

VAN DOREN'S WEST

22430 & 22714 RUSSELL ROAD, KENT, WA 98032

250,950 SF
DIVISIBLE TO 64,900 SF

AVAILABLE

nuveen
REAL ESTATE



MICHAEL ROY | +1 206 940 7199
michael.roy@kbcadvisors.com

KEVIN SKILLESTAD | +1 206 715 0757
kevin.skillestad@kbcadvisors.com

CASEY TREES | +1 206 856 4381
casey.trees@kbcadvisors.com

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)

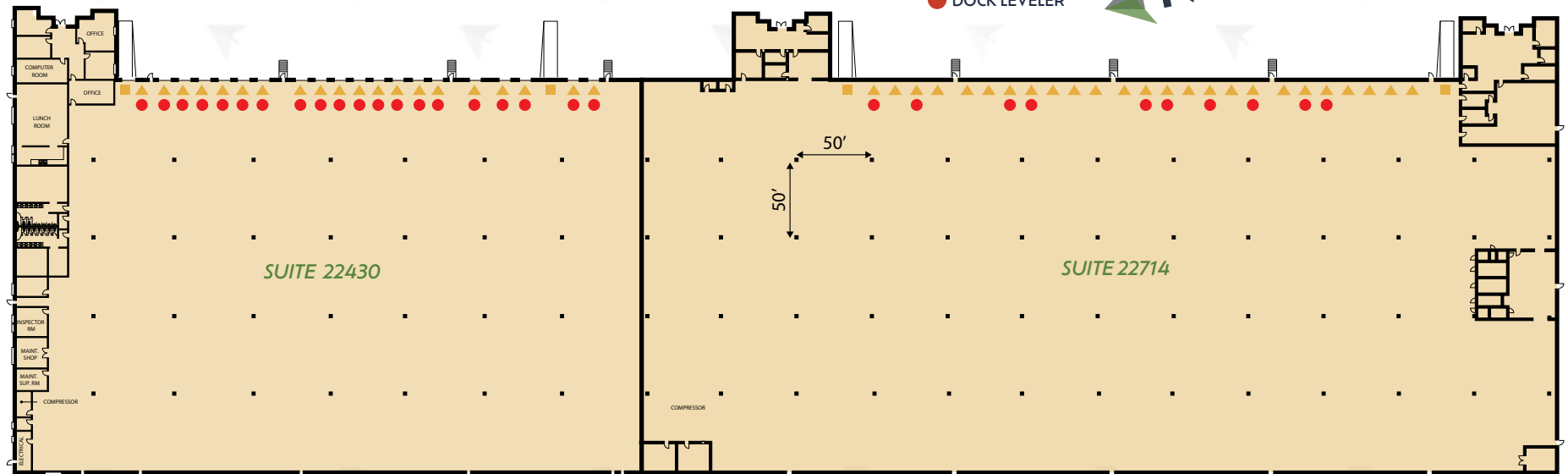
3,000 AMPS 277/480V

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

AVAILABLE
250,950 SF

23028
RUSSELL RD
342,484 SF



ACCESS MAP

509



SEATAC INT'L AIRPORT

518

405

5

Columbia

DHL

CRANE

BOEING

DISCOUNT TIRE

IRON MOUNTAIN

OMAX

amazon

Expeditors

BLUE ORIGIN

Yusen Logistics

LK

amazon

VAN DOREN'S WEST

LENFREIGHT

McKESSON

EB FRAUDY CO.

PSG

165

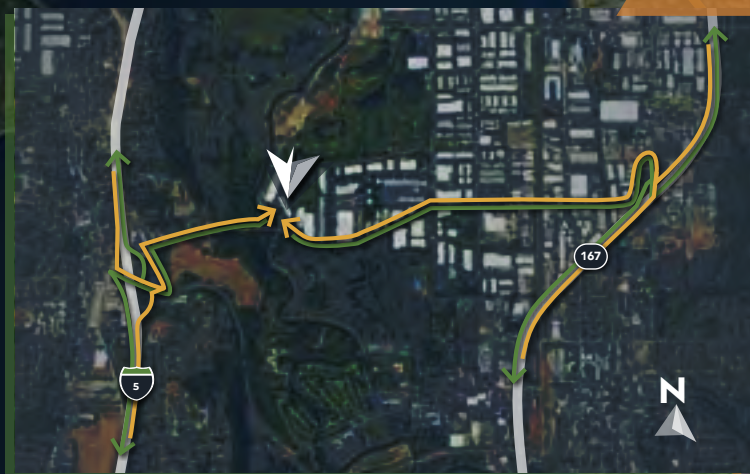
JAS

Flow

516

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

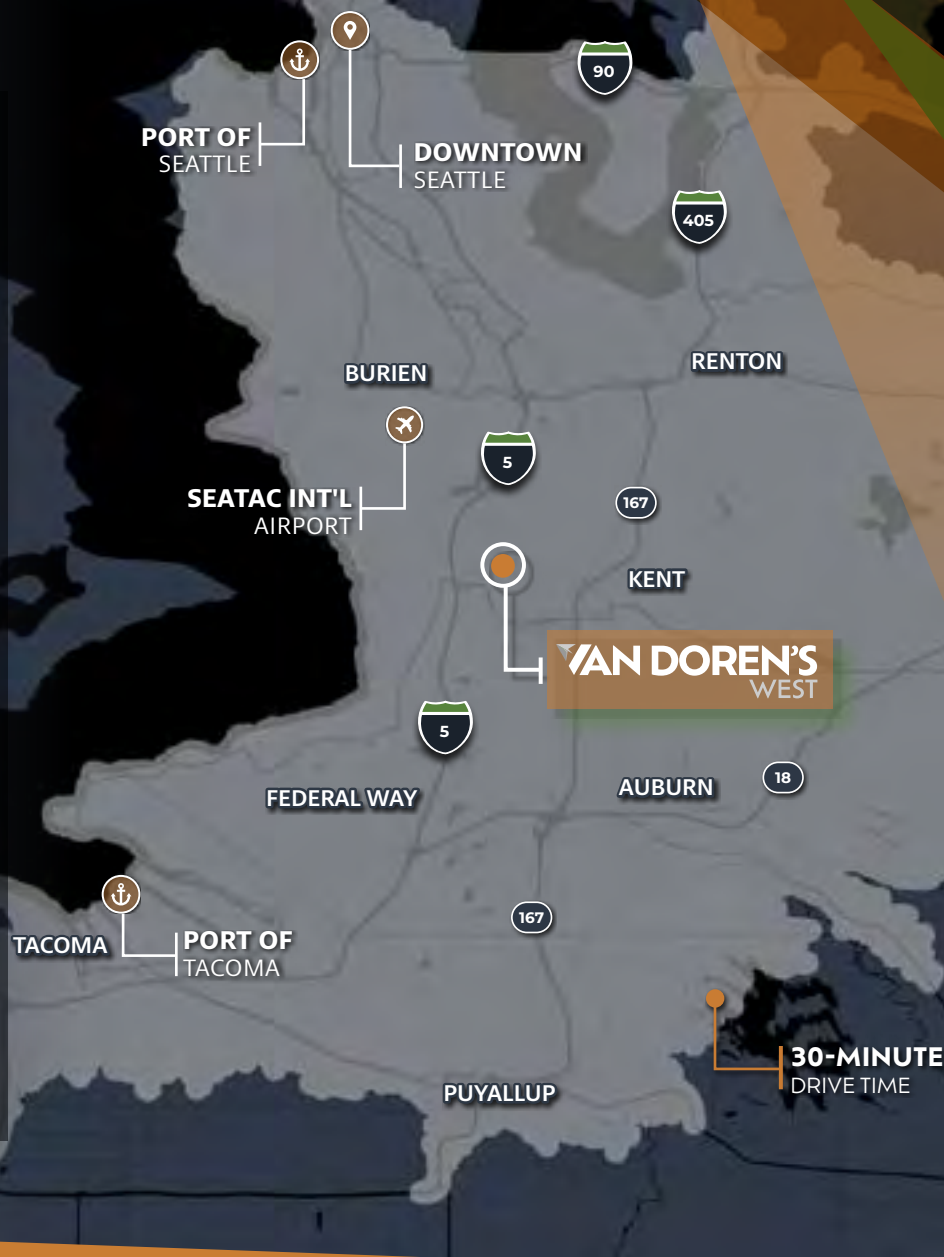
-  PORT OF SEATTLE
-  DOWNTOWN SEATTLE
-  SEATAC INTERNATIONAL AIRPORT
-  PORT OF TACOMA

19 MILES

18 MILES

6 MILES

11 MILES



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