

Item No. 8d supp
Meeting Date: October 14, 2025

Building 156A Air Cargo Term Lease



Actions Requested

Request Commission authorization for the Executive Director to execute an Airport Term Lease Agreement with Amazon.com Services, LLC. (Amazon) for cargo building and related facilities at Seattle-Tacoma International Airport (Airport). The proposed lease term is for ten (10) years.

Lease Overview

- Amazon has operated a portion of their air cargo operations through their contractor (WFS-Express) within Building 156A since 2021
- The Port has negotiated a direct lease with Amazon where Amazon would take over the entirety of Building 156A and associated yard/parking areas
- This lease will allow Amazon to consolidate their air cargo operations from multiple SEA buildings into one, which aligns with the Port's broader space management plans.
- Over the 10-year term of this lease, the Port would collect approximately \$18,008,551 in rent revenue



Term Lease Details

Building 156A Term Lease Terms	
Tenant Name	Amazon.com Services LLC
Term	10 years
Termination Option	Amazon will have a termination option at month 66 of the lease
Monthly Base Rent	\$143,418.39 for the first year
Rental Rate Adjustments	Monthly Base Rent will increase 3% annually. At year 5 of the lease, Base Rent will increase based on a Fair Market Rent Appraisal
Permitted Use	Amazon shall use the Premises for aircraft cargo processing, ground support/maintenance and related handling services performed by Amazon and its affiliates, cargo handling, ground handling, equipment maintenance and general offices in support of Amazon's operations.
Security Requirement	6 months' base rent
Insurance Requirement	General Liability Coverage: \$5 million per occurrence Auto Liability Coverage: \$5 million per occurrence for vehicles on AOA, \$1 million per occurrence for vehicles off of AOA

