

**EXH. DMR-3
DOCKETS UE-22 ___/UG-22 ___
2022 PSE GENERAL RATE CASE
WITNESS: DAWN M. REYES**

**BEFORE THE
WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION**

**WASHINGTON UTILITIES AND
TRANSPORTATION COMMISSION,**

Complainant,

v.

PUGET SOUND ENERGY,

Respondent.

**Docket UE-22 ___
Docket UG-22 ___**


**SECOND EXHIBIT (NONCONFIDENTIAL) TO THE
PREFILED DIRECT TESTIMONY OF**

DAWN M. REYES


ON BEHALF OF PUGET SOUND ENERGY

JANUARY 31, 2022

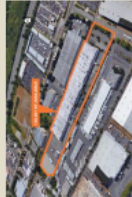
Property Research Summary.

	<p>1. EAST MARGINAL CORPORATE CENTER 9229 E Marginal Way S Seattle, WA 98106</p>	Paved & Fenced Storage Yard	N/A	9.28 Acres Usable (404,237 SF)	±1.5 Miles via South Boeing Access Road	TBD (Not Yet on Market)	<ul style="list-style-type: none"> Owner: Museum of Flight Foundation Fully paved and fenced 13.15-acre storage yard in South Seattle industrial market Heavy industrial zoning allows nearly any industrial use Located on the Duwamish Waterway adjacent to the Museum of Flight Zoning: MIC/H
-------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	-----------------------------	-----	-----------------------------------	-----------------------------------------	----------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

This property was not selected due to contamination issues and a high cost of development as a result of.

	<p>2. SUMMIT SUPPLY 13535 68th Ave S Tukwila, WA 98178</p>	Service Facility with Yard Built 1959	28,740 RSF Building 2,784 SF Office	3.2 Acres Usable (10.49 Acres)	±2 Miles via Martin Luther King, Jr Way S	<p>\$6,000,000</p> <p>\$208.77/SF BLDG</p> <p>\$43.04/SF of Usable Land</p>	<ul style="list-style-type: none"> Owner: Hampton Properties 4 Grade Level & 3 Dock High Doors 14'-24" Clear Height 2.5 Acres of fenced yard Mix of wet and dry sprinklers 1,200 Amps at 480 volt 3-phase power Zoning: I
-------------------------------------------------------------------------------------	---------------------------------------------------------------------------	------------------------------------------	----------------------------------------	-----------------------------------	-------------------------------------------	-----------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------


Property was not selected as the size of the yard was too small for the intended purpose.

	<p>3. RENTON LAST MILE CENTER 200 SW 34th Street Renton, WA 98057</p>	Warehouse/Distribution Center Built 1979	149,921 RSF BLDG 13,145 SF Office & 3,675 SF Vehicle maintenance facility	6.89 Acres (300,520 SF) 1.5 Acre Yard area (65,340 SF)	<1 Mile via E Valley Road	<p>Entire Building For Lease (Divisible to 58,078 SF)</p> <p>Unpriced</p>	<ul style="list-style-type: none"> Owner: LBA Logistics 33 Dock-High Doors 1 Oversize Grade Level Door and 9 rail doors 22' Clear Height 10,805 SF Cooler included in the SF Zoning: IH
-------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------	---------------------------------------------	------------------------------------------------------------------------------	-----------------------------------------------------------------	---------------------------	-------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------


There isn't enough yard space available with this listing.

	<p>4. UNIVAR LAND SITE 7601 S 190th Street Kent, WA 98032</p>	Development Site	N/A	3.49 Acres (152,195 SF)	±1.6 Miles via S 180th Street	Unpriced	<ul style="list-style-type: none"> Owner: Chemcentral Pacific Corp. Rare north Kent development site Adjacent to rail line Zoning: M2
---------------------------------------------------------------------------------------	------------------------------------------------------------------------------	------------------	-----	----------------------------	-------------------------------	----------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

The size of the property is too small for intended purpose. Additionally, it is suspected that much of the property has wetlands.

	<p>5. FORMER JR HAYES PIT White Rd SE & SE 231st St Maple Valley, WA</p>	Vacant Land	N/A Up to ±500,000 SF BTS	±34.15 Acres Gross (1,487,574 SF) ±25 Acres Usable (1,089,000 SF)	<0.5 Miles to SR-18 ±13 Miles to SR-167	<p>\$17,850,888</p> <p>(\$12.00/SF of Gross)</p>	<ul style="list-style-type: none"> Owner: R&H Mining LLC Completely filled and level property All utilities to site: water, sewer, electric, gas Zoning: REC (Regional Employment Center)
---------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------	-------------	------------------------------	----------------------------------------------------------------------------	--------------------------------------------	--------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Property is too expensive and location is too far from centralized business activities.

	6. PACIFIC HWY SOUTH LAND 26505 Pacific Hwy S Des Moines, WA	Vacant Land	N/A	±2.86 Acres Gross (124,582 SF)	±1 Mile to I-5	\$2,285,000 (\$18.34/SF of Land)	<ul style="list-style-type: none"> Owner: Thomson Flat, non-wetland piece of along Pacific Hwy S 660 feet of frontage along Pacific Hwy S Zoning: CC (Woodmont Commercial)
-------------------------------------------------------------------------------------	---------------------------------------------------------------------------	-------------	-----	-----------------------------------	----------------	-------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

This property is great for developing a new building, but there would be little to know yard space available after development

	7. BRIDGEPOINT KENT 26524 79th Ave S Kent, WA 98032	BTS Development Site	±93,150 SF (Proposed)	±4.73 Acres Gross (206,100 SF)	±1.5 Miles to SR-167	For Sale or Lease (Unpriced)	<ul style="list-style-type: none"> Owner: Vincent Ellis Stand-alone building with flexible size configurations 14 Dock High & 2 Grade Level Doors 30' Clear Height Adjacent to rail line Construction slated to start 1st Quarter 2019 Zoning: M1
-------------------------------------------------------------------------------------	------------------------------------------------------------------	----------------------	--------------------------	-----------------------------------	----------------------	---------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

The property is too small for its intended purpose.

	8. AUBURN LAND 28427 W Valley Hwy N Auburn, WA 98032	Potential BTS Opportunity	N/A	±8.82 Acres (384,199 SF)	±1.1 Miles to SR-167	Pricing TBD	<ul style="list-style-type: none"> Owner: Floyd & Doreen Hunt Site is under contract with a developer who would likely consider a BTS for PSE and keeping the remainder yard New 287,000 SF facility located adjacent to this site. Initial lease rates were \$0.58/SF and \$1.00/SF Zoning: M1
-------------------------------------------------------------------------------------	-------------------------------------------------------------------	---------------------------	-----	-----------------------------	----------------------	-------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------


Property location is too far from centralized business adding costs for operations.

	9. 4055 AUBURN WAY N 4005 Auburn Way N Auburn, WA	Land & Buildings	Various Buildings	±10 Acres (435,600 SF)	±1.4 Miles to SR-167	\$9,770,000 (\$22.43 SF of Land)	<ul style="list-style-type: none"> Owner: Nirchsl Investments IMA Appraisal dated 3/14/2018 values the property at \$9,770,000 Site currently leased to Poulbo RV & CDS Driving School on short-term leases Zoning: C3
--------------------------------------------------------------------------------------	----------------------------------------------------------------	------------------	-------------------	---------------------------	----------------------	-------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------


Property location is too far from centralized business adding costs for operations.

	10. CZARSKA BUILDING 1530 22nd St NW Auburn, WA	Existing Building Built 1986	24,387 RSF 2,500 Office 3,100 Clean Room	±1.6 Acres (69,893 SF)	<1 Mile to SR-167	\$3,532,000 (\$144.83/SF)	<ul style="list-style-type: none"> Owner: WSS LLC 16'-18' Clear Height 9 Grade Level Doors Six 200 amp panels / 208v power/ 1,200 total Amps Compressed air throughout Zoning: M1
---------------------------------------------------------------------------------------	--------------------------------------------------------------	------------------------------	------------------------------------------------	---------------------------	-------------------	------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------


Property location is too far from centralized business adding costs for operations. The property also lacks needed outdoor storage space.

	11. AVE 55 1381 W Valley Hwy S Auburn, WA 98001	50,200 SF Building Under Construction	50,200 SF BTS Office	±5.89 Acres Gross (256,568 SF) ±3.37 Acres Usable (146,797 SF)	±0.2 Miles to SR-167	\$1,650,000 (\$6.43/SF Land)	<ul style="list-style-type: none"> Owner: Carey Development 24' and 34' Clear Height 6 Dock High & 2 Grade Level 1,600 amp electrical service 1st Quarter 2019 Delivery Zoning: C3
-------------------------------------------------------------------------------------	-------------------------------------------------------	------------------------------------------	-------------------------	-------------------------------------------------------------------------	----------------------	---------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Property location is too far from centralized business adding costs for operations.

	12. FEDERAL WAY LAND 1019 S 351 st St Federal Way, WA	Vacant Land	N/A	±1.618 Acres Gross (704,801 SF) ±5.52 Acres Usable (240,451 SF)	±1 Mile to SR-167	\$3,600,000 (\$5.11/SF Land)	<ul style="list-style-type: none"> Owner: Taylor Development Located across from Federal Way Crossings Shopping Ctr. Highway 99 Frontage Zoning: CE
-------------------------------------------------------------------------------------	------------------------------------------------------------------------	-------------	-----	--------------------------------------------------------------------------	-------------------	---------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

The usable area is too small for its intended purpose. The property is also surrounded by DNR land making it a poor location for the Industrial nature of the occupying group.

	13. QUALITY FENCE SITE 214 21 st St SE Auburn, WA 98002	Existing Building Built 1967	4 Buildings ±20,000 SF	±2.15 Acres (93,654 SF)	±1 Mile to SR-18	\$2,500,000 (\$126.81/SF)	<ul style="list-style-type: none"> Owner: Joseph & Suna Pappalardo Offered as a contract sale Fenced and gated yard area Multiple grade level doors Heavy Power Zoning: C3
-------------------------------------------------------------------------------------	--------------------------------------------------------------------------	---------------------------------	---------------------------	----------------------------	------------------	------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Property location is too far from centralized business adding costs for operations. The property also lacks needed outdoor storage space.