

VAN DOREN'S WEST

22430 & 22714 RUSSELL ROAD, KENT, WA 98032

250,950 SF
DIVISIBLE TO 64,900 SF

AVAILABLE



nuveen
REAL ESTATE



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FLOOR PLAN

250,950 SF
TOTAL AVAILABLE

7,664 SF
OFFICE

AVAILABLE NOW

24'
CLEAR HEIGHT

212
PARKING STALLS

50'X50'
COLUMN SPACING

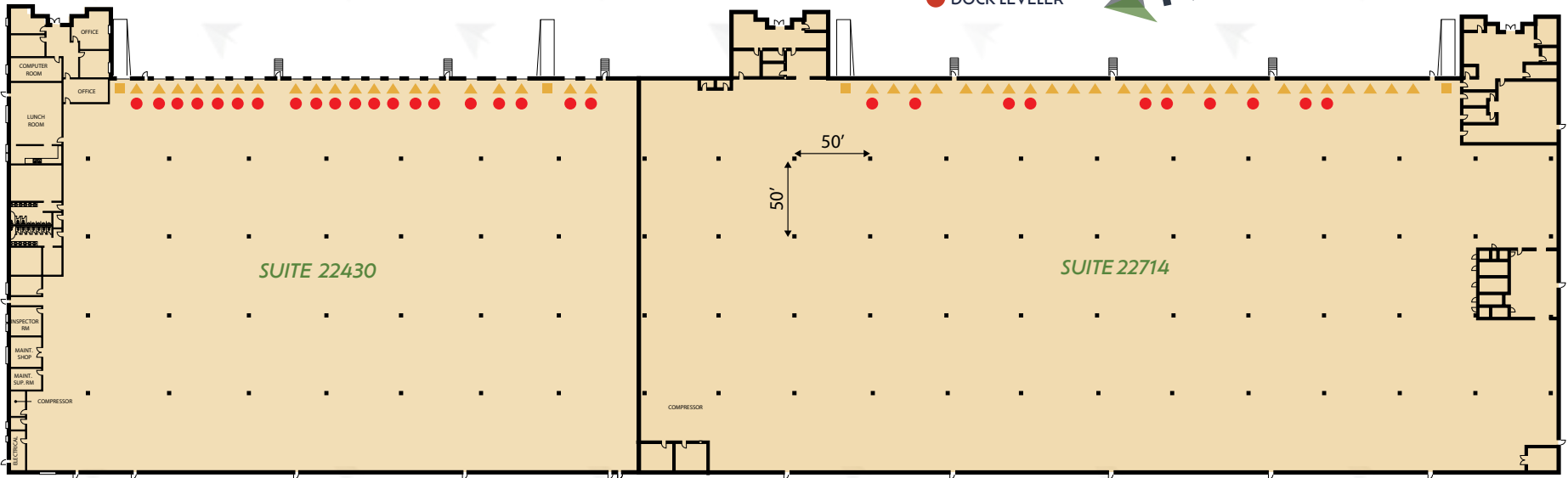
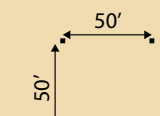
46
DOCK HIGH DOORS

4
DRIVE IN DOORS

DIVISIBLE
TO 64,900 SF
(5 BAYS WITH 2,400 SF OFFICE)

3,000 AMPS 277/480V
POWER (SUITE 22714)

-  DOCK DOORS
-  DRIVE-IN DOOR
-  DOCK LEVELER



102,400 SF
SUITE 22430

3,832 SF
OFFICE

21
DOCK HIGH DOORS

2
DRIVE IN DOORS

148,550 SF
SUITE 22714

3,832 SF
OFFICE

25
DOCK HIGH DOORS

2
DRIVE IN DOORS



SITE PLAN

- ▲ DOCK DOORS
- DRIVE-IN DOOR

VETERANS DR

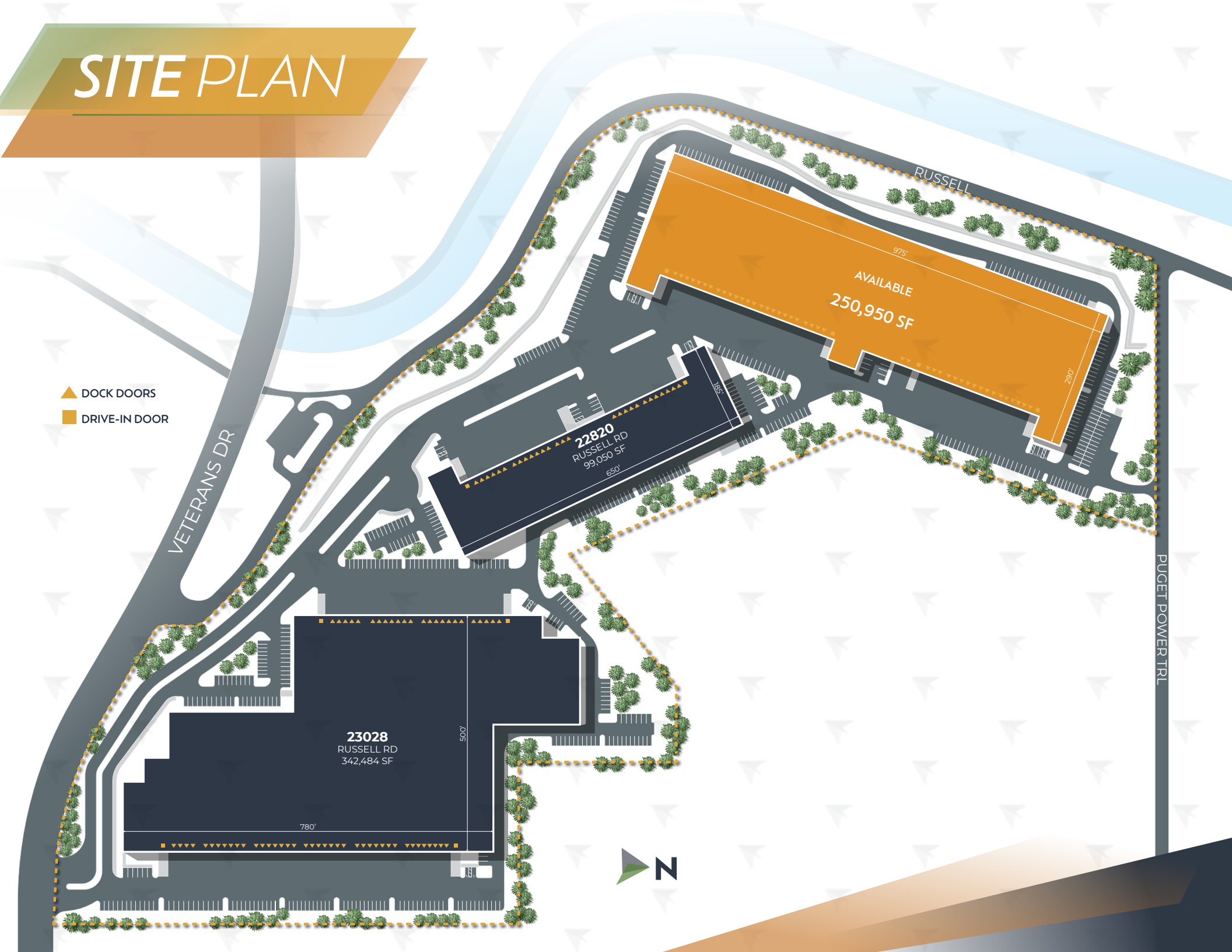
RUSSELL

PUGET POWER TRL

22820
RUSSELL RD
99,050 SF
650'

AVAILABLE
250,950 SF
975'
290'

23028
RUSSELL RD
342,484 SF
780'
500'



ACCESS MAP

SEATAC INT'L AIRPORT

509

518

405

5

Columbia

DHL

CRANE

BOEING

DISCOUNT TIRE

amazon

ROCK MOUNTAIN

OMAX

Expeditors

BLUE ORIGIN

Yusen Logistics

amazon

LK

VAN DOREN'S WEST

LINFREIGHT

MCKESSON

ER. BRADLEY CO.

J&J

516

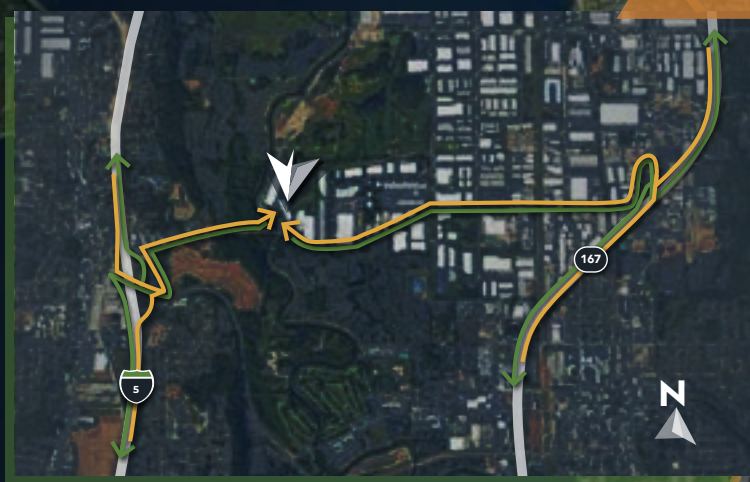
665

JAS

Flow

167

516



30-MINUTE

DRIVE TIME



FORKLIFT DRIVERS

\$24.77 AVG. HOURLY EARNINGS

3,585

37%

2,373



WAREHOUSE WORKERS

\$22.12 AVG. HOURLY EARNINGS

28,650

7%

17,507



ASSEMBLERS & FABRICATORS

\$23.18 AVG. HOURLY EARNINGS

6,315

-8%

3,243

2023 RESIDENT WORKERS

2018 - 2023 % CHANGE IN RESIDENT WORKERS

2023 NET COMMUTERS

2023

POPULATION

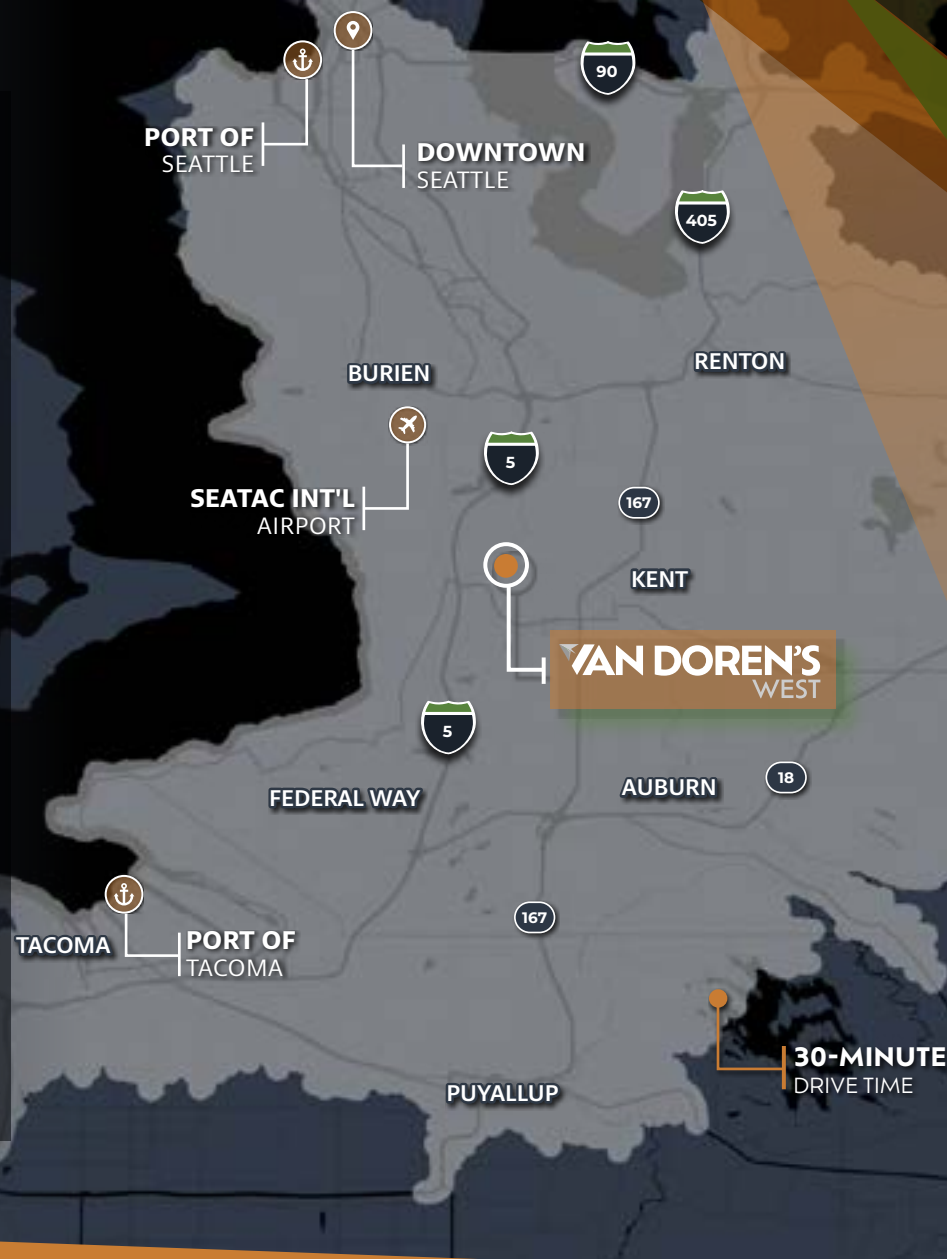
30 MINUTES

1,411,527 - 2023 TOTAL POPULATION

REGIONAL

CONNECTIVITY

	PORT OF SEATTLE	19 MILES
	DOWNTOWN SEATTLE	18 MILES
	SEATAC INTERNATIONAL AIRPORT	6 MILES
	PORT OF TACOMA	11 MILES



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