

VAN DOREN'S WEST

22430 & 22714 RUSSELL ROAD, KENT, WA 98032

250,950 SF
DIVISIBLE TO 64,900 SF

AVAILABLE

nuveen
REAL ESTATE



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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)

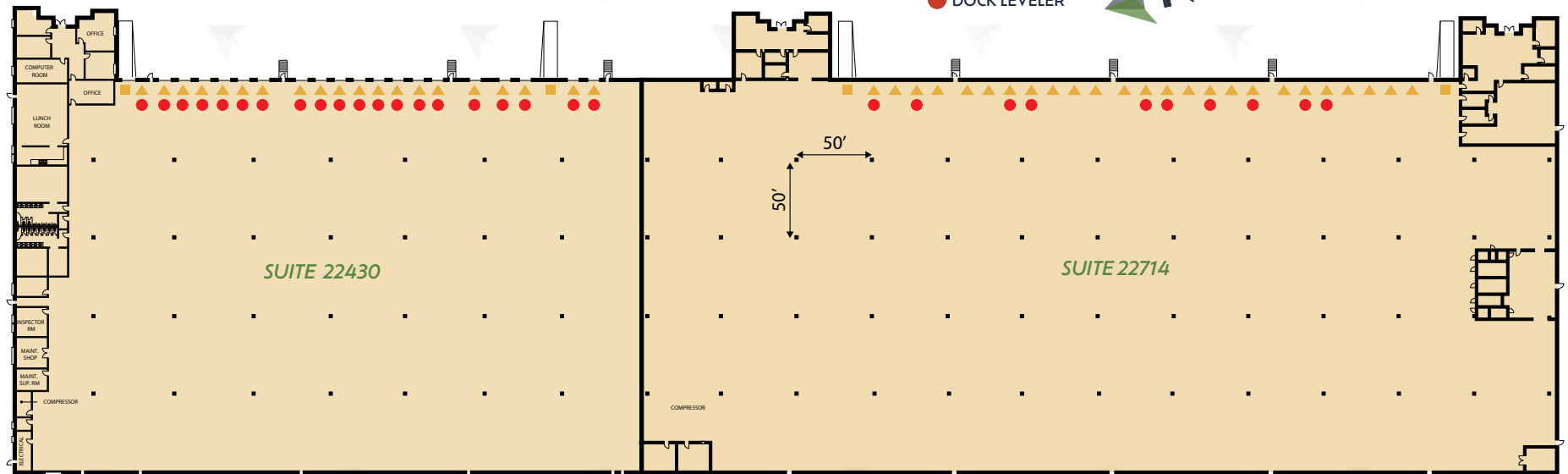
3,000 AMPS 277/480V

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

AVAILABLE
250,950 SF

22820
RUSSELL RD
99,050 SF

23028
RUSSELL RD
342,484 SF

PUGET POWER TRL



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

LINEFREIGHT

McKESSON

ELI LILLY CO.

PSI

JAS

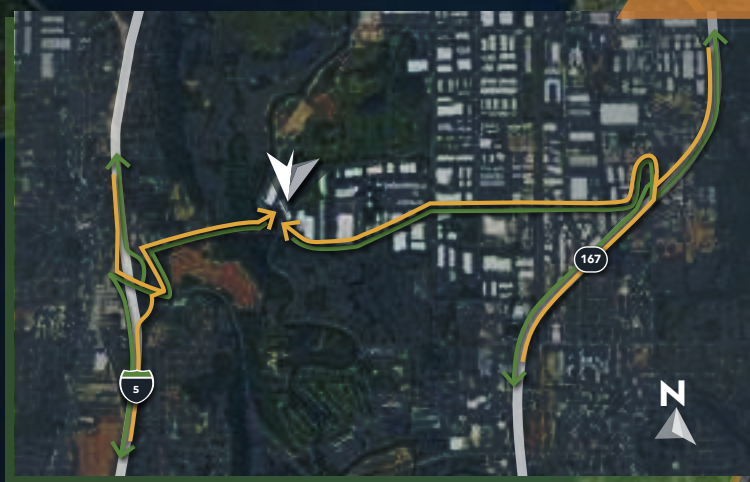
M&B

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

19 MILES



DOWNTOWN SEATTLE

18 MILES



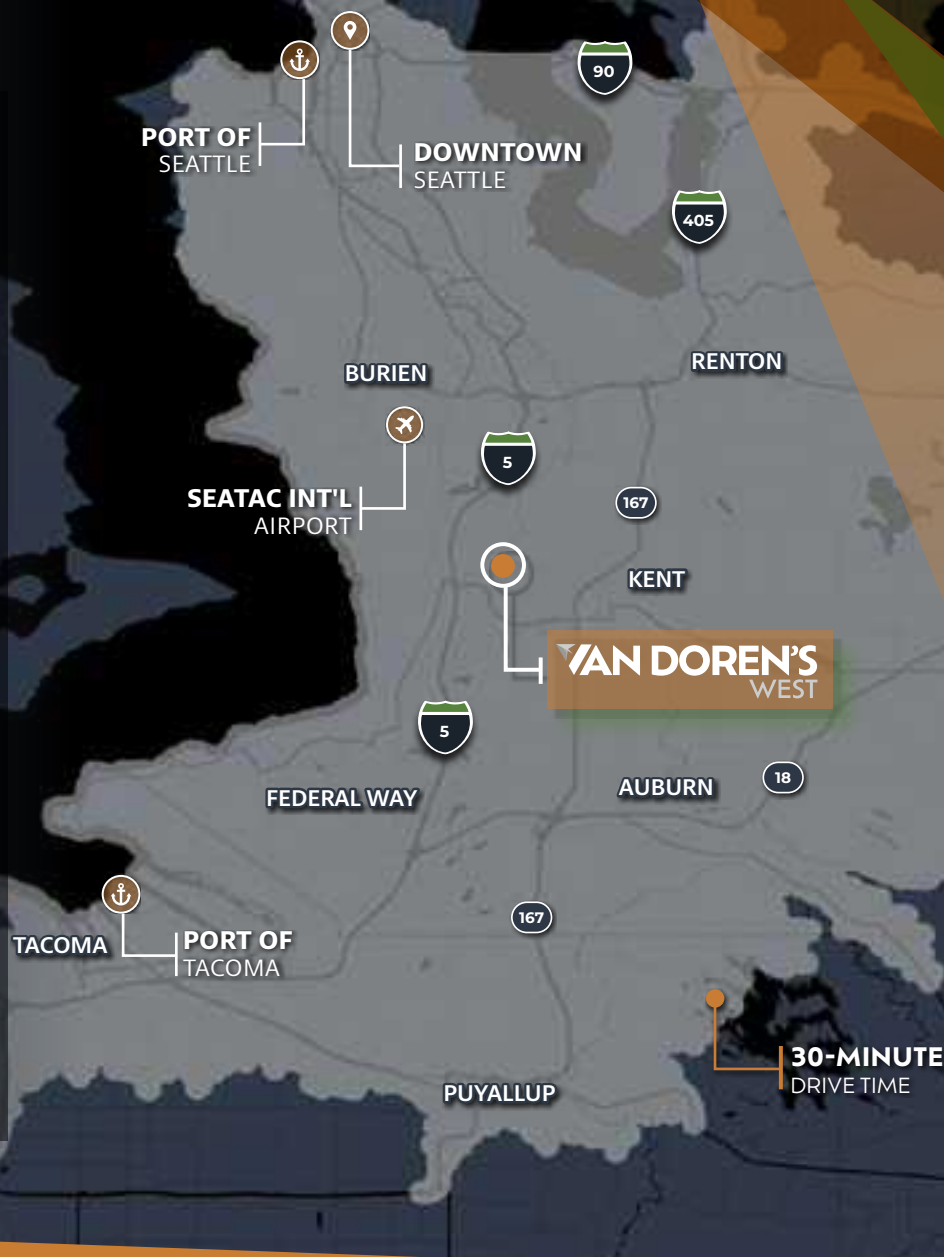
SEATAC INTERNATIONAL AIRPORT

6 MILES



PORT OF TACOMA

11 MILES



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