

WELCOME TO I-5 INNOVATION PARK

215+ Acres Ready-for-Development and built to empower today's visionaries with full access to the infrastructure, scale and strategic location needed for a Fortune 500 giant's needs. Discover all the tools for seamless, rapid development with the pricing, incentives and supportive community to propel your project's success.

Rendering of possible data center Build-to-Suit



PROPERTY HIGHLIGHTS

Newly completed infrastructure includes Mickelsen Parkway access, a new power substation, fully connected utilities, and high-speed broadband, ensuring the site is ready for seamless development and connectivity



215+ Acres



Ready For Development



Accelerated permitting (rapid start)



Strategic Competitive Location Pricing



Tax Incentives



Zoned Light Industrial

FLEXIBLE DESIGN AVAILABLE



Advanced Manufacturing



Green Energy



Distribution



Data Center



Semiconductor



Aerospace





STRATEGIC LOCATION

WHY WINLOCK



Strategically located between Seattle/Tacoma and Portland



Established corporate community



Customized worker training grants available from WorkSource Lewis County



Business-friendly municipality – no corporate income tax, low property taxes, fast permitting



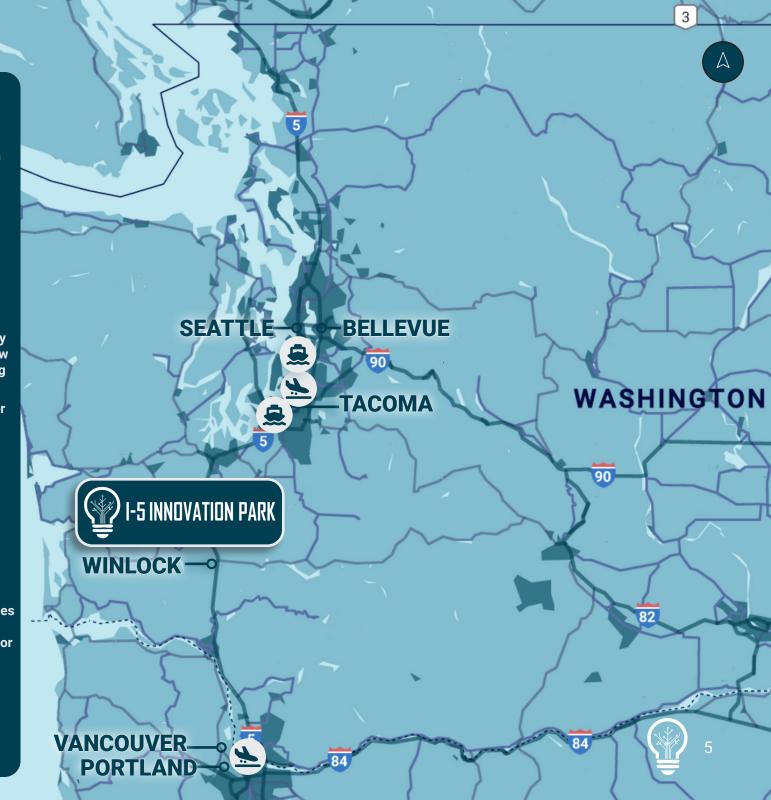
Low cost of living – 26% lower than Seattle region



Excellent quality of life with amenities & vibrant communities

The site is in a Foreign Free Trade
Zone and offers businesses a range
of incentives that come in the form of
tax credits, exemptions or deferrals for
specific activities, such as adding new
equipment, investing in new technologies
or energy sources, or building new
manufacturing facilities, data centers, or
hiring workers in rural communities.







CORPORATE NEIGHBORS

SEATTLE

The Seattle region is home to Microsoft and Amazon, which power much of the cloud computing infrastructure that supports AI development. There is also a wealth of AI talent in Seattle.

PACIFIC NORTHWEST

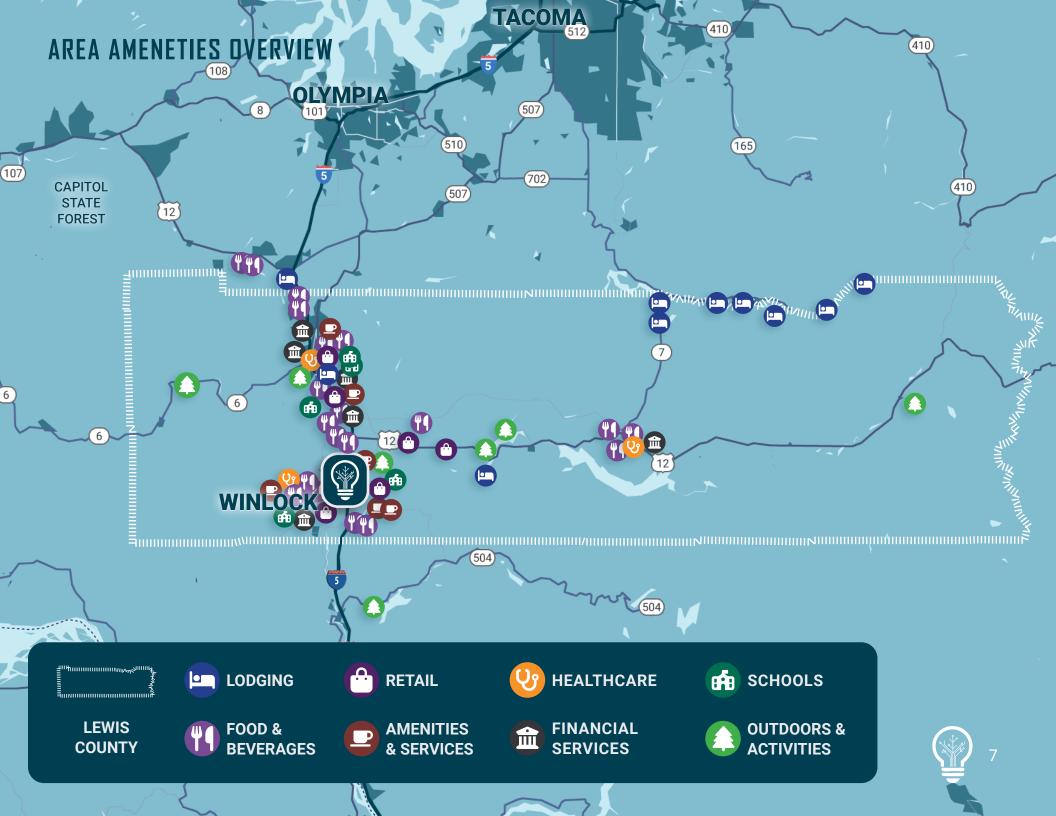
The Pacific Northwest is home to some of the nation's most premier educational institutions, including:

- · University of Washington
- Seattle University
- University of Oregon
- Gonzaga University
- Seattle Pacific University
- Western Washington University

PORTLAND

Greater Portland offers a high quality of life, a top-ranked infrastructure, competitive tax climates, and some of the lowest energy costs in the U.S. Top industries range from semiconductors and software to climate tech and advanced manufacturing.









STRATEGIC LOCATION

WHY WASHINGTON

Washington wants to do business with you. Washington's economy is vibrant and with more than a half million businesses in the state, offering a world-class workforce and the state's universities, colleges, community colleges and workforce training programs ensure a steady supply of highly educated and skilled workers.

I-5 Innovation Park is centrally located in one of the fastest-growing cities in Washington State with a population of over 2.6 million people within a 75 mile radius and access to the robust network of major universities and colleges in both Washington and Oregon. The Internet and Washington are one: broadband is widely available, and the state is investing heavily in expanding networks, particularly in rural communities.

Washington leads the nation in its commitment to reducing its carbon footprint. The state has committed itself to deriving 100% of its energy from clean, zero-carbon sources by 2045. Washington's network of hydroelectric power plants is the largest in the nation, allowing the state to offer some of the <u>lowest-cost energy</u> in the U.S.

Global brands and startups are often right next to each other, and industries that seem to have nothing in common readily join together to share ideas, perform groundbreaking R&D and develop new products that disrupt the marketplace.

MAXIMIZING GLOBAL



INDUSTRIES



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