

From the Puget Sound Business Journal:

<https://www.bizjournals.com/seattle/news/2021/02/02/lowes-distribution-center-lewis-county.html>

Here's what Lowe's will do with its massive distribution center in Lewis County

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Lowe's Home Improvement on Tuesday confirmed it will use a 1.2 million-square-foot distribution center under construction in Winlock in Lewis County.

The October lease was the market's largest industrial lease of 2020, so curiosity was high. But neither Lowe's or project developer, Benaroya Co., would confirm intel from industry sources that it would be a facility for the home improvement giant.

This left brokers to wonder what territory this facility would serve and how, given its pioneering location. The Puget Sound region's industrial market has been expanding to the south for decades, but this one really stretches the boundaries as it's actually closer to Portland than Seattle.

"Will it reach to California? How far north and northeast?" Kidder Mathews Executive Vice President Chris Corr asked. "This has bearing on what other companies will do in that area in the future."

A Lowe's spokesperson says the building at Benaroya Pacific Northwest Regional Logistics Center will serve as a bulk distribution center, providing daily shipments of appliances and



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Lowe's Home Improvement on Tuesday confirmed it is the tenant for a 1.2-million-square-foot distribution center that Benaroya Co. of Bellevue is developing in Winlock in Lewis County.

other bulky items, such as riding mowers, grills and patio furniture, to Lowe's cross-dock facilities for last-mile delivery to customers.

The distribution center also will replenish inventory at more than 60 stores, serving locations in Washington, Oregon, Idaho, Montana and Alaska, the spokesperson said.

A third party will run the distribution center, according to Lowe's, which plans to begin shipping appliances and other "highly deliverable items" from Winlock this fall.

"The 1.2 million square-foot facility will enable Lowe's to provide faster and more predictable deliveries to customers in several Western states as we continue to grow our distribution network. These new facilities will enable next-day deliveries for a broader range of products and give customers a more consistent experience," the spokesperson said.

Lowe's distribution network expansion is part of a \$1.7 billion investment — announced last summer — to transform the company's supply chain through 2023. The company said it and its third-party partners would create nearly 5,000 jobs to support this initial expansion.

Lowe's is the first user at the Benaroya logistics center, occupying about 74 of the property's 320 acres. It's the largest shovel-ready industrial site in the Northwest, with capacity for another 3 million-plus square feet of development, according to a project flyer.

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