

# 222,120 SF AVAILABLE

- ▶ Cross loaded facility with excess trailer parking located in the Kent Valley along Highway 167
- ▶ Close proximity to Interstate 5
- ▶ Equidistant to Ports of Seattle and Tacoma
- ▶ Option to lease 5.36 acre auxiliary yard 0.6 miles away at 1201 37th Street



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**WEST VALLEY**  
T W E N T Y   N I N E

# PROPERTY SPECS



**222,120 SF**  
TOTAL

**19,408 SF**  
OFFICE

**6,540 SF**  
BONUS MEZZANINE

**30'**  
CLEAR HEIGHT

**48**  
DOCK-HIGH DOORS  
W/LEVELERS

**12**  
DRIVE-IN POSITIONS

**3-PHASE  
480-VOLT  
POWER**

**120' - 145'**  
TRUCK COURT

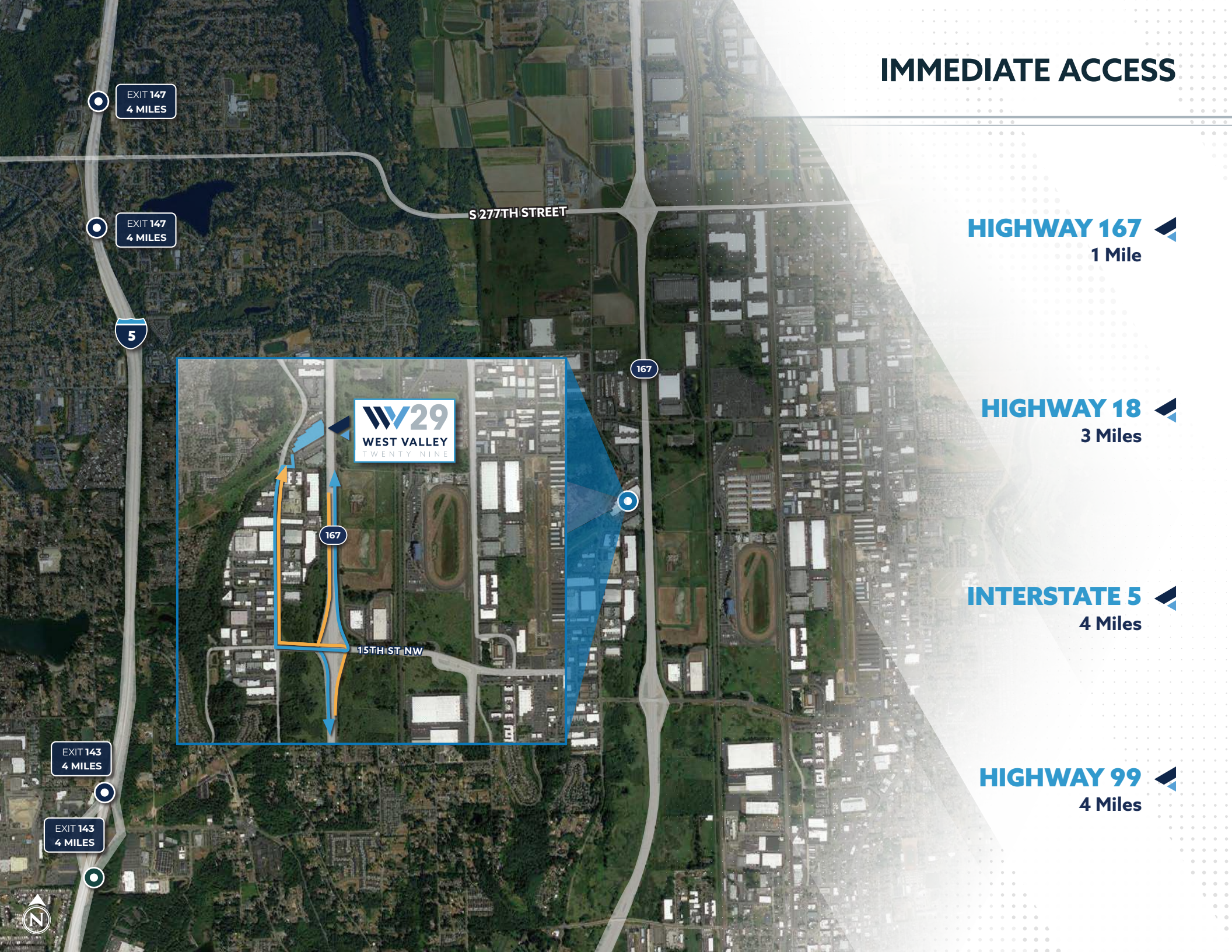
**279**  
PARKING STALLS

**57**  
TRAILER STALLS

**ESFR  
SPRINKLERED**

**FULLY FENCED  
& SECURED**

# IMMEDIATE ACCESS



EXIT 147  
4 MILES

EXIT 147  
4 MILES

5

S 277TH STREET

167

**W29**  
WEST VALLEY  
TWENTY NINE

167

15TH ST NW

EXIT 143  
4 MILES

EXIT 143  
4 MILES



**HIGHWAY 167**   
1 Mile

**HIGHWAY 18**   
3 Miles

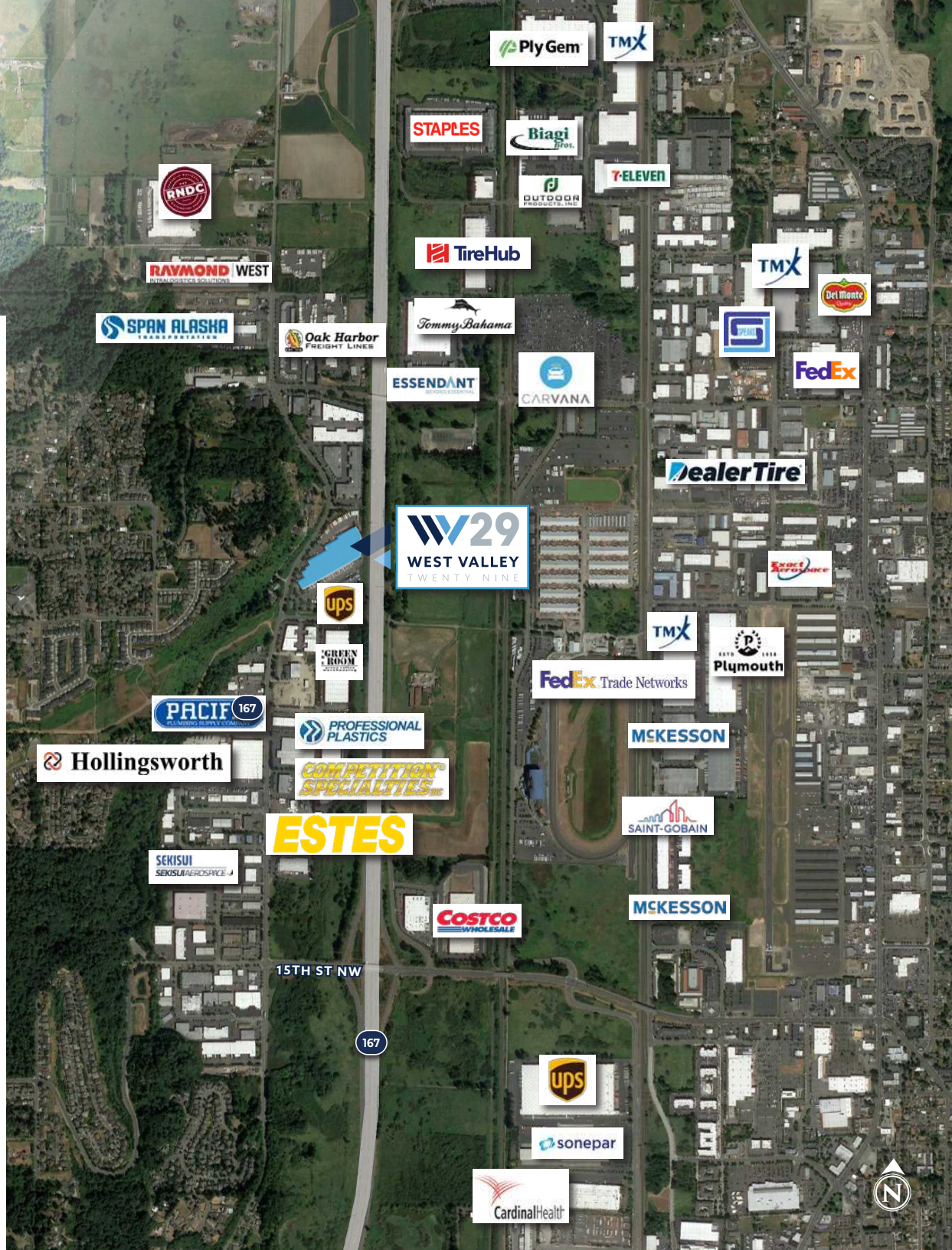
**INTERSTATE 5**   
4 Miles

**HIGHWAY 99**   
4 Miles

# PROPERTY PHOTOS



# CORPORATE NEIGHBORS



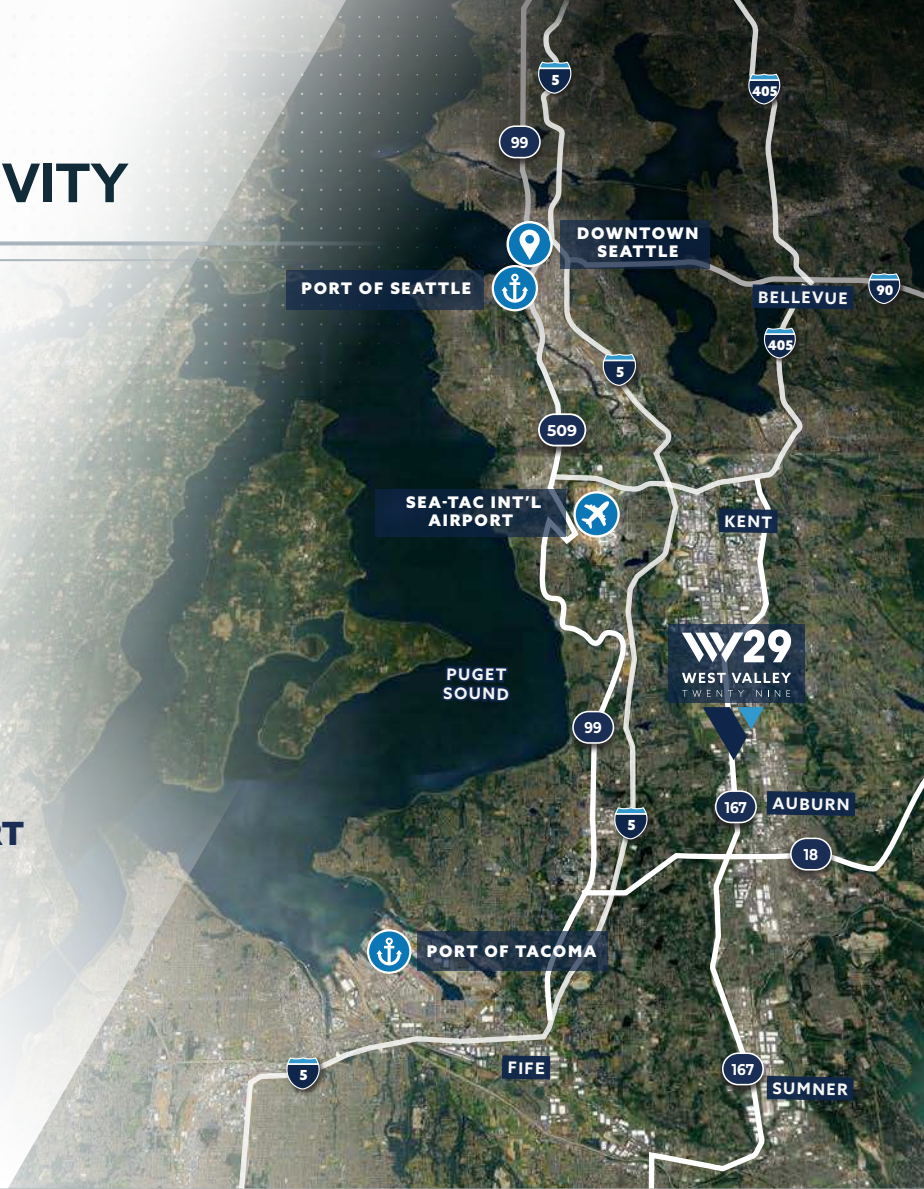
# REGIONAL CONNECTIVITY

 **DOWNTOWN SEATTLE**  
23 Miles

 **PORT OF SEATTLE**  
22 Miles

 **SEA-TAC INT'L AIRPORT**  
14 Miles

 **PORT OF TACOMA**  
13 Miles



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