PODIUM 15

1.1M SF Industrial Space For Lease in Federal Way

36201 Enchanted Pkwy S, Federal Way, WA



Developed By

PANATTONI®

Leasing By

KBCADVISORS | Kidder Mathews

Conceptual rendering for illustrative purposes only. Design, site layout, and finishes subject to change.
Imagery: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Conceptual Site Plan

OFFICE SPACE	Built to Suit
BUILDING DIMENSIONS	1634’x620’
CLEAR HEIGHT	40’
DOCK HIGH DOORS	±176
GRADE LEVEL DOORS	4
COLUMN SPACING	56’x50’
SLAB THICKNESS	8"
TRUCK COURT	185'
TRUCK ACCESS GATE	50'
AUTO STALLS	589
TRAILER STALLS	327
SPRINKLER	ESFR
POWER SERVICE	4,000 Amp



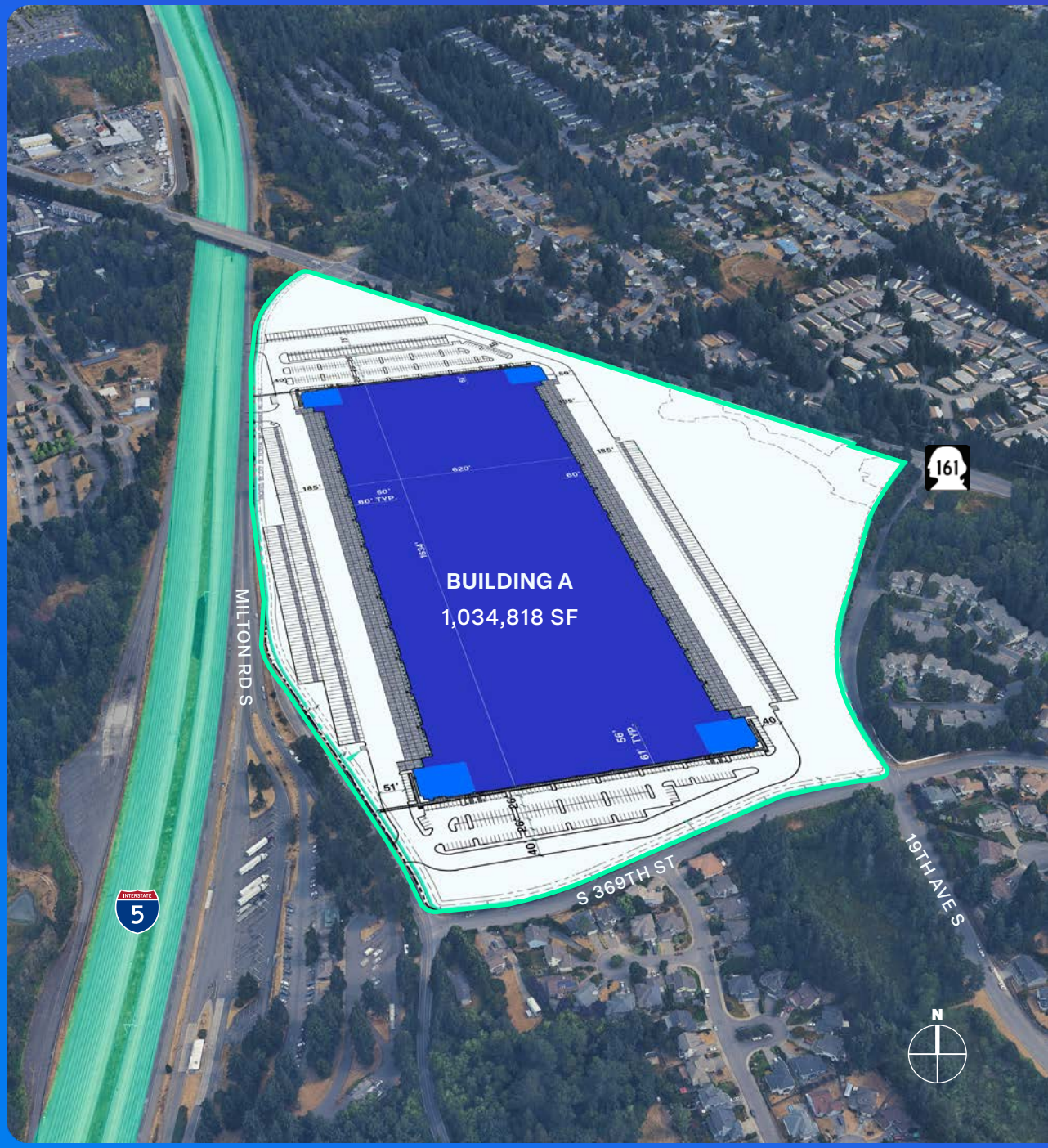
Access & Visibility

A premier industrial destination in the South Puget Sound market, **Podium I-5** delivers the visibility, scale, and connectivity that today's industrial users need.

With unique visibility and frontage on Interstate 5, Podium I-5 is positioned to provide an ideal hub for the market's leading industrial user.

2,800'
FRONTAGE ON I-5

~1 MIN
TO I-5 VIA MILTON RD S



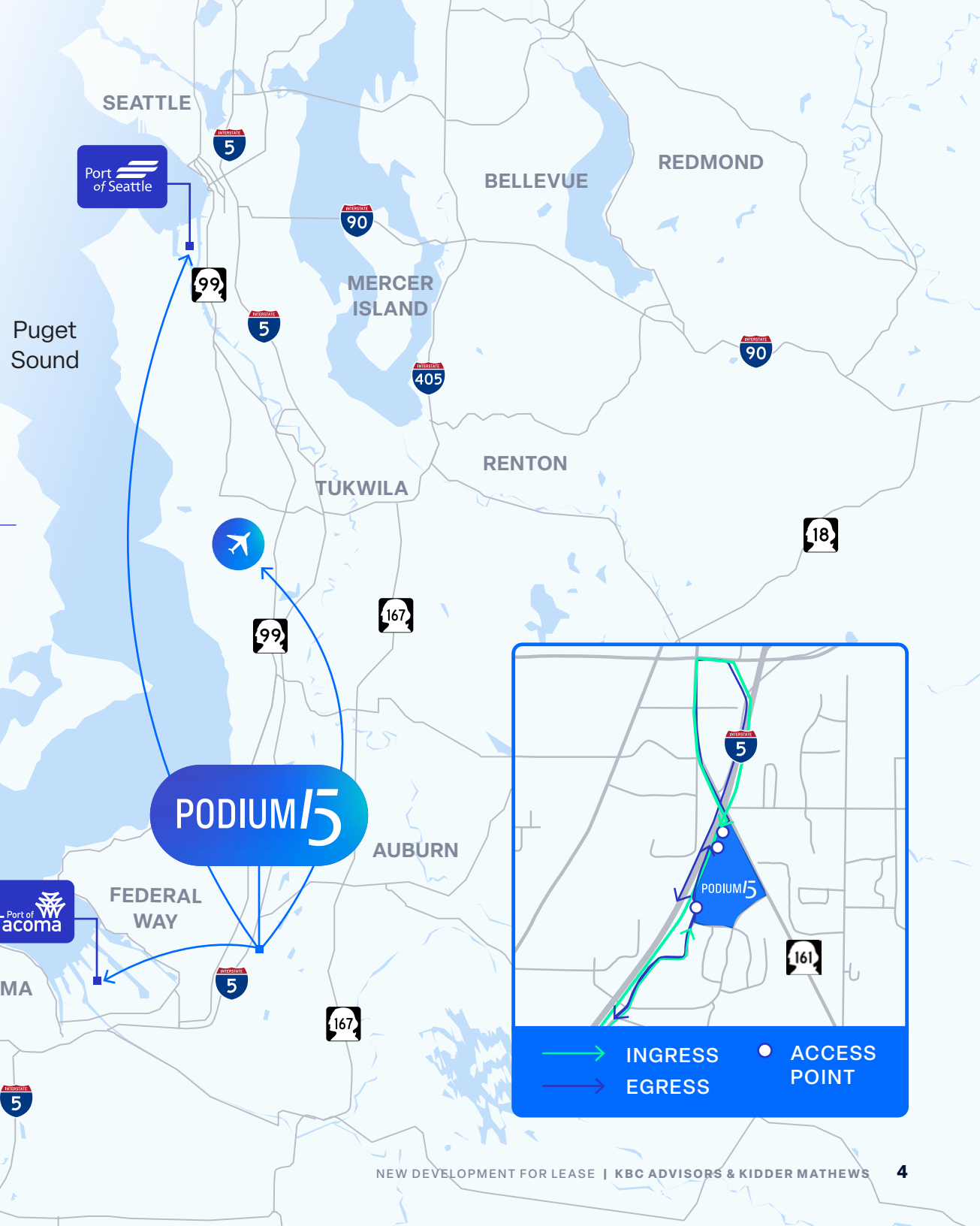
Federal Way

Located in southwestern King County between Seattle and Tacoma, Federal Way offers easy access to **major transportation routes** and nearby employment centers at the heart of the Pacific Northwest region.

7.3 MI – 18 MINS
TO PORT OF TACOMA

12.7 MI – 20 MINS
TO SEA-TAC INTERNATIONAL AIRPORT

26.9 MI – 40 MINS
TO PORT OF SEATTLE

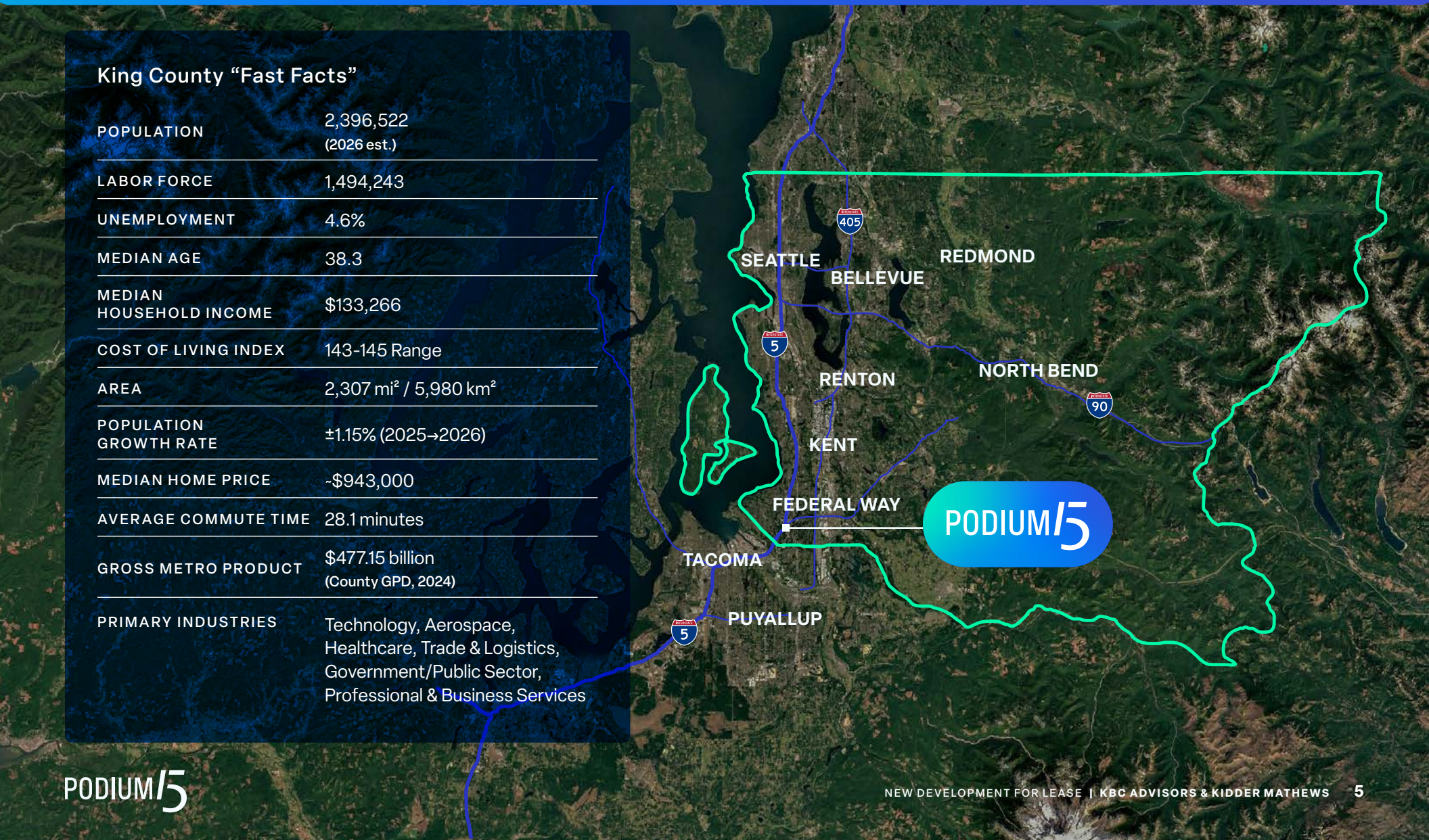


A Foundation for Growth

With nearly **2.4 million** residents, a 1.4 million-person labor force, and a diverse economy, **King County** offers a strong market for businesses to grow.

King County "Fast Facts"

POPULATION	2,396,522 (2026 est.)
LABOR FORCE	1,494,243
UNEMPLOYMENT	4.6%
MEDIAN AGE	38.3
MEDIAN HOUSEHOLD INCOME	$133,266
COST OF LIVING INDEX	143-145 Range
AREA	2,307 mi² / 5,980 km²
POPULATION GROWTH RATE	±1.15% (2025→2026)
MEDIAN HOME PRICE	~$943,000
AVERAGE COMMUTE TIME	28.1 minutes
GROSS METRO PRODUCT	$477.15 billion (County GPD, 2024)
PRIMARY INDUSTRIES	Technology, Aerospace, Healthcare, Trade & Logistics, Government/Public Sector, Professional & Business Services



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