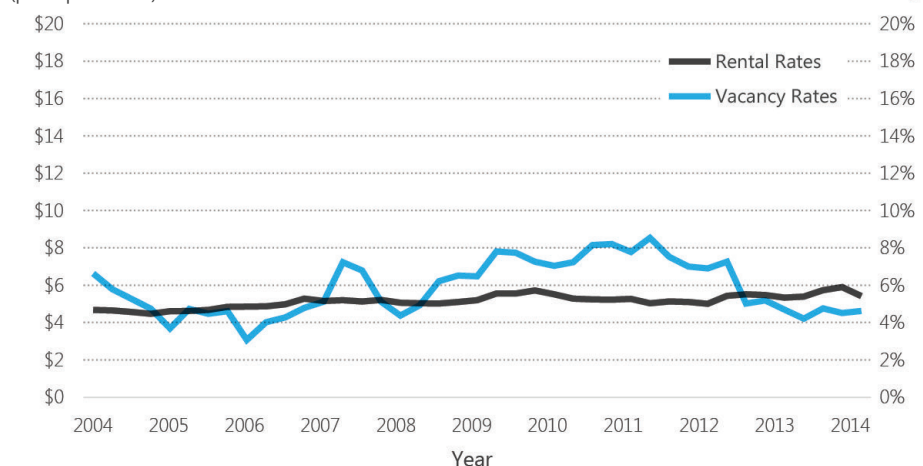


Bldg Age	# of Parcels
1900-1950	337
1950-1975	397
1975-2000	511
2000+	193

Annual Rent (per Square Foot)

Rental Rates & Vacancy

Vacancy



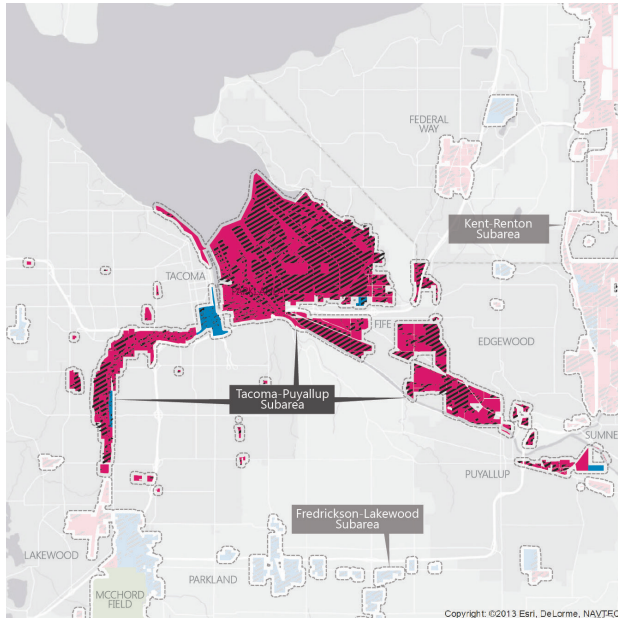
Floor Area Ratio	# of Parcels
.0-.1	1,716
.1-.25	237
.25-.5	393
.5-.75	148
.75+	200

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014
Note: Limited data may exist on building age.

Source: CoStar; CAI, 2014

Industrial Subarea Profile: TACOMA-PUYALLUP

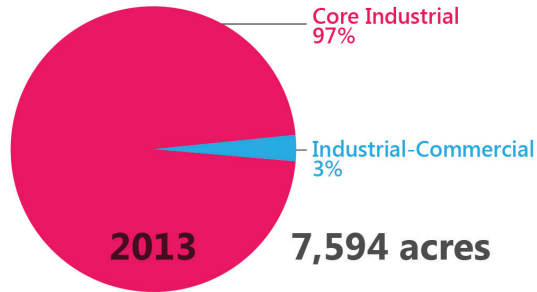
Gross Industrial Land Supply By Segment



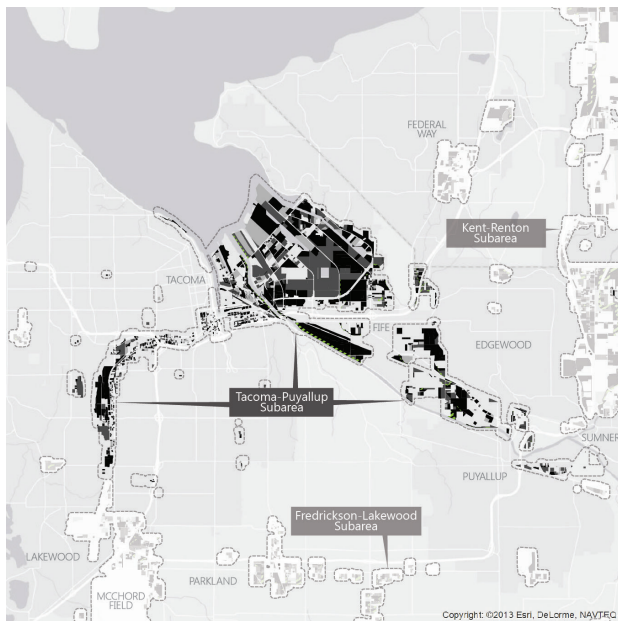
Gross industrial land supply are lands either currently zoned industrial, or designated in comprehensive plans for future industrial land use.

- Core Industrial Land
- Industrial-Commercial Land
- Aviation Operation Areas
- Military Industrial Land
- Net Supply (See Below)

Note: Adjacent Subareas are masked to highlight the featured Subarea.



Net Industrial Land Supply By Tier



Net industrial land supply is a subset of gross supply comprised of vacant and physically redevelopable land that deducts acreage for future rights-of-way and critical areas and is intended to reflect lands available for growth in the region's industrial sector.

- Tier A: Vacant
- Tier B: Minor Improvements
- Tier C: Partially Improved
- Wetland or Floodway Portion
- Subarea Boundaries

Net Supply Parcel Sizes

0-5 Acres	1,471
5-20 Acres	155
20-50 Acres	34
50+ Acres	15

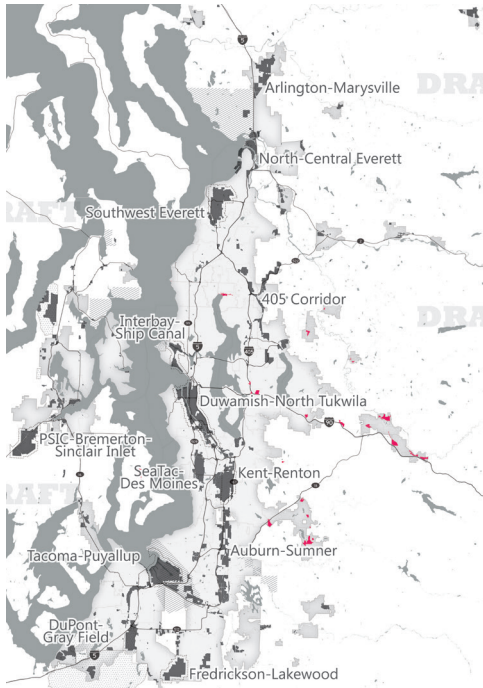
Note: Parcel shapes as mapped do not reflect deductions for future rights-of-way, public uses or market factor. For deductions, see table, below.

Deduction Type	Tier A Vacant	w / Market Factor	Tier B Minor Improvements	w / Market Factor	Tier C Partially Developed	w / Market Factor	Total	w / Market Factor
Selection	2,771		1,668		638		5,077	
Less Floodway	71		21		1		93	
Less Wetland	6		9		2		17	
Less Future R.O.W.'s @ 2%	135		82		32		248	
Less Future Public Use @ 2%	135		82		32		248	
Market Factor @ 10%		242		147		57		447
Total Less Future Deductions	2,425	2,182	1,474	1,327	572	514	4,470 ac.	4,023 ac.

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Totals may not sum due to rounding.

Key Map



Overview

This profile represents an aggregation of all other industrial lands in King County not captured in geographically proximate concentrations of 1,000 or more acres. These lands, in total, comprise 4% of the region's industrial lands and support only 2% of industrial employment in the region.

Employment in these areas is driven by a wide variety of manufacturing, warehousing and wholesaling activities. Most of the facilities are small, with low FARs, and relatively few have been built in recent years. A great deal of King County's dispersed industrial lands are vacant—about 45% of the total supply.

Vital Statistics

Subarea Size, in Acres
2,835

Percent of Region's Industrial Land
4%

Industrial / Non-Industrial Employment
6,270 / 1,560






Percent of Region's Industrial Employment
2%

Ownership (by Parcel Area)
6% Public
94% Private

Average Parcel Size
4.5 acres

Specialization
Manufacturing, Warehousing & Wholesale

Industries & Employment

Macro Grouping	Industry Grouping	Employment	Percentage of	
			Subarea	All Subareas
 Construction	Builders & Contractors	-	-	-
	Heavy & Civil Construction	-	-	-
		1,200	19%	4%
 Manufacturing	Aerospace Manufacturing	-	-	-
	Electronics & Components	-	-	-
	Food & Bev Processing	-	-	-
	Machinery & Transport. Equip.	-	-	-
	Metals & Fabrication	-	-	-
	Printing & Publishing	-	-	-
	Refining, Chemicals & Plastics	-	-	-
	Textiles, Apparel & Leather	-	-	-
	Wood & Paper Products	-	-	-
	Other Manufacturing	-	-	-
		2,150	34%	1%
 Transportation	Distr. & Logistics	280	4%	1%
	Transp., Distr, Logistics	-	-	-
 Warehousing & Wholesale	Warehousing & Storage	1,820	30%	4%
	Wholesaling	-	-	-
		-	-	-
 Other Industrial	Building & Grounds Serv.	760	12%	3%
	Industrial Services	-	-	-
	Telecom, Broadcasting & Video Prod.	-	-	-
	Utilities	-	-	-
	Waste Mgmt. & Remediation	-	-	-
	Other Industrial	-	-	-
		-	-	-
All Industrial		6,270		
Non-industrial		1,560		
Public Sector		-		
Total Employment		8,150		

Source: PSRC, Washington State Employment Security Department (ESD), CAI, 2012

NOTE: Total employment represents covered employment only; numbers may not sum due to rounding; percentage of subarea represents percentage of all industrial jobs in the subarea; percentage of all subareas represents percentage of macro grouping total across all subareas; employment figures for individual groupings may be suppressed (-) due to confidentiality requirements.

Land Use

Top Ten Assessor's Land Use Codes

Rank	Category	Acreage
1	Vacant (Industrial)	825
2	Warehouse	229
3	Mining/Quarry/Ore Processing	217
4	Industrial (Heavy)	192
5	Single Family (C/I Zone)	177
6	Vacant (Commercial)	153
7	Utility, Public	126
8	Service Building	112
9	Industrial (Gen Purpose)	104
10	Right of Way/Utility, Road	89

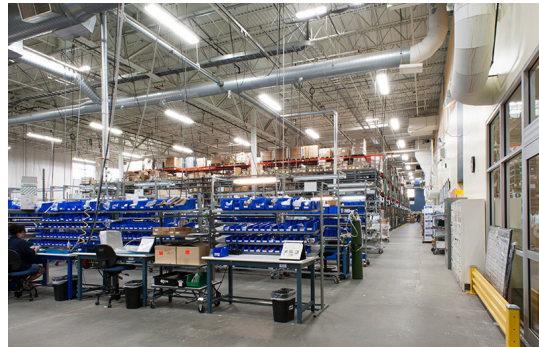
Source: King County Assessor; CAI

Note: Assessor's land use codes may not accurately reflect current parcel land use.

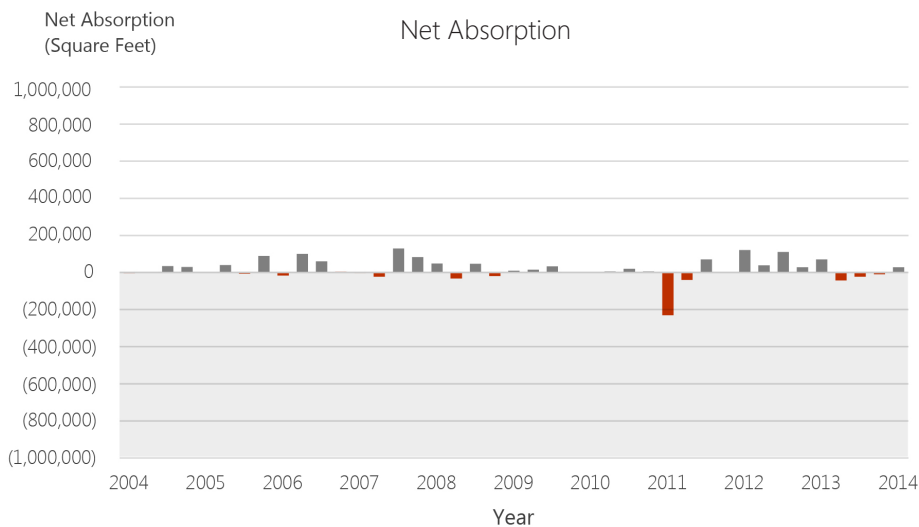
Note: Designated Forest or Agricultural Land under the State of Washington's Conservation Futures Program (84.34 RCW), while still zoned or designated industrial, has had future development rights purchased.



Above: North Bend industrial park.



Below: Spacelabs Healthcare, a medical devices manufacturer in Snoqualmie.

Market Trends**Facilities**

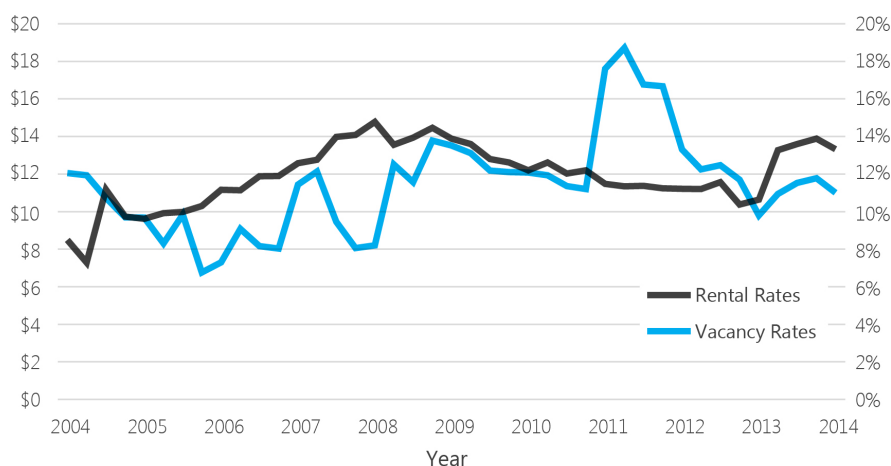
Bldg Size (sq ft)	# of Parcels
0-5k	434
5k-200k	207
200k - 1m	3
1m+	0



Bldg Age	# of Parcels
1900-1950	16
1950-1975	3
1975-2000	11
2000+	7

Annual Rent (per Square Foot)

Rental Rates & Vacancy



Floor Area Ratio	# of Parcels
.0-.1	408
.1-.25	94
.25-.5	105
.5-.75	23
.75+	14

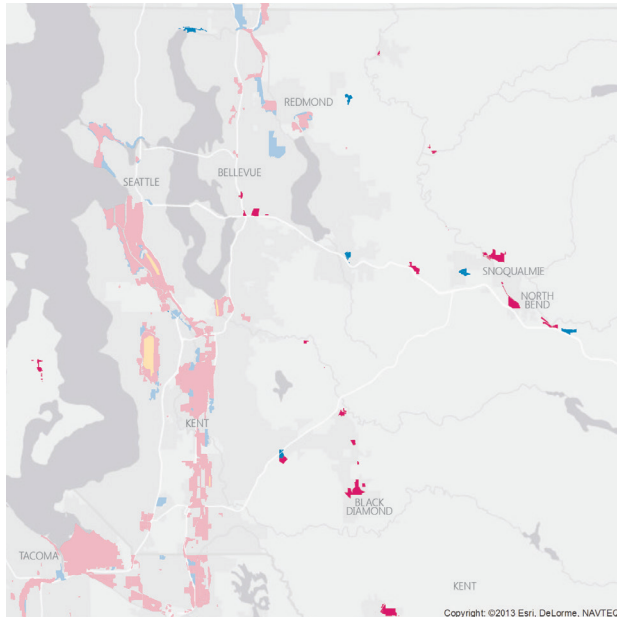
Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Limited data may exist on building age.

Source: CoStar; CAI, 2014

Industrial Lands Profile: **DISPERSED - KING COUNTY**

Gross Industrial Land Supply By Segment

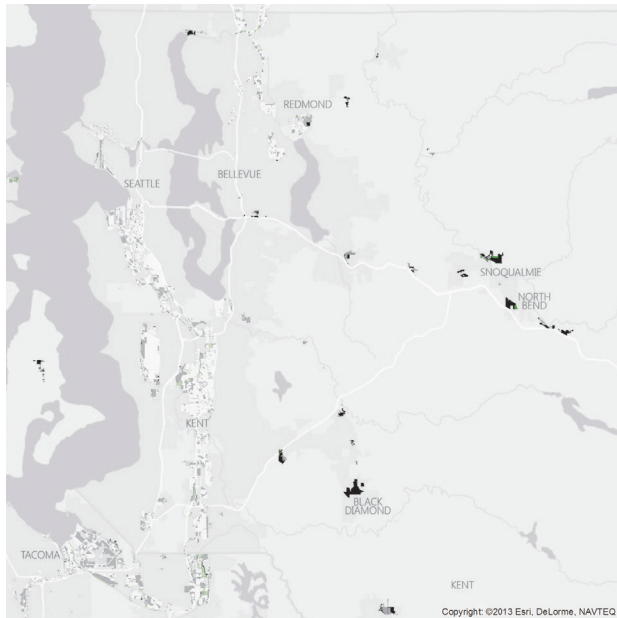


Gross industrial land supply are lands either currently zoned industrial, or designated in comprehensive plans for future industrial land use.

- Core Industrial Land
- Industrial-Commercial Land
- Aviation Operation Areas
- Military Industrial Land

Note: Subareas are masked to highlight dispersed industrial lands.

Net Industrial Land Supply By Tier



Net industrial land supply is a subset of gross supply comprised of vacant and physically redevelopable land that deducts acreage for future rights-of-way and critical areas and is intended to reflect lands available for growth in the region's industrial sector.

- Tier A: Vacant
- Tier B: Minor Improvements
- Tier C: Partially Improved
- Wetland or Floodway Portion
- Subarea Boundaries

Note: Subareas are masked to highlight dispersed industrial lands.

Net Supply Parcel Sizes

0-5 Acres	292
5-20 Acres	71
20-50 Acres	32
50+ Acres	3

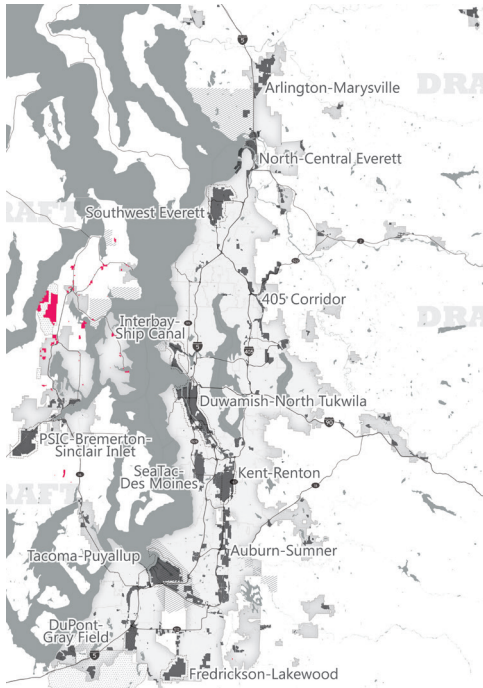
Note: Parcel shapes as mapped do not reflect deductions for future rights-of-way, public uses or market factor. For deductions, see table, below.

Deduction Type	Tier A Vacant	w / Market Factor	Tier B Minor Improvements	w / Market Factor	Tier C Partially Developed	w / Market Factor	Total	w / Market Factor
Selection	1,629		669		84		2,382	
Less Floodway	29		4		1		34	
Less Wetland	29		4		3		35	
Less Future R.O.W.'s @ 2%	79		33		4		116	
Less Future Public Use @ 2%	79		33		4		116	
Market Factor @ 10%		141		217		7		208
Total Less Future Deductions	1,415	1,273	594	535	73	66	2,082 ac.	1,874 ac.

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Totals may not sum due to rounding.

Key Map



Overview

This profile represents an aggregation of all other industrial lands in Kitsap County not captured in geographically proximate concentrations of 1,000 or more acres. Combined, these lands comprise a relatively substantial amount (7%) of regional industrial lands but have a negligible amount of the region's industrial employment. Naval bases in Bangor and Keyport account for much of the concentrated areas of industrial land in this subarea, which is otherwise scattered in small parcels throughout the area. Due to the lack of assessor's categorizations of parcels available in this area, it appears that single-family residential is a principle land use, however, it only accounts for around 5% of the land use in this category. The military industrial activities present at Bangor and Keyport represent the major land use on Kitsap's dispersed industrial lands. Private-sector industrial employment is characterized by manufacturing of a wide range of products, including furniture, machine parts and beer. Only about 12% of this land is vacant (Tier A) net supply.

Vital Statistics

Subarea Size, in Acres
4,856

Percent of Region's Industrial Land
7%

Industrial / Non-Industrial Employment
1,480 / 2,080

Percent of Region's Industrial Employment
~0%

Ownership (by Parcel Area)
12% Public
88% Private

Average Parcel Size
8.8 acres

Specialization
Manufacturing

Industries & Employment

Macro Grouping	Industry Grouping	Employment	Percentage of Subarea	Percentage of All Subareas
Construction	Builders & Contractors	-	-	-
	Heavy & Civil Construction	-	-	-
		360	25%	1%
Manufacturing	Aerospace Manufacturing	-	-	-
	Electronics & Components	-	-	-
	Food & Bev Processing	-	-	-
	Machinery & Transport. Equip.	-	-	-
	Metals & Fabrication	-	-	-
	Printing & Publishing	-	-	-
	Refining, Chemicals & Plastics	-	-	-
	Textiles, Apparel & Leather	-	-	-
	Wood & Paper Products	-	-	-
	Other Manufacturing	-	-	-
Transportation Distr. & Logistics	Transp., Distr., Logistics	-	-	-
		-	-	-
Warehousing & Wholesale	Warehousing & Storage	-	-	-
	Wholesaling	-	-	-
		-	-	-
Other Industrial	Building & Grounds Serv.	-	-	-
	Industrial Services	-	-	-
	Telecom, Broadcasting & Video Prod.	-	-	-
	Utilities	-	-	-
	Waste Mgmt. & Remediation	-	-	-
	Other Industrial	-	-	-
All Industrial		1,480		
Non-industrial		980		
Public Sector		1,100		
Total Employment		4,230		

Source: PSRC, Washington State Employment Security Department (ESD), CAI, 2012

NOTE: Total employment represents covered employment only; numbers may not sum due to rounding; percentage of subarea represents percentage of all industrial jobs in the subarea; percentage of all subareas represents percentage of macro grouping total across all subareas; employment figures for individual groupings may be suppressed (-) due to confidentiality requirements.

Land Use

Top Ten Assessor's Land Use Codes

Rank	Category	Acreage
1	Single Family	226
2	Storage Warehouse	160
3	Light Warehouse	74
4	Office	46
5	Mini Warehouse	40
6	Light Manufacturing	35
7	Light Utility Storage	31
8	School Classrooms	22
9	Storage Garage	22
10	Distribution Warehouse	19

Source: Kitsap County Assessor; CAI

Note: Assessor's land use codes may not accurately reflect current parcel land use.

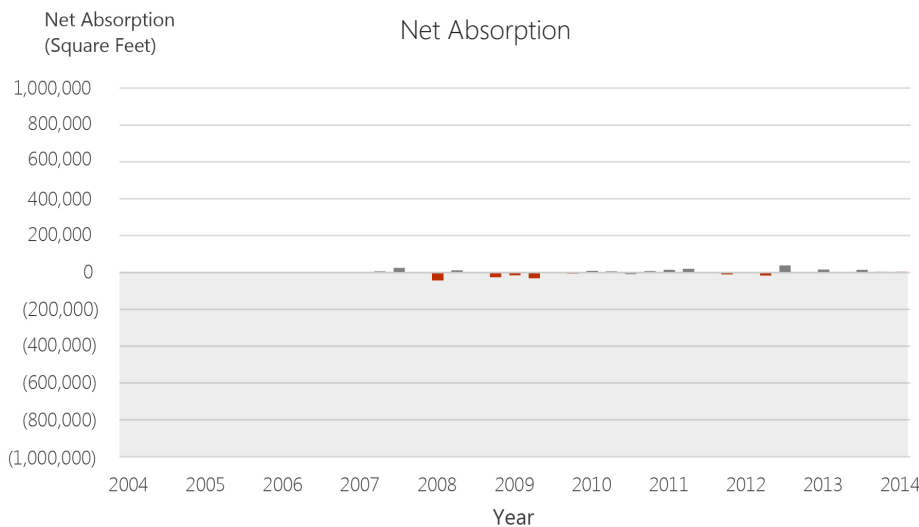
Note: Designated Forest or Agricultural Land under the State of Washington's Conservation Futures Program (84.34 RCW), while still zoned or designated industrial, has had future development rights purchased.



Above: Watson Furniture Group manufacturing plant in Poulsbo.



Below: U.S. Naval Base Kitsap in Bangor on the east shore of Hood Canal.

Market Trends**Facilities**

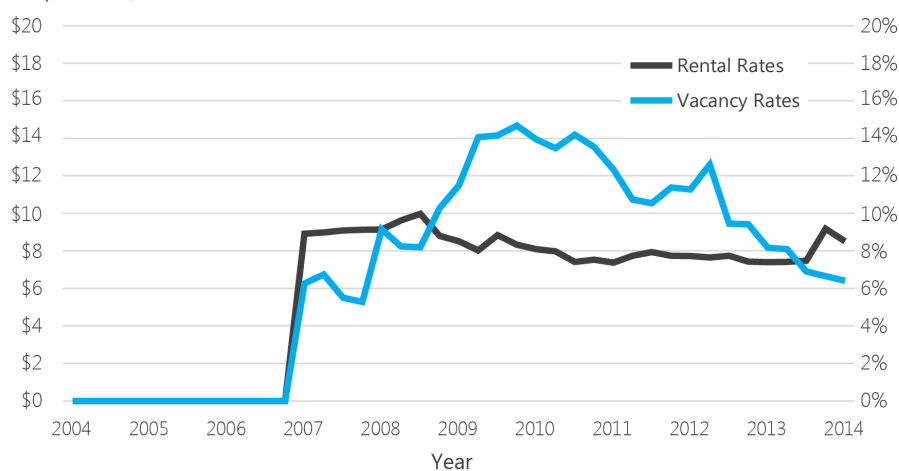
Bldg Size (sq ft)	# of Parcels
0-5k	420
5k-200k	140
200k - 1m	0
1m+	0



Bldg Age	# of Parcels
1900-1950	298
1950-1975	27
1975-2000	148
2000+	87

Annual Rent (per Square Foot)

Rental Rates & Vacancy



Floor Area Ratio	# of Parcels
.0-.1	422
.1-.25	60
.25-.5	28
.5-.75	12
.75+	38

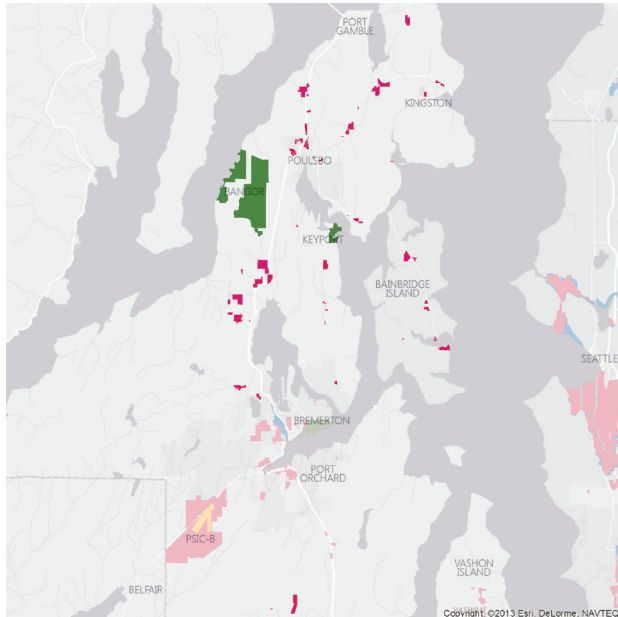
Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Limited data may exist on building age.

Source: CoStar; CAI, 2014

Industrial Lands Profile: **DISPERSED - KITSAP COUNTY**

Gross Industrial Land Supply By Segment

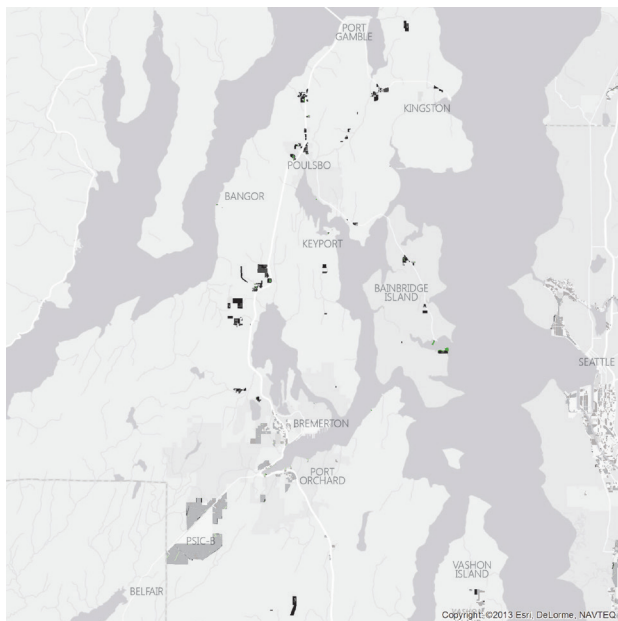


Gross industrial land supply are lands either currently zoned industrial, or designated in comprehensive plans for future industrial land use.

- Core Industrial Land
- Industrial-Commercial Land
- Aviation Operation Areas
- Military Industrial Land

Note: Subareas are masked to highlight dispersed industrial lands.

Net Industrial Land Supply By Tier



Net industrial land supply is a subset of gross supply comprised of vacant and physically redevelopable land that deducts acreage for future rights-of-way and critical areas and is intended to reflect lands available for growth in the region's industrial sector.

- Tier A: Vacant
- Tier B: Minor Improvements
- Tier C: Partially Improved
- Wetland or Floodway Portion
- Subarea Boundaries

Note: Subareas are masked to highlight dispersed industrial lands.

Net Supply Parcel Sizes

0-5 Acres	338
5-20 Acres	64
20-50 Acres	7
50+ Acres	0

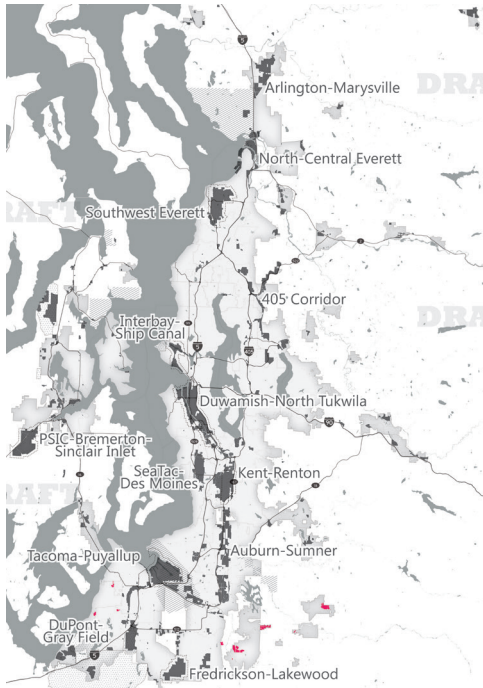
Note: Parcel shapes as mapped do not reflect deductions for future rights-of-way, public uses or market factor. For deductions, see table, below.

Deduction Type	Tier A Vacant		Tier B Minor Improvements		Tier C Partially Developed		Total	w / Market Factor
		w / Market Factor		w / Market Factor		w / Market Factor		
Selection	869		370		90		1,329	
Less Floodway	32		8		0		40	
Less Wetland	99		8		2		109	
Less Future R.O.W.'s @ 2%	37		18		4		59	
Less Future Public Use @ 2%	37		18		4		59	
Market Factor @ 10%		66		32		8		208
Total Less Future Deductions	664	598	319	287	79	71	1,062 ac.	956 ac.

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Totals may not sum due to rounding.

Key Map



Overview

This profile represents an aggregation of all other industrial lands in Pierce County not captured in geographically proximate concentrations of 1,000 or more acres. These lands comprise a small portion of the region's industrial lands and contain relatively little industrial employment, the bulk of which is in manufacturing and industrial services. The most prominent activities on these lands include seafood processing and medical device-related manufacturing. These lands have experienced a significant amount of construction in recent years; most facilities are small, with low FARs. Approximately one-third of Pierce County's dispersed industrial land supply is vacant.

Vital Statistics

Subarea Size, in Acres
1,883

Percent of Region's Industrial Land
3%

Industrial / Non-Industrial Employment
1,080 / 1,450

Percent of Region's Industrial Employment
~0%

Ownership (by Parcel Area)
6% Public
94% Private

Average Parcel Size
2.9 acres

Specialization
Manufacturing

Industries & Employment

Macro Grouping	Industry Grouping	Employment	Percentage of Subarea	All Subareas
Construction	Builders & Contractors	250	23%	1%
	Heavy & Civil Construction	-	-	-
		-	-	-
Manufacturing	Aerospace Manufacturing	450	42%	0%
	Electronics & Components	-	-	-
	Food & Bev Processing	-	-	-
	Machinery & Transport. Equip.	-	-	-
	Metals & Fabrication	-	-	-
	Printing & Publishing	-	-	-
	Refining, Chemicals & Plastics	-	-	-
	Textiles, Apparel & Leather	-	-	-
	Wood & Paper Products	-	-	-
	Other Manufacturing	-	-	-
Transportation Distr. & Logistics	Transp., Distr., Logistics	-	-	-
		-	-	-
Warehousing & Wholesale	Warehousing & Storage	-	-	-
	Wholesaling	-	-	-
		-	-	-
Other Industrial	Building & Grounds Serv.	250	23%	1%
	Industrial Services	-	-	-
	Telecom, Broadcasting & Video Prod.	-	-	-
	Utilities	-	-	-
	Waste Mgmt. & Remediation	-	-	-
	Other Industrial	-	-	-
All Industrial		1,080		
Non-industrial		1,450		
Public Sector		-		
Total Employment		2,670		

Source: PSRC, Washington State Employment Security Department (ESD), CAI, 2012

NOTE: Total employment represents covered employment only; numbers may not sum due to rounding; percentage of subarea represents percentage of all industrial jobs in the subarea; percentage of all subareas represents percentage of macro grouping total across all subareas; employment figures for individual groupings may be suppressed (-) due to confidentiality requirements.

Land Use

Top Ten Assessor's Land Use Codes

Rank	Category	Acreage
1	Designated Forest Land	416
2	Undeveloped (Vacant) Land	295
3	Vacant (Commercial)	204
4	Vacant (Industrial)	140
5	General Warehousing Storage	95
6	Single Family	92
7	Utilities	60
8	Other Residential	59
9	Quarry (Sand, Rock)	58
10	Mobile Home Park	45

Source: Pierce County Assessor; CAI

Note: Assessor's land use codes may not accurately reflect current parcel land use.

Note: Designated Forest or Agricultural Land under the State of Washington's Conservation Futures Program (84.34 RCW), while still zoned or designated industrial, has had future development rights purchased.

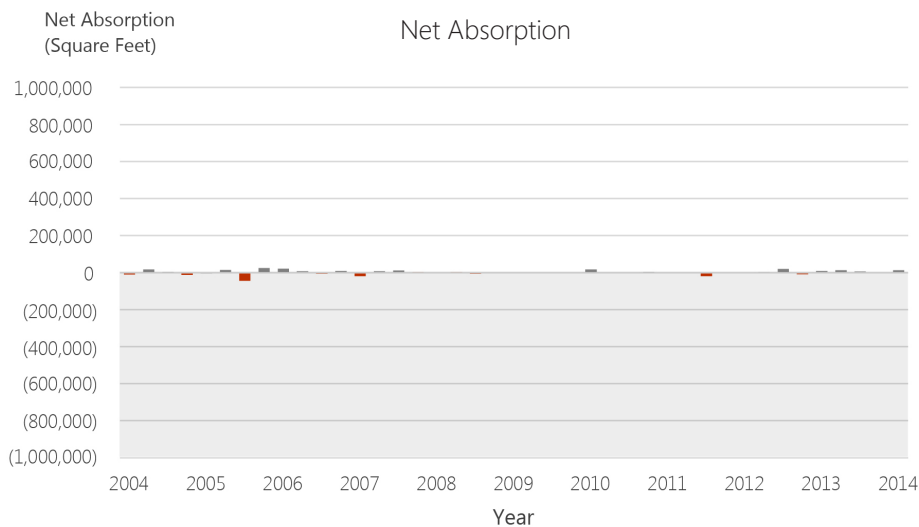


Above: Concrete contractors in Bonney Lake.



Below: Minterbrook Oyster Company seafood processing plant in Gig Harbor.

Market Trends



Facilities



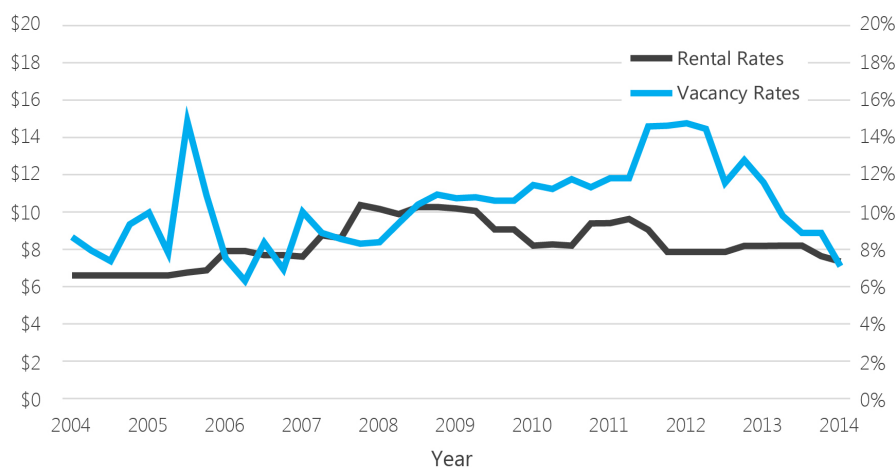
Bldg Size (sq ft)	# of Parcels
0-5k	208
5k-200k	92
200k - 1m	2
1m+	0



Bldg Age	# of Parcels
1900-1950	18
1950-1975	39
1975-2000	118
2000+	127

Annual Rent (per Square Foot)

Rental Rates & Vacancy



Floor Area Ratio	# of Parcels
.0-.1	351
.1-.25	61
.25-.5	49
.5-.75	63
.75+	13

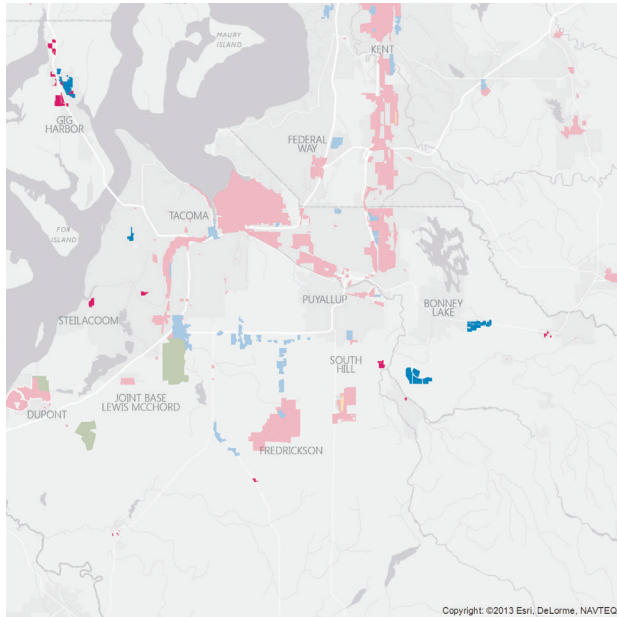
Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Limited data may exist on building age.

Source: CoStar; CAI, 2014

Industrial Lands Profile: **DISPERSED - PIERCE COUNTY**

Gross Industrial Land Supply By Segment

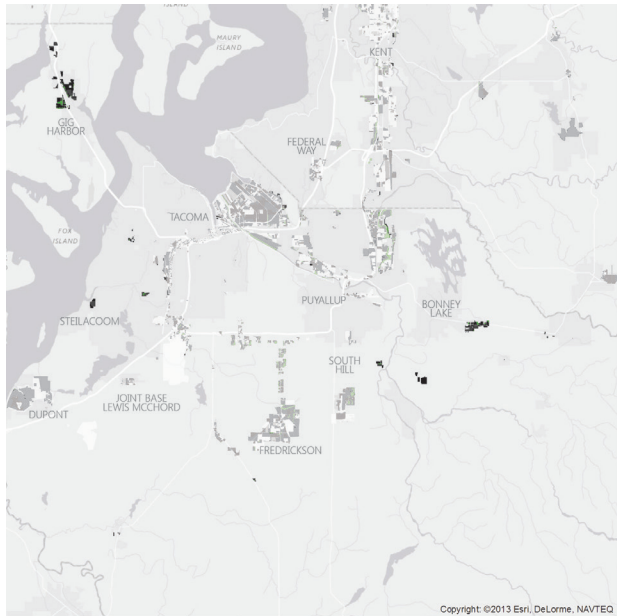


Gross industrial land supply are lands either currently zoned industrial, or designated in comprehensive plans for future industrial land use.

- Core Industrial Land
- Industrial-Commercial Land
- Aviation Operation Areas
- Military Industrial Land

Note: Subareas are masked to highlight dispersed industrial lands.

Net Industrial Land Supply By Tier



Net industrial land supply is a subset of gross supply comprised of vacant and physically redevelopable land that deducts acreage for future rights-of-way and critical areas and is intended to reflect lands available for growth in the region's industrial sector.

- Tier A: Vacant
- Tier B: Minor Improvements
- Tier C: Partially Improved
- Wetland or Floodway Portion
- Subarea Boundaries

Note: Subareas are masked to highlight dispersed industrial lands.

Net Supply Parcel Sizes

0-5 Acres	261
5-20 Acres	64
20-50 Acres	10
50+ Acres	0

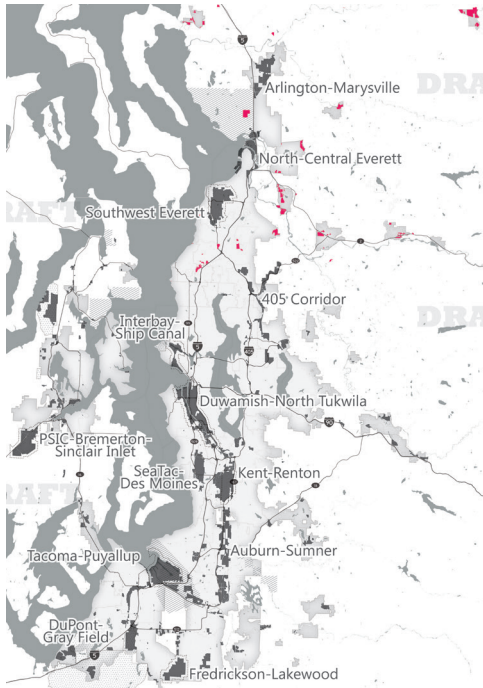
Note: Parcel shapes as mapped do not reflect deductions for future rights-of-way, public uses or market factor. For deductions, see table, below.

Deduction Type	Tier A Vacant	w / Market Factor	Tier B Minor Improvements	w / Market Factor	Tier C Partially Developed	w / Market Factor	Total	w / Market Factor
Selection	773		441		40		1,254	
Less Floodway	0		0		0		0	
Less Wetland	48		19		0		67	
Less Future R.O.W.'s @ 2%	36		21		2		59	
Less Future Public Use @ 2%	36		21		2		59	
Market Factor @ 10%		65		38		4		107
Total Less Future Deductions	652	587	380	342	36	33	1,068 ac.	962 ac.

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Totals may not sum due to rounding.

Key Map



Overview

This profile represents an aggregation of all other industrial lands in Snohomish County not captured in geographically proximate concentrations of 1,000 or more acres. About 6% of the region's industrial lands fall into this category and around 2% of regional industrial employment is located on these lands. Manufacturing is the dominant category, featuring jobs in food processing, apparel and maritime-related activities. Facility construction has occurred at a relatively constant rate over the years, with a notable uptick between 1975-2000. Snohomish County dispersed industrial lands contain approximately 28% vacant (Tier A) net supply.

Vital Statistics

Subarea Size, in Acres
4,039

Percent of Region's Industrial Land
6%

Industrial / Non-Industrial Employment
6,930 / 6,050






Percent of Region's Industrial Employment
2%

Ownership (by Parcel Area)
15% Public
85% Private

Average Parcel Size
3.6 acres

Specialization
Manufacturing

Industries & Employment

Macro Grouping	Industry Grouping	Employment	Percentage of	
			Subarea	All Subareas
 Construction	Builders & Contractors	-	-	-
	Heavy & Civil Construction	-	-	-
		1,150	17%	4%
 Manufacturing	Aerospace Manufacturing	-	-	-
	Electronics & Components	-	-	-
	Food & Bev Processing	-	-	-
	Machinery & Transport. Equip.	-	-	-
	Metals & Fabrication	-	-	-
	Printing & Publishing	-	-	-
	Refining, Chemicals & Plastics	-	-	-
	Textiles, Apparel & Leather	-	-	-
	Wood & Paper Products	-	-	-
	Other Manufacturing	-	-	-
		4,260	62%	3%
 Transportation Distr. & Logistics	Transp., Distr, Logistics	-	-	-
		180	3%	1%
 Warehousing & Wholesale	Warehousing & Storage	-	-	-
	Wholesaling	-	-	-
		880	13%	2%
 Other Industrial	Building & Grounds Serv.	-	-	-
	Industrial Services	-	-	-
	Telecom, Broadcasting & Video Prod.	-	-	-
	Utilities	-	-	-
	Waste Mgmt. & Remediation	-	-	-
	Other Industrial	-	-	-
		470	7%	2%
All Industrial		6,930		
Non-industrial		5,100		
Public Sector		950		
Total Employment		12,970		

Source: PSRC, Washington State Employment Security Department (ESD), CAI, 2012

NOTE: Total employment represents covered employment only; numbers may not sum due to rounding; percentage of subarea represents percentage of all industrial jobs in the subarea; percentage of all subareas represents percentage of macro grouping total across all subareas; employment figures for individual groupings may be suppressed (-) due to confidentiality requirements.

Land Use

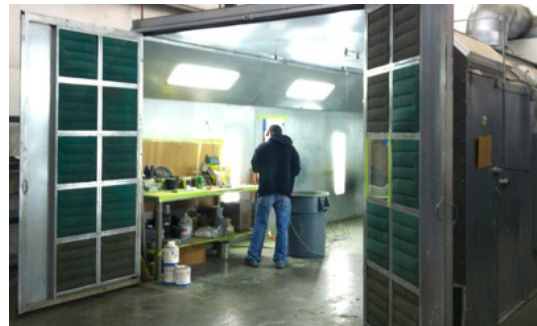
Top Ten Assessor's Land Use Codes

Rank	Category	Acreage
1	Undeveloped (Vacant) Land	1,015
2	Single Family (Detached)	270
3	Sawmills & Planing Mills	247
4	Designated Forest Lands	243
5	Solid Waste Disposal	198
6	Warehousing & Storage Services	169
7	Condominiums	163
8	Airports & Flying Fields	150
9	Sewage Disposal	143
10	Eng., Lab & Scientific Instr.	119

Source: Snohomish County Assessor; CAI

Note: Assessor's land use codes may not accurately reflect current parcel land use.

Note: Designated Forest or Agricultural Land under the State of Washington's Conservation Futures Program (84.34 RCW), while still zoned or designated industrial, has had future development rights purchased.

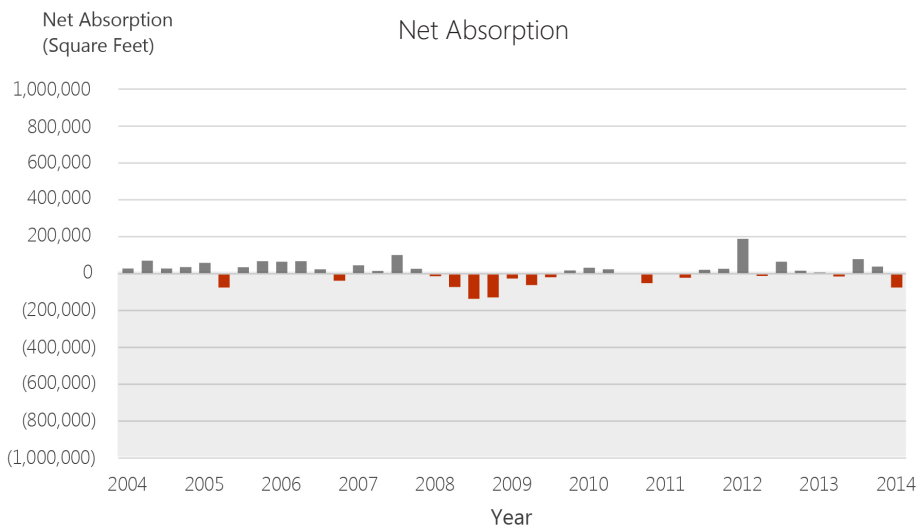


Above: Cobalt Enterprises, Inc., a parts manufacturer in Granite Falls.



Below: Hampton Lumber Mill in Darrington sits in the shadows of the North Cascades.

Market Trends



Facilities



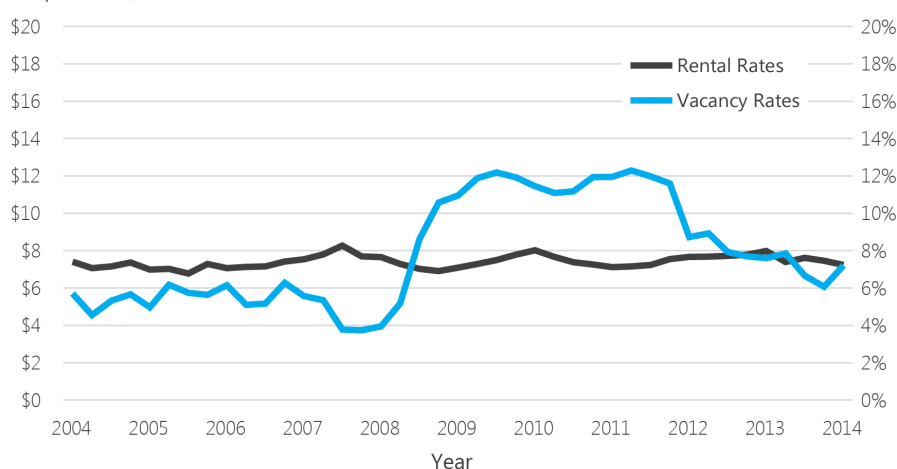
Bldg Size (sq ft)	# of Parcels
0-5k	370
5k-200k	314
200k - 1m	4
1m+	0



Bldg Age	# of Parcels
1900-1950	164
1950-1975	134
1975-2000	263
2000+	127

Annual Rent (per Square Foot)

Rental Rates & Vacancy



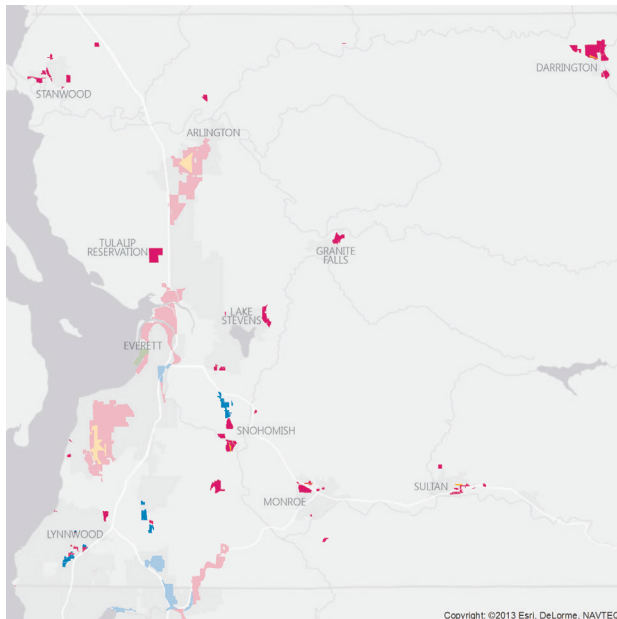
Floor Area Ratio	# of Parcels
.0-.1	340
.1-.25	128
.25-.5	170
.5-.75	34
.75+	16

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014
Note: Limited data may exist on building age.

Source: CoStar; CAI, 2014

Industrial Lands Profile: **DISPERSED - SNOHOMISH COUNTY**

Gross Industrial Land Supply By Segment

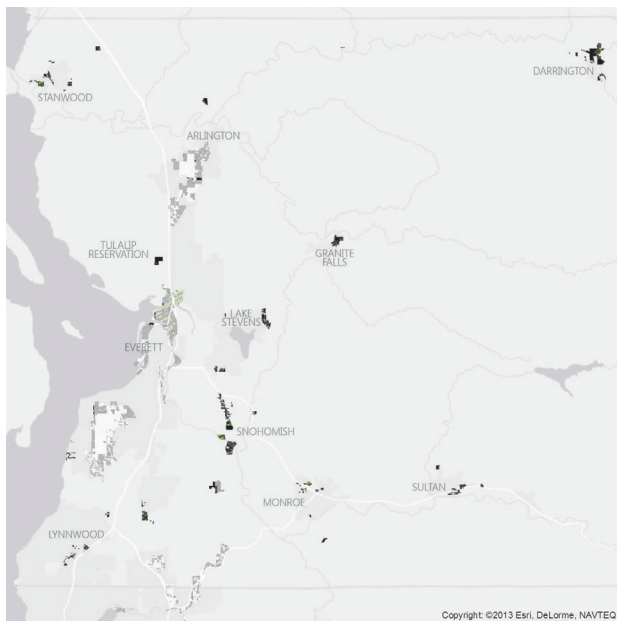


Gross industrial land supply are lands either currently zoned industrial, or designated in comprehensive plans for future industrial land use.

- Core Industrial Land
- Industrial-Commercial Land
- Aviation Operation Areas
- Military Industrial Land

Note: Subareas are masked to highlight dispersed industrial lands.

Net Industrial Land Supply By Tier



Net industrial land supply is a subset of gross supply comprised of vacant and physically redevelopable land that deducts acreage for future rights-of-way and critical areas and is intended to reflect lands available for growth in the region's industrial sector.

- Tier A: Vacant
- Tier B: Minor Improvements
- Tier C: Partially Improved
- Wetland or Floodway Portion
- Subarea Boundaries

Note: Subareas are masked to highlight dispersed industrial lands.

Net Supply Parcel Sizes

0-5 Acres	599
5-20 Acres	110
20-50 Acres	19
50+ Acres	6

Note: Parcel shapes as mapped do not reflect deductions for future rights-of-way, public uses or market factor. For deductions, see table, below.

Deduction Type	Tier A Vacant	w / Market Factor	Tier B Minor Improvements	w / Market Factor	Tier C Partially Developed	w / Market Factor	Total	w / Market Factor
Selection	1,554		1,137		331		3,022	
Less Floodway	2		11		0		13	
Less Wetland	141		164		8		313	
Less Future R.O.W.'s @ 2%	71		48		16		135	
Less Future Public Use @ 2%	71		48		16		135	
Market Factor @ 10%		127		87		29		243
Total Less Future Deductions	1,269	1,142	866	779	291	262	2,426 ac.	2,183 ac.

Source: King, Snohomish, Pierce, Kitsap County Assessor, 2013; CAI, 2014

Note: Totals may not sum due to rounding; parcel counts for Snohomish County should be considered only as estimates due to data limitations.

