

VAN DOREN'S WEST

22820 RUSSELL ROAD, KENT, WA 98032

33,842 SF
EXCELLENT ACCESS TO I-5

AVAILABLE

nuveen
REAL ESTATE



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FLOOR PLANS



33,842 SF

TOTAL AVAILABLE

18,715 SF

OFFICE

9.1.2025

AVAILABILITY

24'

CLEAR HEIGHT

41

PARKING STALLS

ESFR

SPRINKLERS

5

DOCK HIGH DOORS

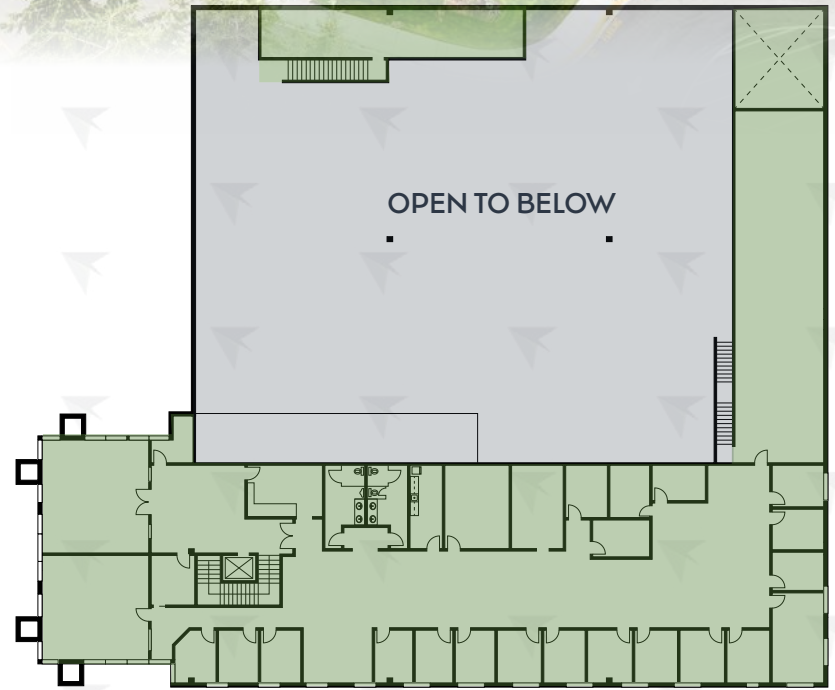
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DRIVE IN DOOR

- ▲ DOCK DOORS
- DRIVE-IN DOOR



FIRST FLOOR



SECOND FLOOR

SITE PLAN

- ▲ DOCK DOORS
- DRIVE-IN DOOR

VETERANS DR

RUSSELL ROAD

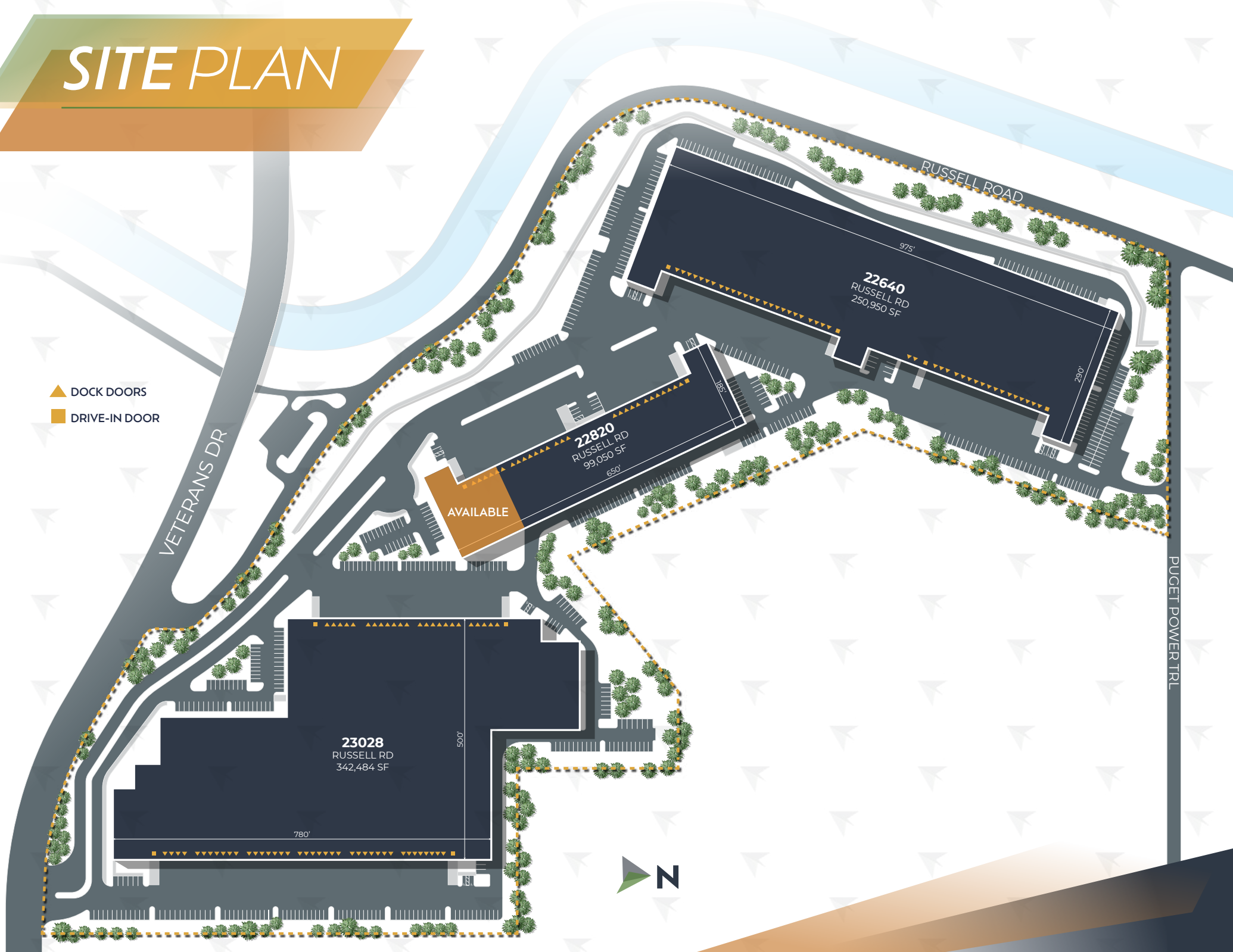
PUGET POWER TRL

22640
RUSSELL RD
250,950 SF

22820
RUSSELL RD
99,050 SF

AVAILABLE

23028
RUSSELL RD
342,484 SF



ACCESS MAP

SEATAC INT'L AIRPORT

509

518

405

5

Columbia

DHL

CRANE

BOEING

DISCOUNT TIRE

IRON MOUNTAIN

OMAX

amazon

Expeditors

BLUE ORIGIN

Yusen Logistics

K

amazon

VAN DOREN'S WEST

MAINFREIGHT

MCKESSON

E.B. BRADLEY CO.

PSE PUGET SOUND ENERGY

XGS

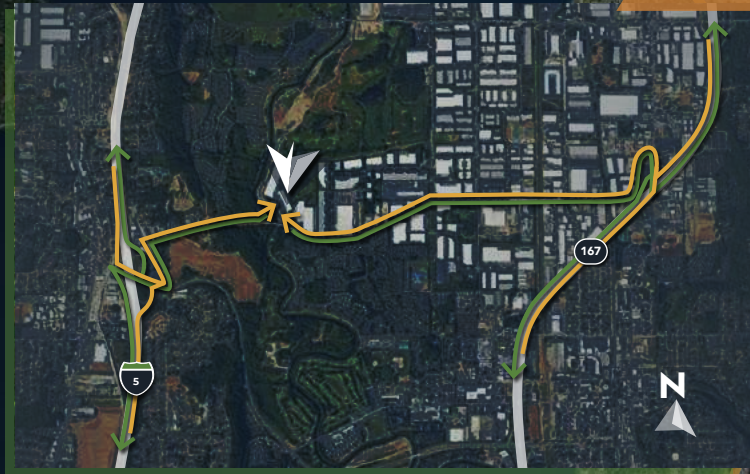
JAS

516

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

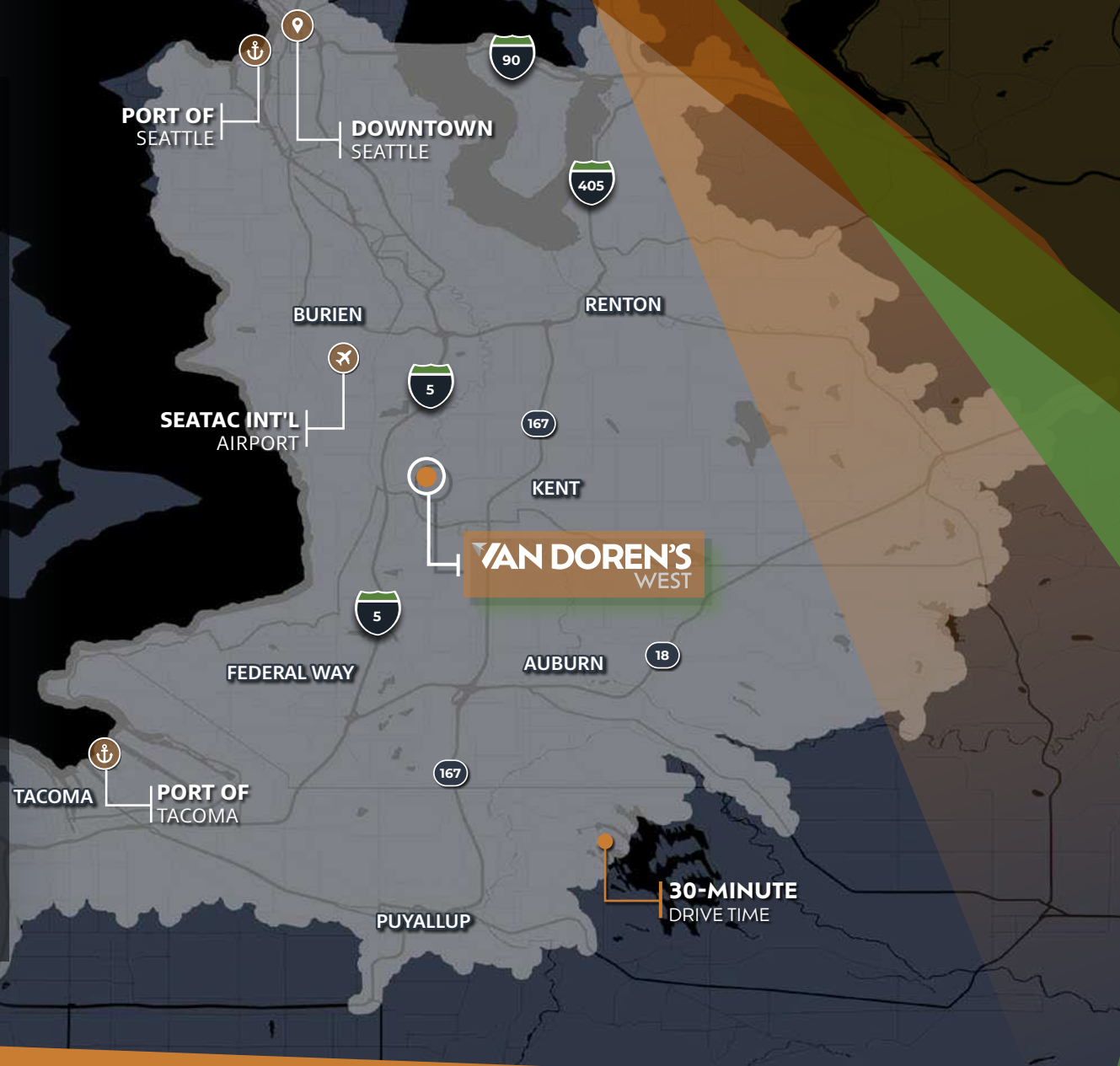
30 MINUTES

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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