

# 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

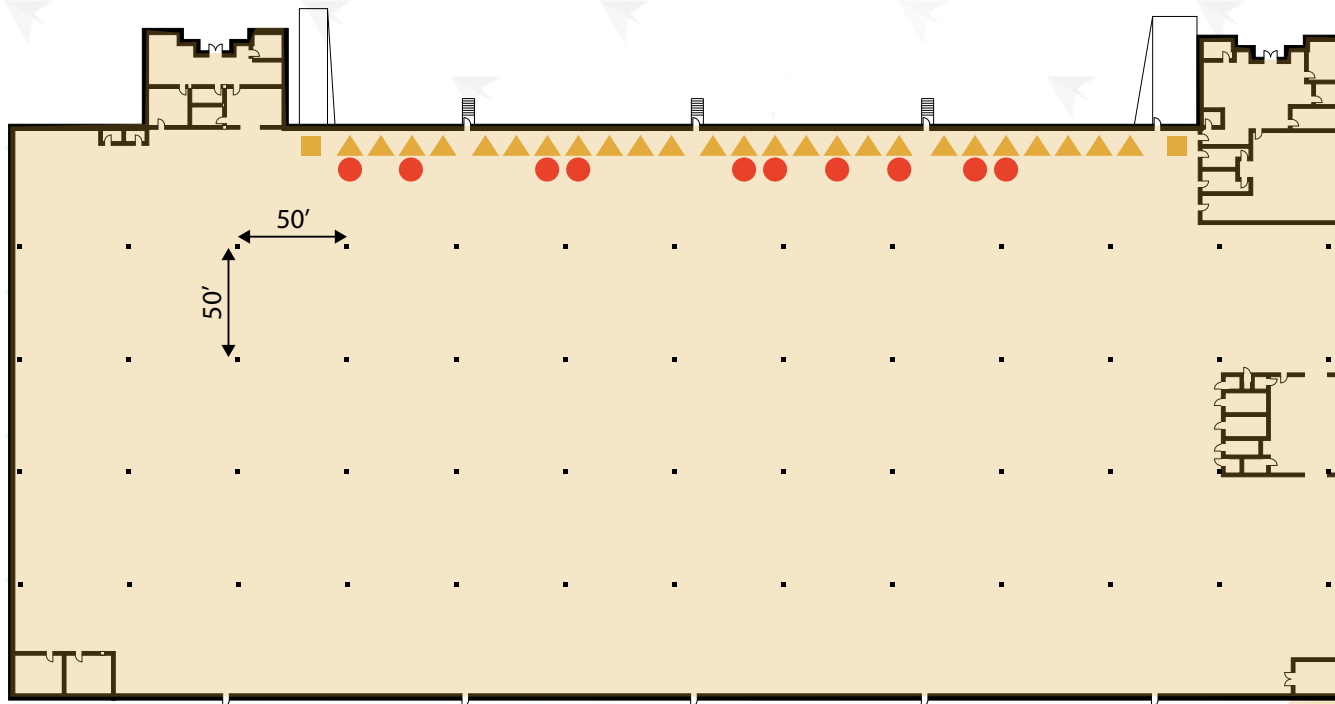
**2**

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

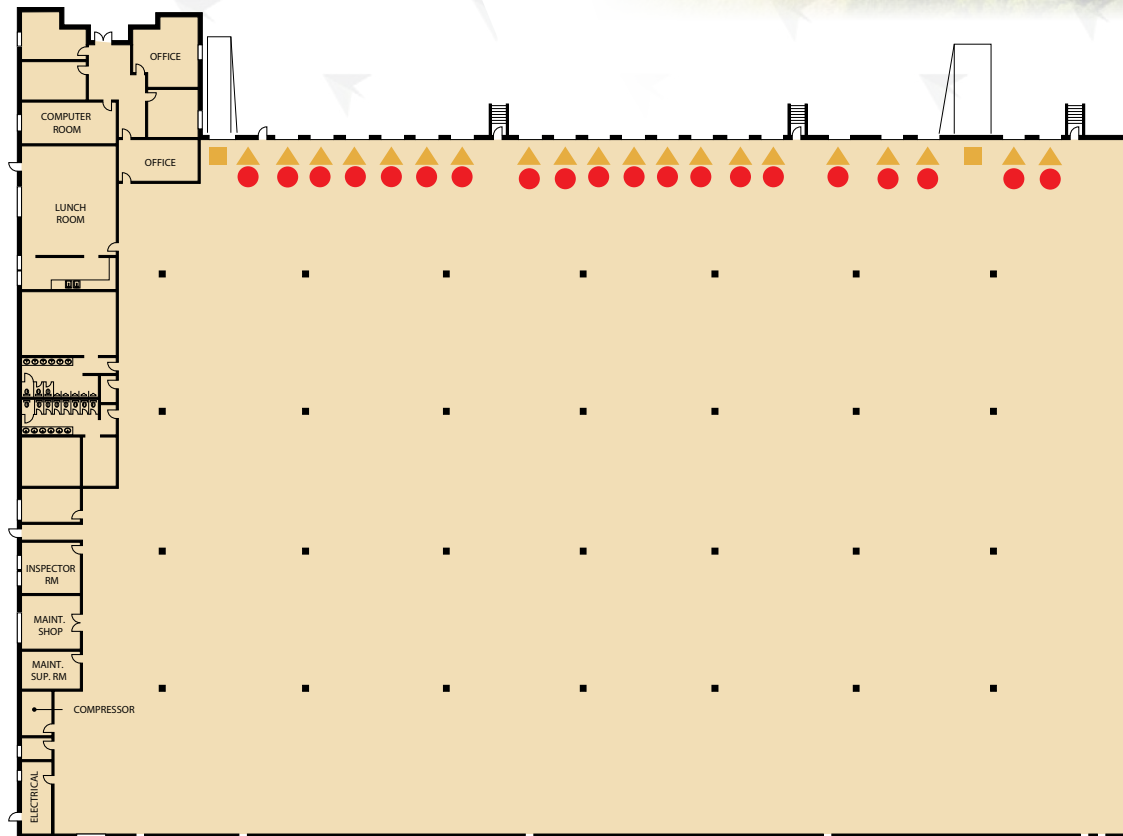
**21**

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

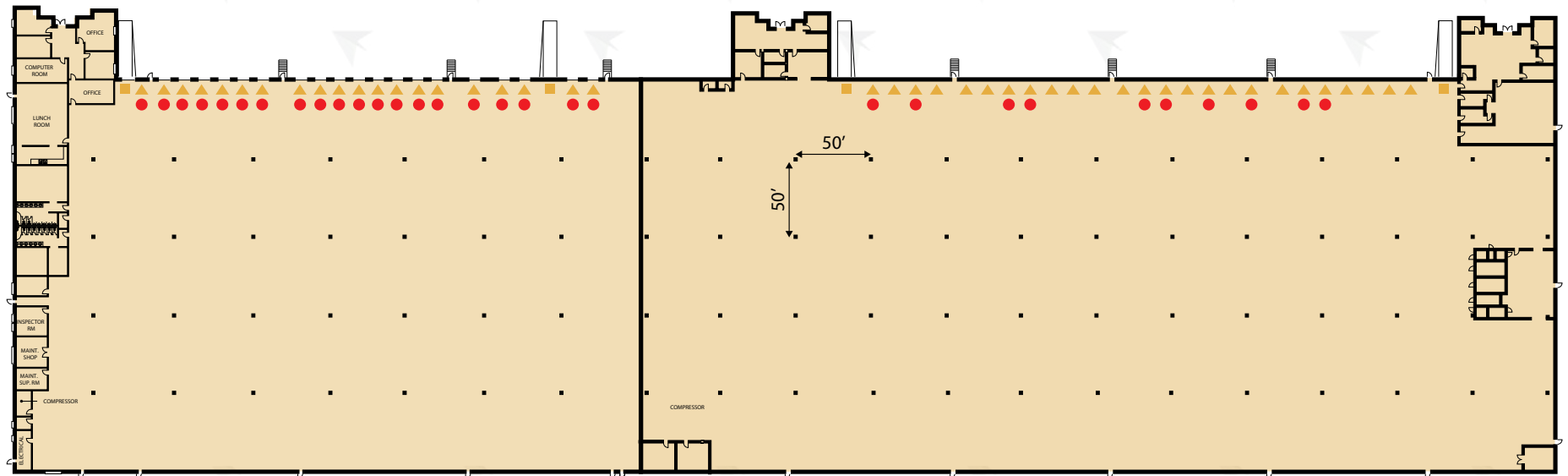
**3,000 AMPS 277/480V**

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  
650'

AVAILABLE  
250,950 SF  
975'  
290'

23028  
RUSSELL RD  
342,484 SF  
780'  
500'





# 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

E.B. BRADLEY CO.

PSE  
PUGET SOUND  
ENERGY

JAS

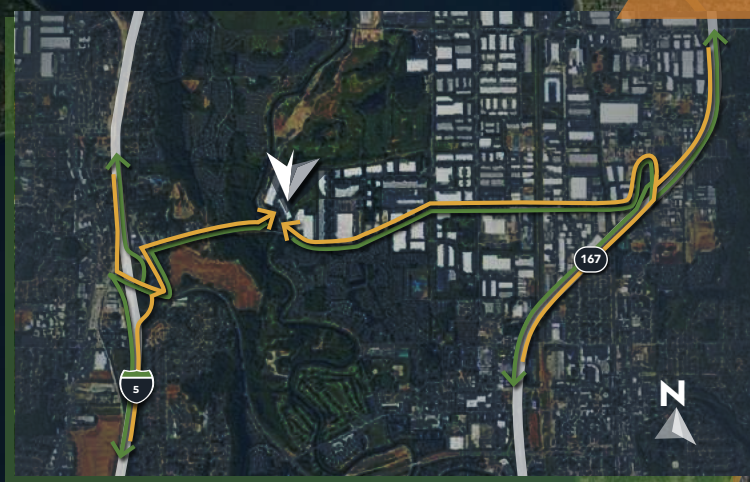
516

167

516

Flow

XGS





## 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

TACOMA | PORT OF TACOMA

PUYALLUP

PORT OF SEATTLE

DOWNTOWN SEATTLE

BURIEN

SEATAC INT'L AIRPORT

RENTON

KENT

VAN DOREN'S WEST

FEDERAL WAY

AUBURN

30-MINUTE DRIVE TIME

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