

222,120 SF AVAILABLE

- ▶ Cross loaded facility with excess trailer parking located in the Kent Valley along Highway 167
- ▶ Close proximity to Interstate 5
- ▶ Equidistant to Ports of Seattle and Tacoma
- ▶ Option to lease 5.36 acre auxiliary yard 0.6 miles away at 1201 37th Street



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PROPERTY SPECS



222,120 SF
TOTAL

19,408 SF
OFFICE

6,540 SF
BONUS MEZZANINE

30'
CLEAR HEIGHT

48
DOCK-HIGH DOORS
W/LEVELERS

12
DRIVE-IN POSITIONS

**3-PHASE
480-VOLT
POWER**

120' - 145'
TRUCK COURT

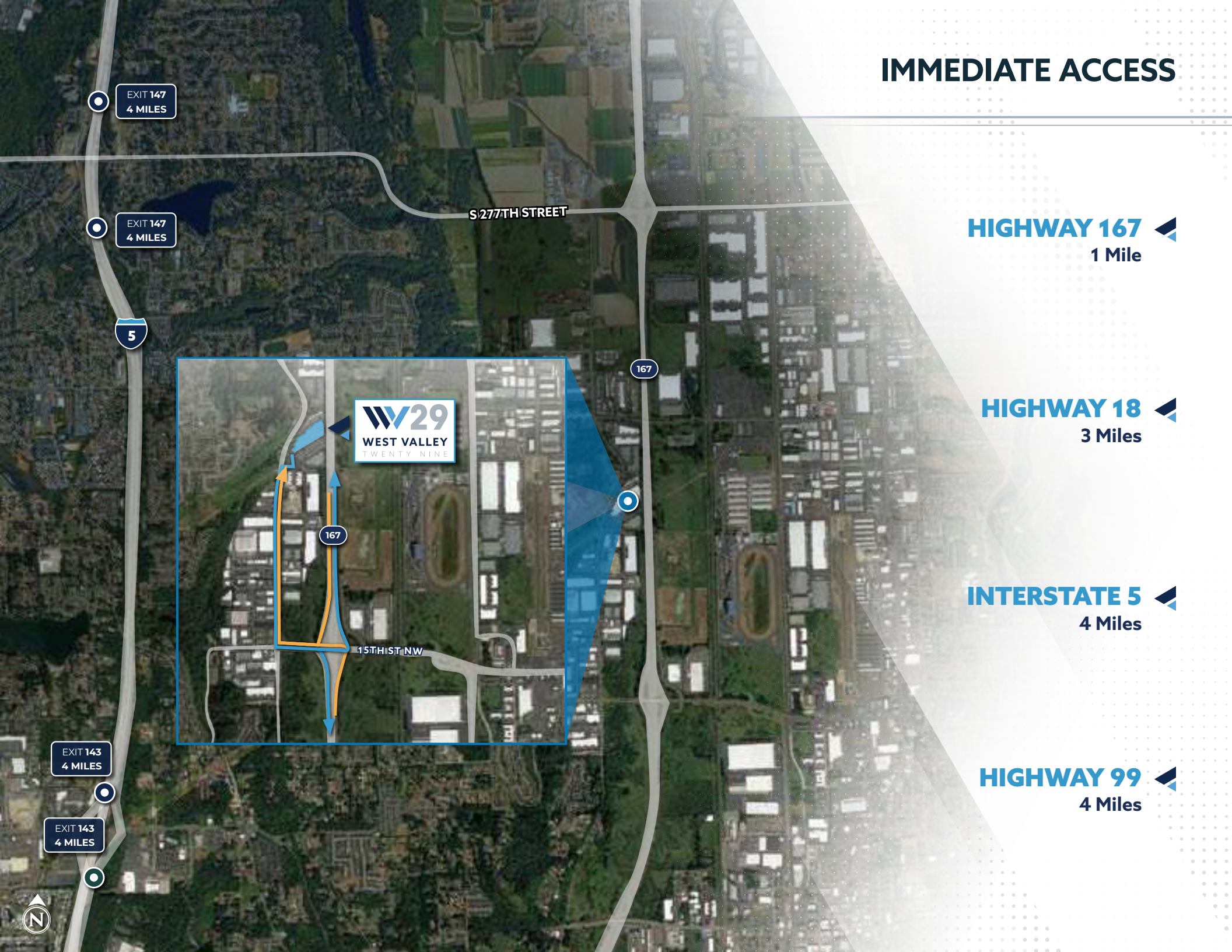
279
PARKING STALLS

57
TRAILER STALLS

**ESFR
SPRINKLERED**

**FULLY FENCED
& SECURED**

IMMEDIATE ACCESS



EXIT 147
4 MILES

EXIT 147
4 MILES

5

S 277TH STREET

167

W29
WEST VALLEY
TWENTY NINE

167

15TH ST. NW

EXIT 143
4 MILES

EXIT 143
4 MILES



HIGHWAY 167
1 Mile

HIGHWAY 18
3 Miles

INTERSTATE 5
4 Miles

HIGHWAY 99
4 Miles

CORPORATE NEIGHBORS



REGIONAL CONNECTIVITY

DOWNTOWN SEATTLE
23 Miles

PORT OF SEATTLE
22 Miles

SEA-TAC INT'L AIRPORT
14 Miles

PORT OF TACOMA
13 Miles



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