

VAN DOREN'S WEST

22430 & 22714 RUSSELL ROAD, KENT, WA 98032

250,950 SF
EXCELLENT ACCESS TO I-5

AVAILABLE

AVAILABLE

nuveen
REAL ESTATE



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FLOOR PLANS

148,550 SF

TOTAL AVAILABLE

3,832 SF

OFFICE

AVAILABLE

NOW

24'

CLEAR
HEIGHT

106

PARKING
STALLS

50'X50'

COLUMN
SPACING

25

DOCK HIGH
DOORS

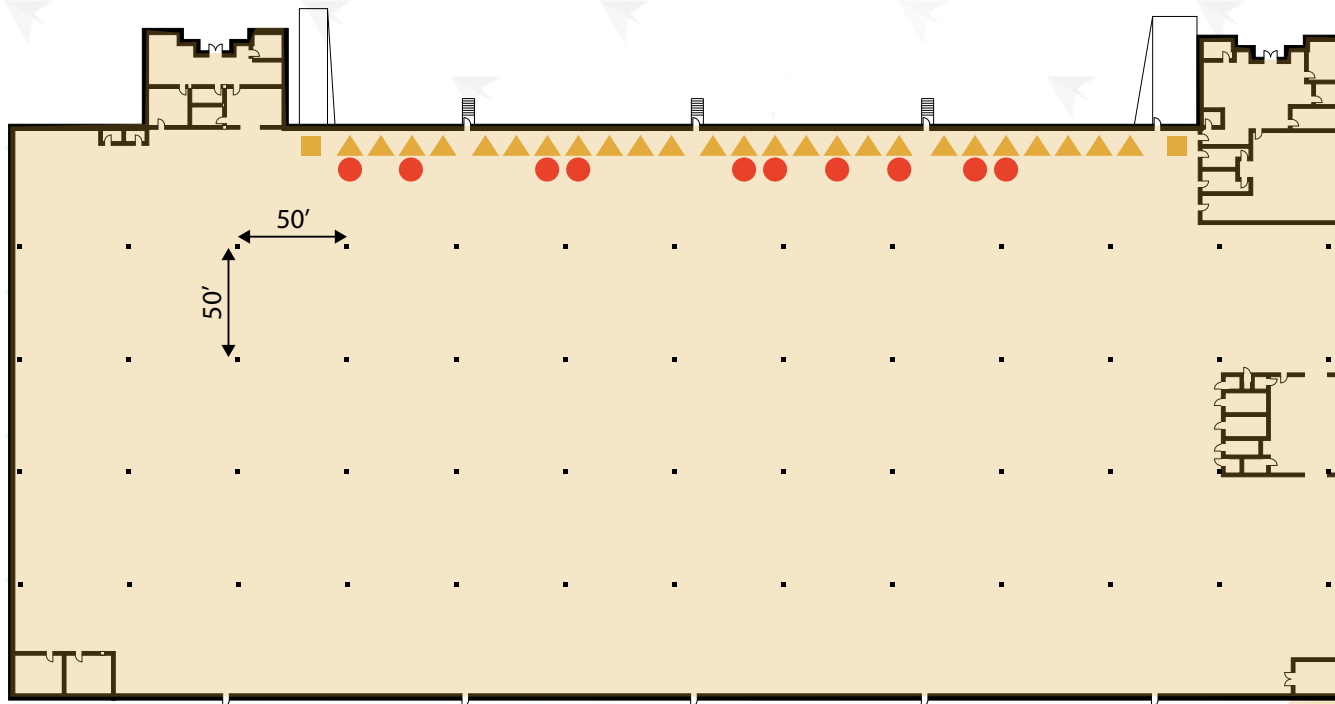
2

DRIVE IN
DOORS

3,000 AMPS 277/480V

POWER

- ▲ DOCK DOORS
- DRIVE-IN DOOR
- DOCK LEVELER



SUITE 22714



FLOOR PLANS

102,400 SF

TOTAL AVAILABLE

3,832 SF

OFFICE

12.1.2025

AVAILABILITY

24'

CLEAR
HEIGHT

106

PARKING
STALLS

50'X50'

COLUMN
SPACING

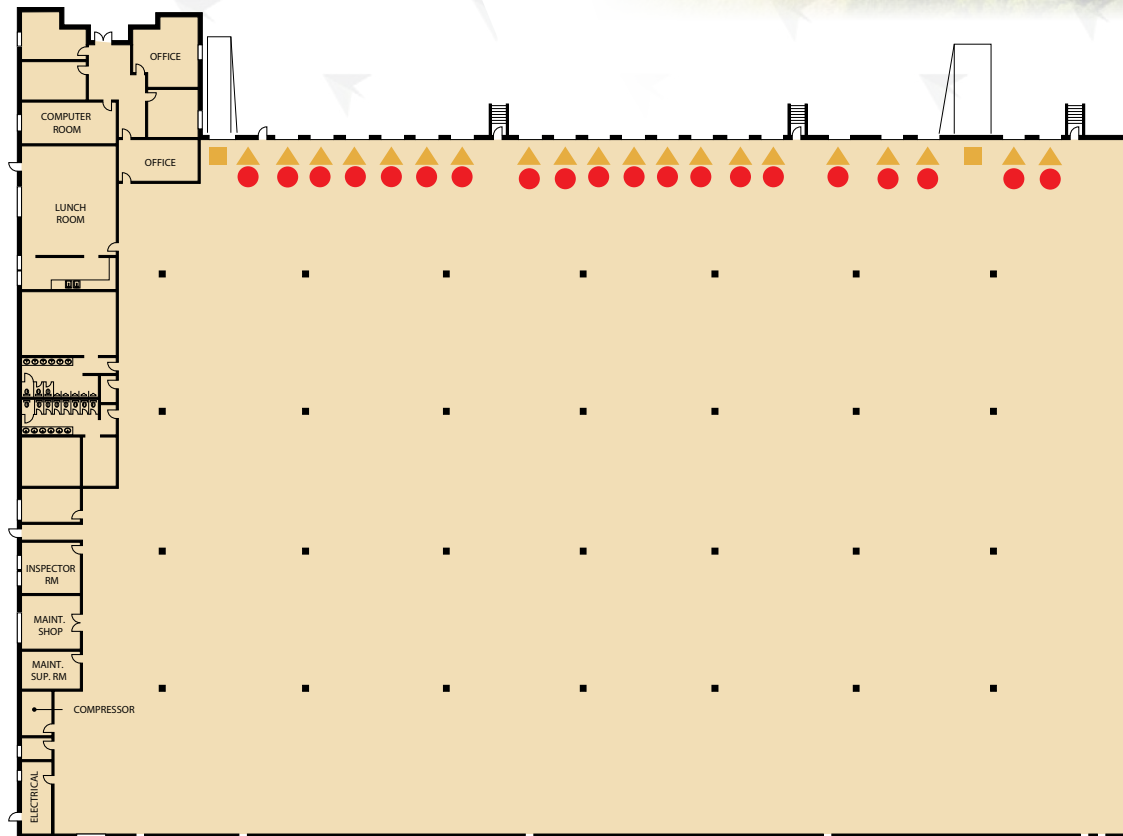
21

DOCK HIGH
DOORS

2

DRIVE IN
DOORS

- ▲ DOCK DOORS
- DRIVE-IN DOOR
- DOCK LEVELER



SUITE 22430

FLOOR PLANS

250,950 SF

TOTAL AVAILABLE

7,664 SF

OFFICE

12.1.2025

AVAILABILITY

24'

CLEAR
HEIGHT

212

PARKING
STALLS

50'X50'

COLUMN
SPACING

46

DOCK HIGH
DOORS

4

DRIVE IN
DOORS

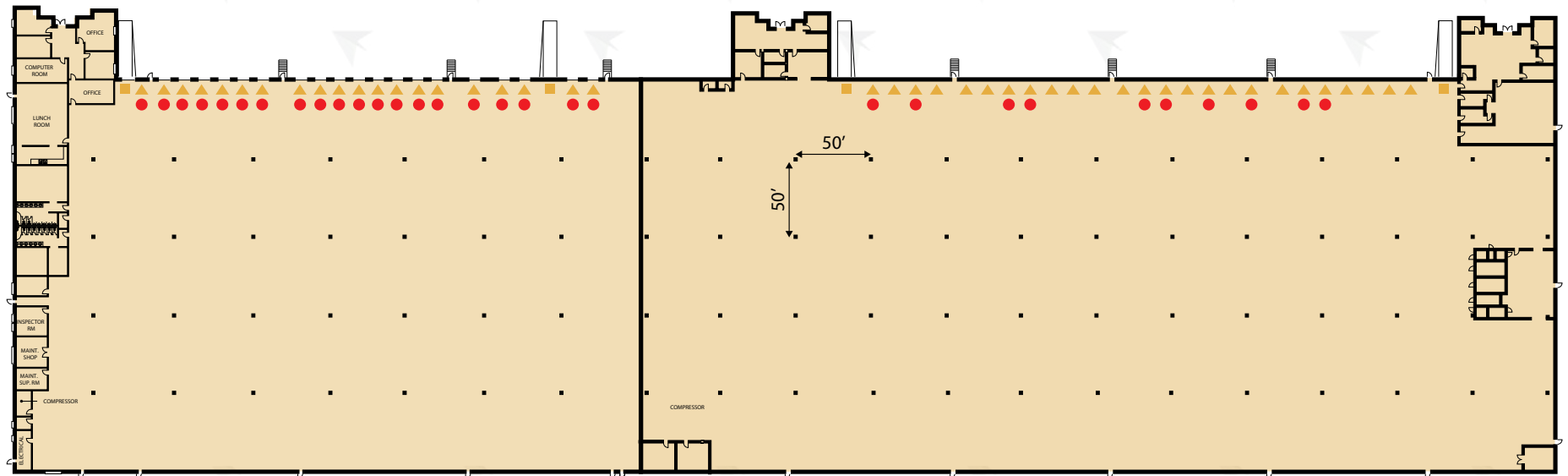
3,000 AMPS 277/480V

POWER (SUITE 22714)

▲ DOCK DOORS

■ DRIVE-IN DOOR

● DOCK LEVELER



SUITES 22714 & 22430

SITE PLAN

- ▲ DOCK DOORS
- DRIVE-IN DOOR

VETERANS DR

RUSSELL

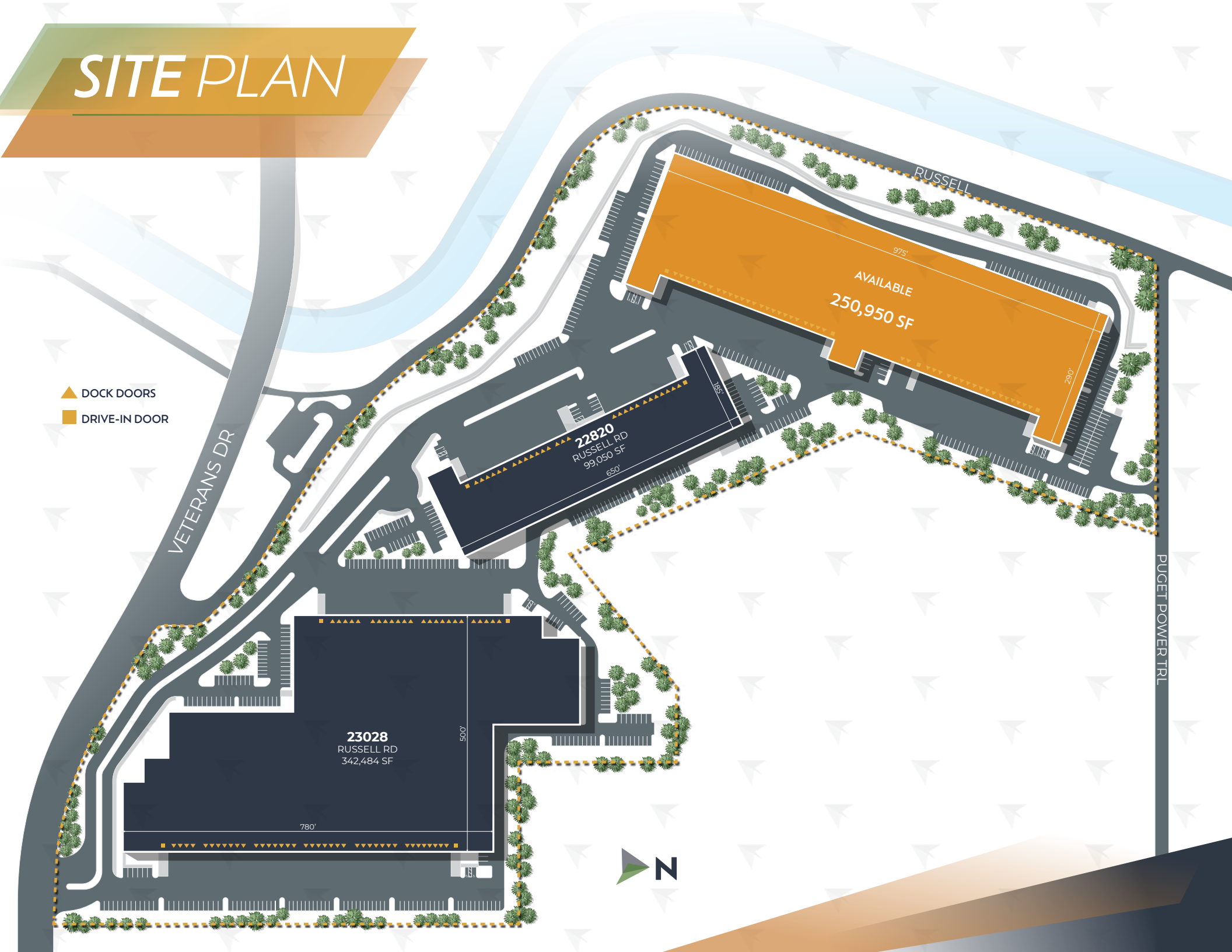
PUGET POWER TRL

22820
RUSSELL RD
99,050 SF

AVAILABLE
250,950 SF

23028
RUSSELL RD
342,484 SF

N



ACCESS MAP

509



SEATAC INT'L
AIRPORT

518

405

5

Columbia

DHL

CRANE

BOEING

DISCOUNT
TIRE

IRON
MOUNTAIN

OMAX

amazon

Expeditors

Yusen Logistics

LK

BLUE ORIGIN

amazon

VAN DOREN'S
WEST

MAINFREIGHT

McKesson

XGS

E.B. BRADLEY CO.

PSE
PUGET SOUND
ENERGY

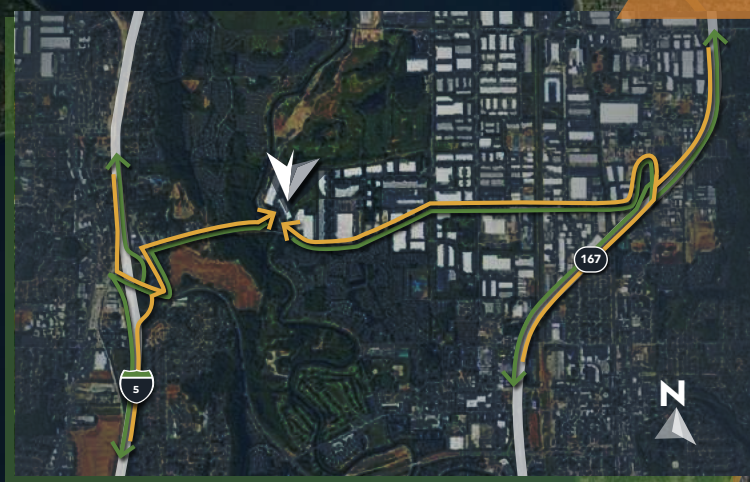
JAS

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

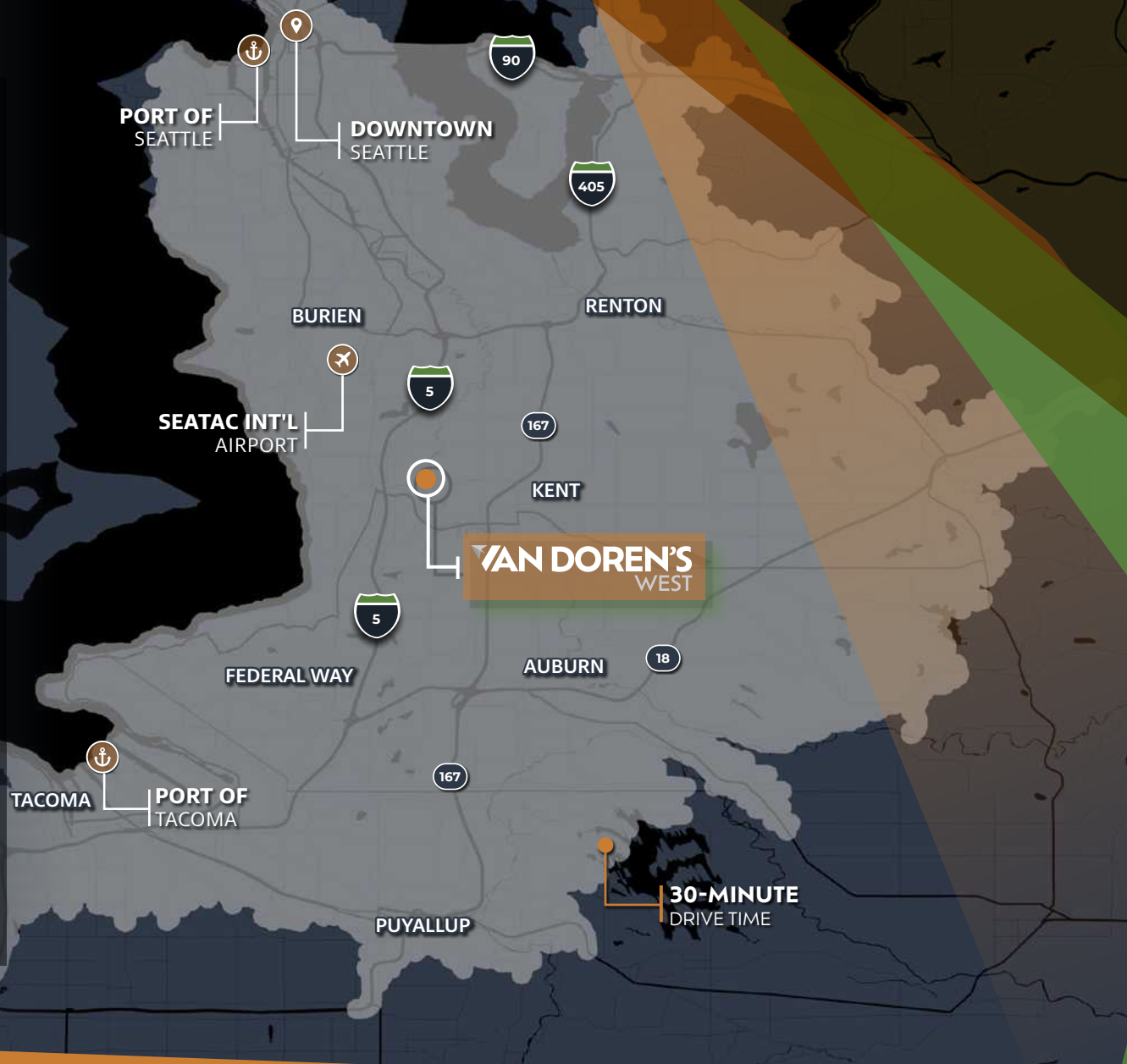
- PORT OF SEATTLE
- DOWNTOWN SEATTLE
- SEATAC INTERNATIONAL AIRPORT
- PORT OF TACOMA

19 MILES

18 MILES

6 MILES

11 MILES



30-MINUTE
DRIVE TIME

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