# THE NORTHWEST SEAPORT ALLIANCE
**MEMORANDUM**

**MANAGING MEMBERS**
**ACTION ITEM**

**Item No.:** 9C
**Meeting Date:** August 4, 2026

**DATE:** July 23, 2026

**TO:** Managing Members

**FROM:** John Wolfe, CEO

Sponsor: Tong Zhu, Chief Commercial & Strategy Officer
Project Manager: Brittney Kigara, Real Estate Manager

**SUBJECT:** First Reading – ConGlobal Industries, LLC Lease at Terminals 106 West and 108

## A. ACTION REQUESTED

No final action is requested at this first reading. The following action request will be made at the September 1, 2026 Meeting.

Request the Managing Members of The Northwest Seaport Alliance (“NWSA”) authorize the Chief Executive Officer or their delegate to execute a new lease agreement with ConGlobal Industries, LLC (“CGI”) at Terminals 106 West and 108 (“T106W/108”).

## B. SYNOPSIS

CGI has requested a new lease agreement for 846,779 square feet of land, with an initial term of one (1) year and four (4) additional one-year options to extend. The current lease agreement between CGI and the NWSA is scheduled to terminate on December 31, 2026.

## C. BACKGROUND

- CGI is one of the largest full-service suppliers to the intermodal industry in North America, providing equipment repair, maintenance, storage, and redistribution services to global shipping lines and leasing companies.
- CGI’s current lease commenced on January 1, 2015, and is for a term of twelve (12) years, terminating December 31, 2026.
- CGI has been a tenant of the Port since 1990 and has leased the T106W/108

premises since 2006 to support its Seattle operations.

- CGI currently employees 22 people at T106W/108.
- CGI is current on all rental obligations under its existing lease with a strong history of timely payments.
- This new lease represents an approximately 24% rent increase.

## D. KEY LEASE TERMS

- Premises: Approximately 846,779 square feet of land inclusive of 32,640 square foot shop building.
- Use: Receiving and dispatching loaded or empty intermodal transportation equipment; storage, repair, leasing and sale of loaded or empty intermodal transportation equipment, finished vehicles, and industrial equipment; and activities reasonably related or incidental thereto including office and administrative uses
- Commencement Date: January 1, 2027
- Term: Initial one-year (1) term and four (4) one-year options to extend upon mutual approval of the parties.
- Base Rent: Monthly rent is $198,993.07 plus WA state leasehold tax.
- Rent Escalation: Annual escalation based on CPI-U.
- Security Deposit: $673,631.32 (three month's base rent + leasehold tax)
- Insurance Requirements:
  - $2 Million general liability/per occurrence
  - $1 Million auto liability/per occurrence
  - Proof of Property Insurance
- Utilities: All utilities are Lessee's responsibility
- Lessee Maintenance: Lessee shall make all repairs and replacements which may be necessary or required so that at all times the Premises are in good order, condition and repair.
- Lessor Maintenance: Lessor shall have no responsibility to conduct or pay for any repair or maintenance of the Premises.
- Tenant Improvements: Tenant improvements to be completed at Lessee's sole cost and expense subject to prior review and approval by Lessor.

## E. FINANCIAL IMPLICATIONS

***Source of Funds***

There are no capital expenditures associated with this new lease.

***Financial Impact***

The initial monthly revenue is $198,993/mo. ($2,387,916/year) with each option to renew increasing by CPI-U. If all 4 options to extend are executed this lease has a total value of $10.8M. The 2026 budget included $1.95M of revenue in 2027, for this tenant.

## F. ENVIRONMENTAL IMPACTS / REVIEW

No improvements, maintenance, or operational changes requiring permits, authorization, or additional environmental reviews are considered as part of this action.

## G. ATTACHMENTS TO THIS REQUEST

Proposed Lease Agreement

Item No.: 9C
Meeting Date: Aug. 4 2026

# Terminals 106W/108 - ConGlobal Industries, LLC – First Reading

THE NORTHWEST SEAPORT ALLIANCE
SEATTLE + TACOMA

Presenter Name: Brittney Kigara
Presenter Title: Real Estate Manager

1

## ACTION REQUESTED

No final action is requested at this first reading. The following action request will be made at the September 1, 2026 Meeting.

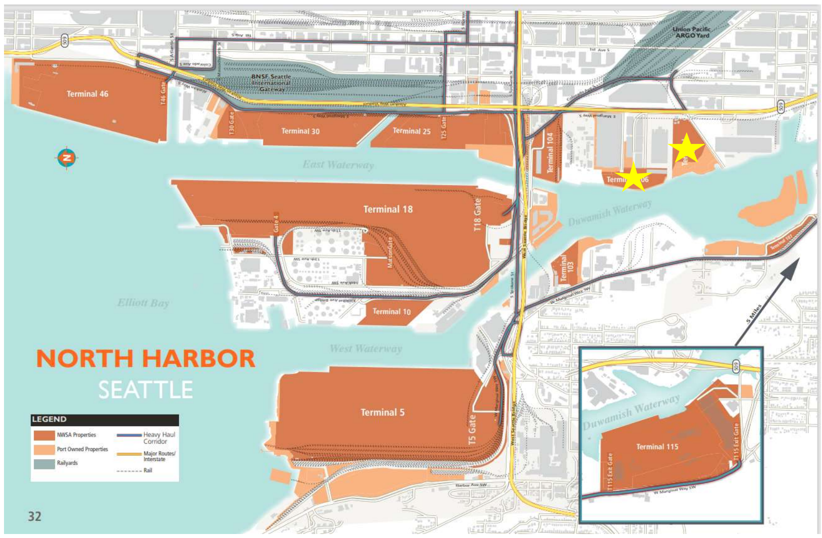
Request the Managing Members of The Northwest Seaport Alliance authorize the Chief Executive Officer or their delegate to execute a new lease agreement with ConGlobal Industries, LLC at Terminals 106 West and 108.

THE NORTHWEST SEAPORT ALLIANCE
SEATTLE + TACOMA

2

2

# Location




3

THE NORTHWEST SEAPORT ALLIANCE
SEATTLE + TACOMA

3

# Location


**EXHIBIT B**

**CONGLOBAL INDUSTRIES LLC**
**1 SOUTH IDAHO STREET**
**TACOMA WA, 98134**
**SITE: T106 & T108**

Area A = 8.4 Ac (367,229SF)
Area B = 11 Ac (479,550SF)
Sites Boundaries

4

THE NORTHWEST SEAPORT ALLIANCE
SEATTLE + TACOMA

4

# Background

- CGI is one of the largest full-service suppliers to the intermodal industry in North America, providing equipment repair, maintenance, storage, and redistribution services to global shipping lines and leasing companies.
- CGI's current lease commenced on January 1, 2015, and is for a term of twelve (12) years, terminating December 31, 2026.
- CGI has been a tenant of the Port since 1990 and has leased the T106W/108 premises since 2006 to support its Seattle operations.
- CGI currently employees 22 people at T106W/108.
- CGI is current on all rental obligations under its existing lease with a strong history of timely payments.
- This new lease represents an approximately 24% rent increase.

THE NORTHWEST SEAPORT ALLIANCE
SEATTLE + TACOMA

5

5

# Key Terms

| | |
|---|---|
| **Premises** | Approximately 846,779 square feet of land inclusive of 32,640 square foot shop building. |
| **Use** | Receiving and dispatching loaded or empty intermodal transportation equipment; storage, repair, leasing and sale of loaded or empty intermodal transportation equipment, finished vehicles, and industrial equipment; and activities reasonably related or incidental thereto including office and administrative uses. |
| **Commencement Date** | January 1, 2027 |
| **Term** | Initial one-year (1) term and four (4) one-year options to extend upon mutual approval of the parties. |

THE NORTHWEST SEAPORT ALLIANCE
SEATTLE + TACOMA

6

6

# Key Terms

| | |
|---|---|
| **Base Rent** | $198,993/mo. plus WA state leasehold tax. |
| **Rent Escalation** | Annual escalation based on CPI-U. |
| **Security Deposit** | $673,631.32 (three month's base rent + leasehold tax) |
| **Insurance** | • $2 Million general liability/per occurrence<br>• $1 Million auto liability/per occurrence<br>• Proof of Property Insurance |
| **Utilities** | • All utilities are Lessee's responsibility |

THE NORTHWEST SEAPORT ALLIANCE
SEATTLE + TACOMA

7

7

| | |
|---|---|
| **Lessee Maintenance and Repair** | Lessee shall make all repairs and replacements which may be necessary or required so that at all times the Premises are in good order, condition and repair. |
| **Lessor Maintenance and Repair** | Lessor shall have no responsibility to conduct or pay for any repair or maintenance of the Premises. |
| **Tenant Improvement** | Tenant improvements to be completed at Lessee's sole cost and expense subject to prior review and approval by Lessor. |

THE NORTHWEST SEAPORT ALLIANCE
SEATTLE + TACOMA

8

8

# Financial Implications

- Source of Funds
  - There are no capital expenditures associated with this new lease.
- Financial Impacts
  - The initial monthly revenue is $198,993/mo. ($2,387,916/year) with each option to renew increasing by CPI-U. If all 4 options to extend are executed this lease has a total value of $10.8M. The 2026 budget included $1.95M of revenue in 2027, for this tenant.

THE NORTHWEST SEAPORT ALLIANCE
SEATTLE + TACOMA

9

9

# Environmental Impacts / Review

No improvements, maintenance, or operational changes requiring permits, authorization, or additional environmental reviews are considered as part of this action.

THE NORTHWEST SEAPORT ALLIANCE
SEATTLE + TACOMA

10

10

# ACTION REQUESTED

No final action is requested at this first reading. The following action request will be made at the September 1, 2026 Meeting.

Request the Managing Members of The Northwest Seaport Alliance authorize the Chief Executive Officer or their delegate to execute a new lease agreement with ConGlobal Industries, LLC at Terminals 106 West and 108.

THE NORTHWEST SEAPORT ALLIANCE
SEATTLE + TACOMA