

# 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)

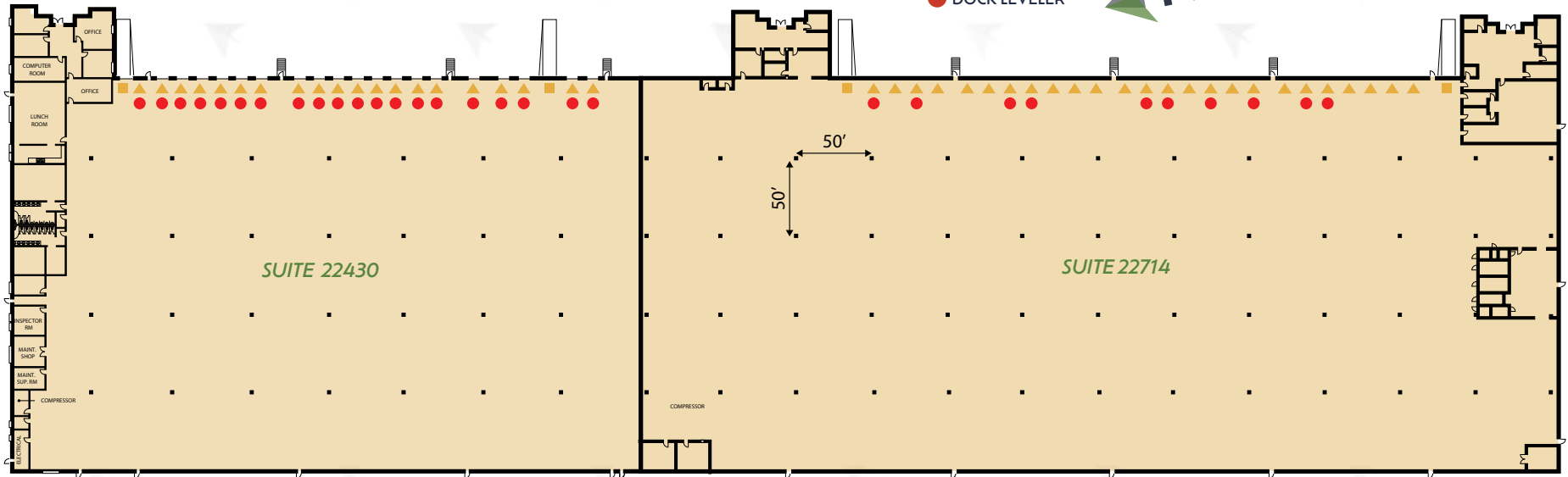
**3,000 AMPS 277/480V**  
POWER (SUITE 22714)



▲ 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

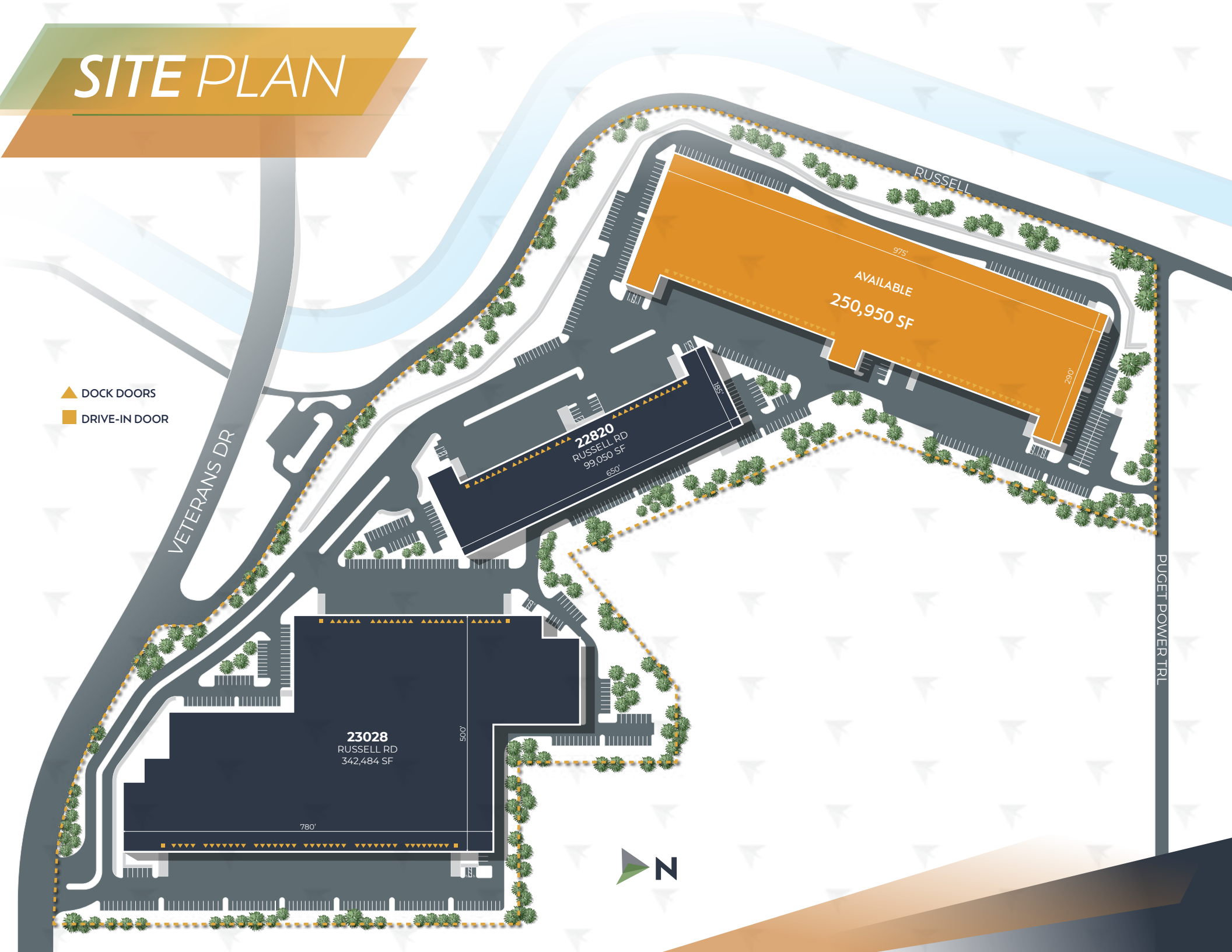
RUSSELL

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

SEATAC INT'L AIRPORT

509

518

405

5

Columbia

DHL

CRANE

BOEING

DISCOUNT TIRE

amazon

IRON PRODUCTIONS

OMAX

Expeditors

BLUE ORIGIN

Yusen Logistics

LK

amazon

**VAN DOREN'S WEST**

LINFREIGHT

MCKESSON

RELIABILITY CORP

PSI

516

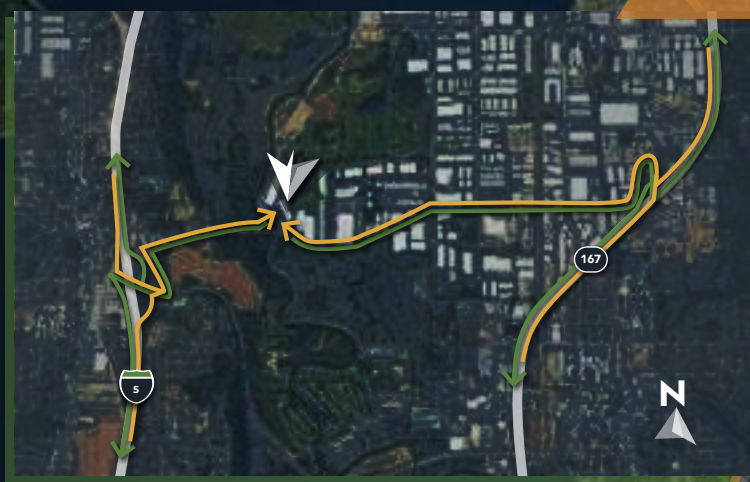
UPS

JAS

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

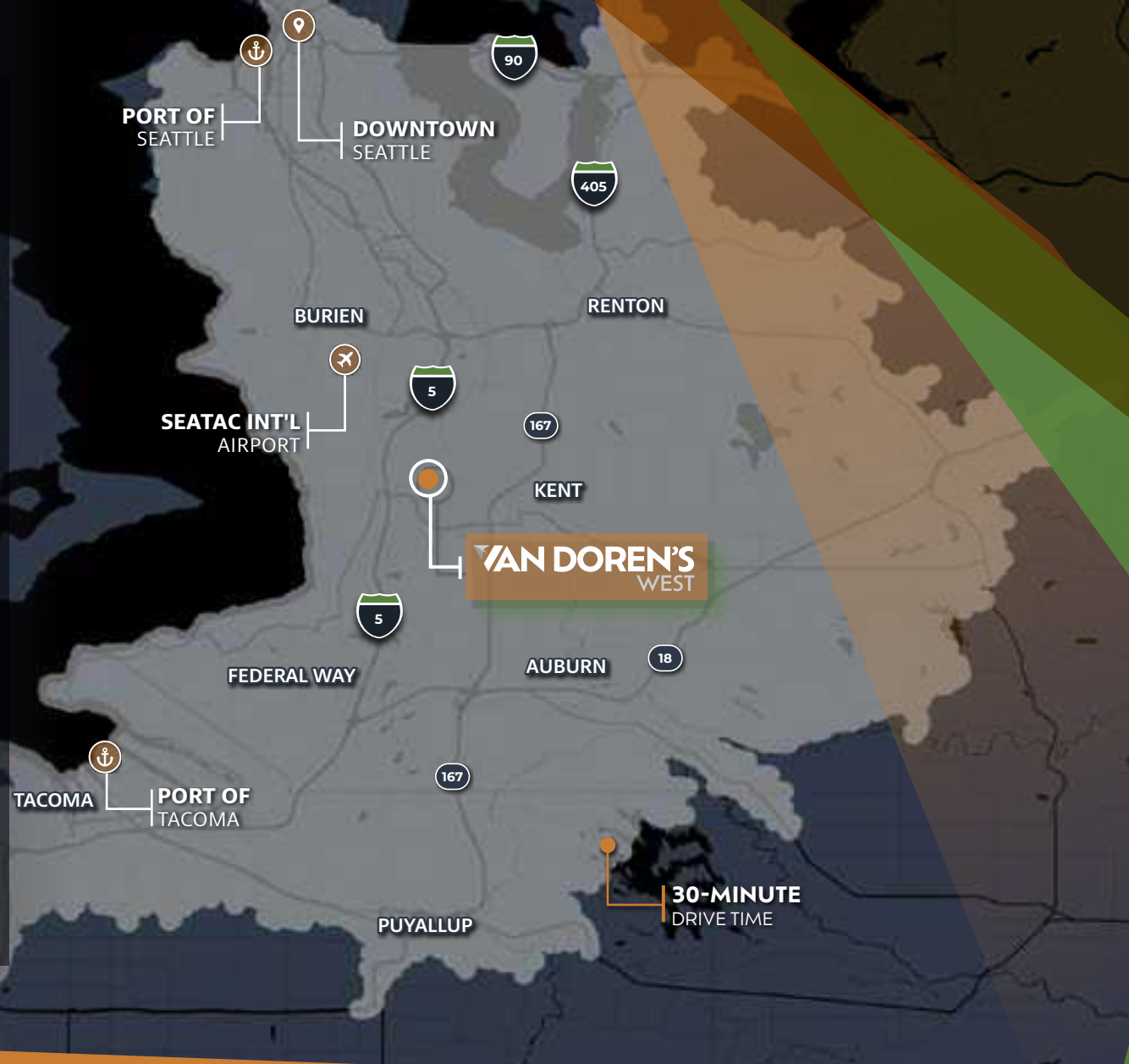
30 MINUTES

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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**30-MINUTE DRIVE TIME**

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