



KENT MANUFACTURING
& INNOVATION CAMPUS

150,000 SF–300,000 SF of new Class A industrial
manufacturing campus with **build-to-suit configurations**
for mixed-use industrial, office, and R&D in Kent, WA

CORNER OF MEEKER ST & NADEN AVE KENT, WA



Developed by



Leasing By





POWERED FOR INDUSTRY

As demand for next generation manufacturing and industrial space grows, **Kent Manufacturing & Innovation Campus** introduces a new Class A development **purpose-built** to provide **flexible solutions** tailored to today's modern industrial and advanced manufacturing tenants requirements.

Strategically located in the Kent Valley, Kent Manufacturing & Innovation Campus (KMIC) is positioned at the heart of one of the Pacific Northwest's most concentrated industrial and advanced manufacturing corridors. The campus provides direct access to a deep, highly skilled workforce and a dynamic ecosystem of aerospace, defense, and emerging space innovators.

Designed as a built-to-suit opportunity, KMIC is uniquely equipped to support power-intensive manufacturing, with robust infrastructure and proximity to an existing, upgraded Puget Sound Energy substation capable of meeting significant power requirements.

BTS
Class-A Campus

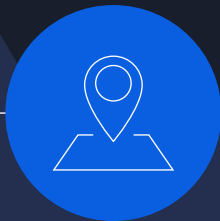
DCE
Flexible Zoning

20MW
Available Power Capacity

PROPERTY HIGHLIGHTS



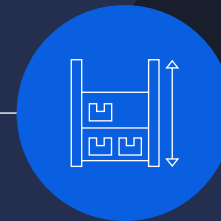
Build-to-Suit (BTS)
Available for Single
or Multi-Tenant Use



9.3 Acre Infill-Site with
Direct Access to Hwy-167



Located in the Heart
of Kent Valley



High Bay Clear Heights
Ideal for Manufacturing
& Industrial



DCE Flexible
Zoning



Flexible Column
Bay Spacing



Dock-high and
Drive-in Loading Doors



Up to 20 MW
Power Capabilities



Robust Water & Sanitary
Utilities Available



Located Within a Foreign
Trade Zone

[Click to Learn More](#)

BUILT FOR VERSATILITY

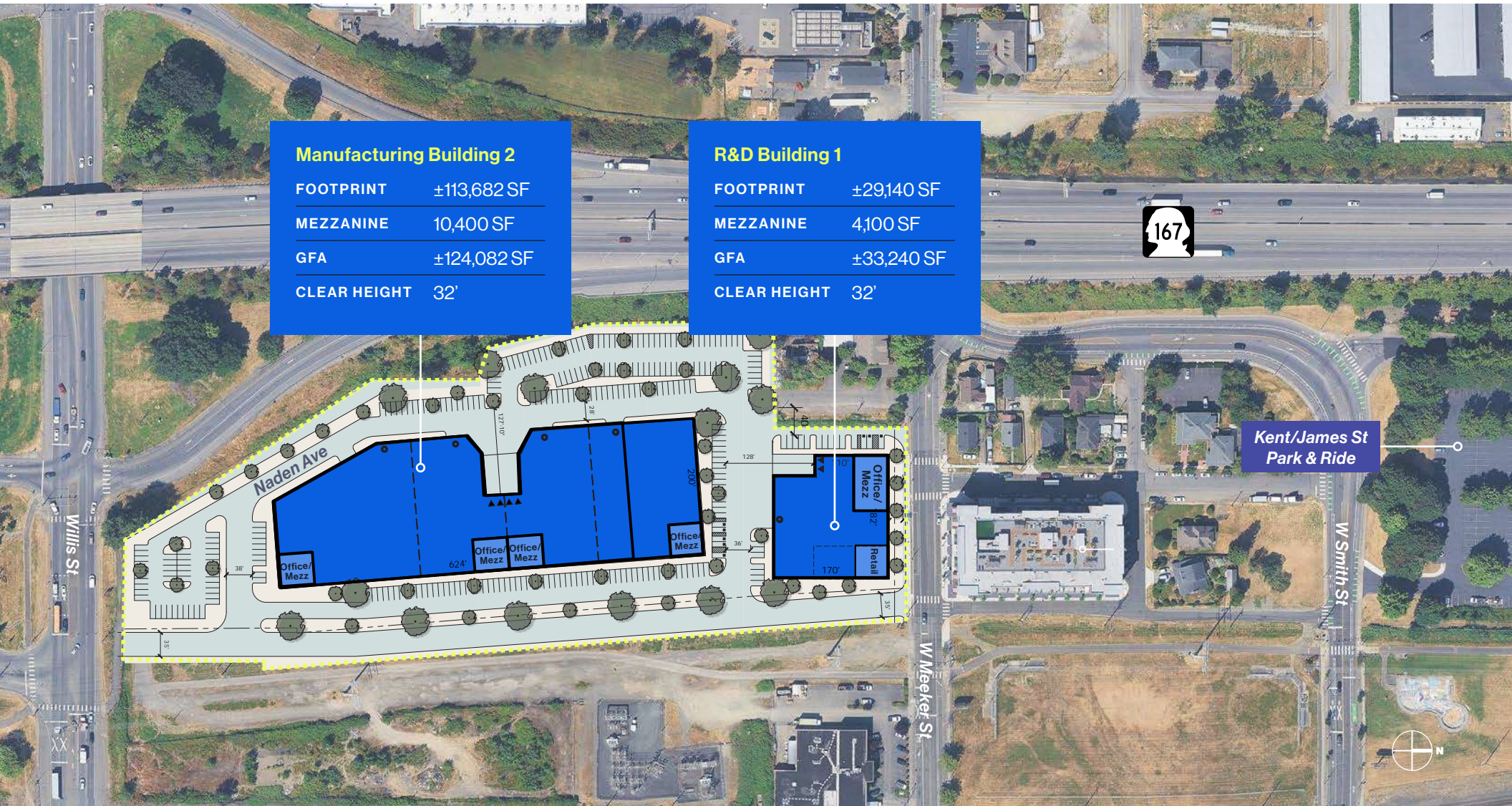


Flexible DCE zoning allows for a multitude of manufacturing, industrial/office, research & development uses.

CONCEPTUAL SITE PLAN



SCHEME 1



Manufacturing Building 2

FOOTPRINT	±113,682 SF
MEZZANINE	10,400 SF
GFA	±124,082 SF
CLEAR HEIGHT	32'

R&D Building 1

FOOTPRINT	±29,140 SF
MEZZANINE	4,100 SF
GFA	±33,240 SF
CLEAR HEIGHT	32'

CONCEPTUAL SITE PLAN



SCHEME 2

Manufacturing Building 2

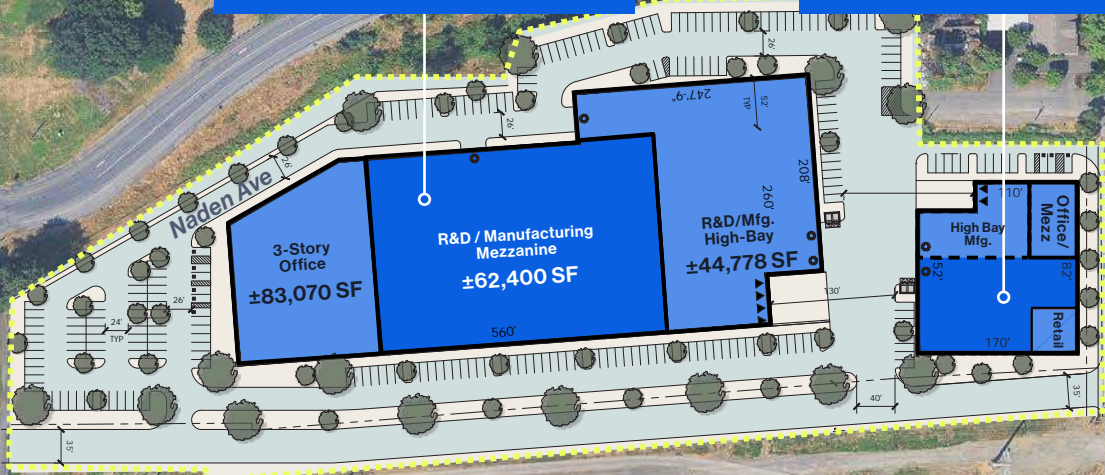
FOOTPRINT	±134,868 SF
MEZZANINE	±117,780 SF
GFA	±252,648 SF
CLEAR HEIGHT	40'

R&D Building 1

FOOTPRINT	±29,140 SF
MEZZANINE	±21,100 SF
GFA	±43,740 SF
CLEAR HEIGHT	40'



Kent/James St
Park & Ride



CONCEPTUAL SITE PLAN



SCHEME 2



SITE CONTEXT



KENT VALLEY

Home to industry leaders and emerging space innovators, the **Kent Valley** has become a nationally significant hub for **aerospace** and **advanced manufacturing**. With **more industrial square footage** than Seattle, the Eastside, and the Northend combined, it defines the region's industrial scale and capability.

232K+

Jobs including aerospace, space, advanced manufacturing & logistics

12K+

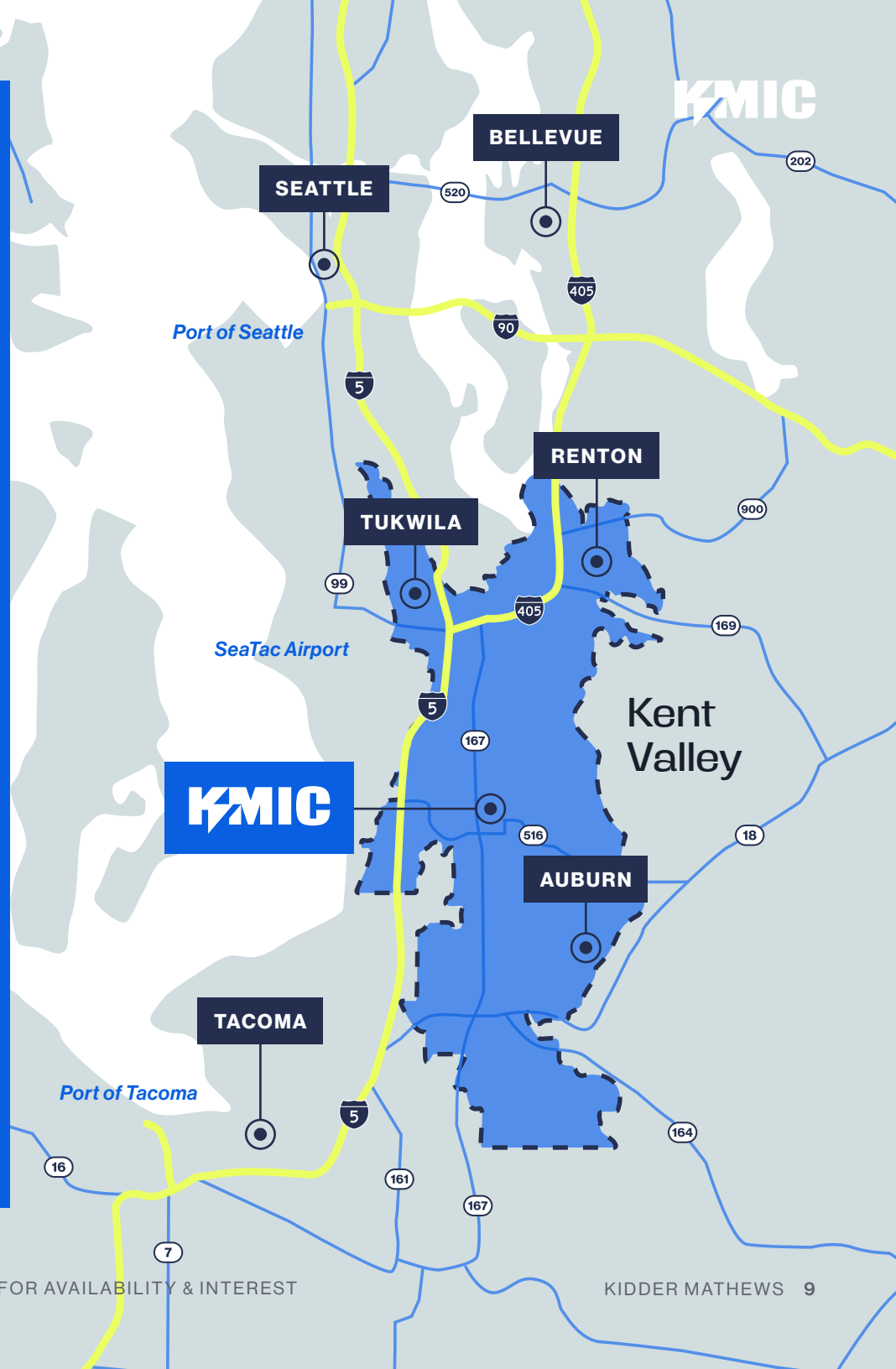
Companies recognize Kent Valley as a prime hub for commerce

\$45.4B

Direct economic impact of Kent Valley to statewide economy

35%

Kent Valley's economic impact for the aerospace manufacturing sector in WA

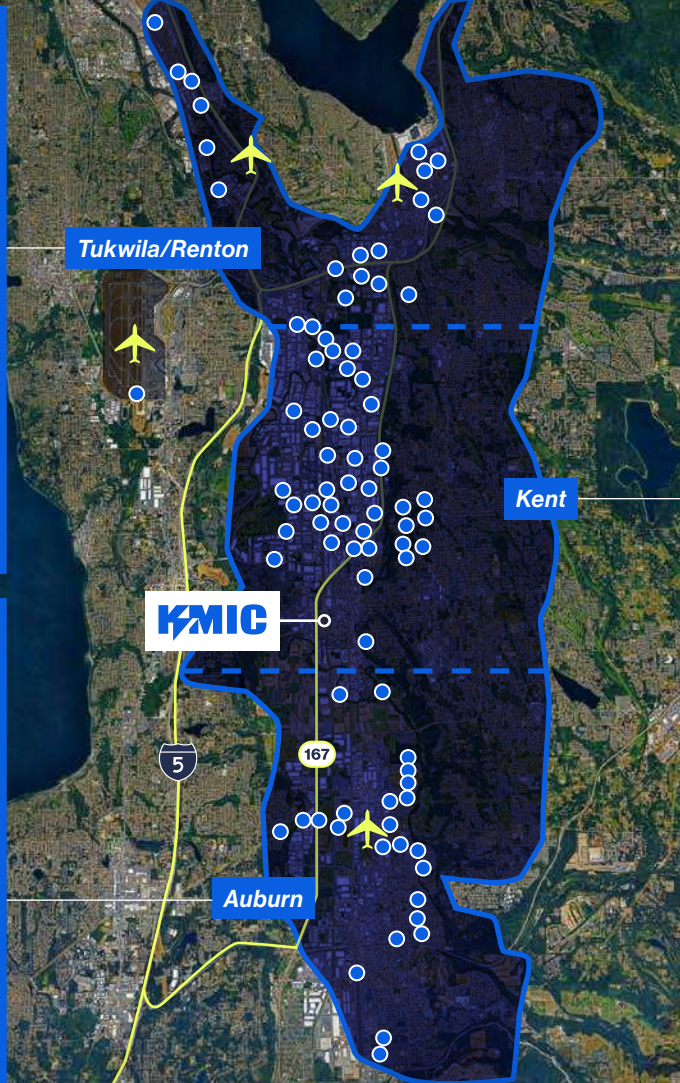


AEROSPACE IN KENT VALLEY



TUKWILA/RENTON

AUBURN



KENT

Airport Aerospace Business

AMENITIES



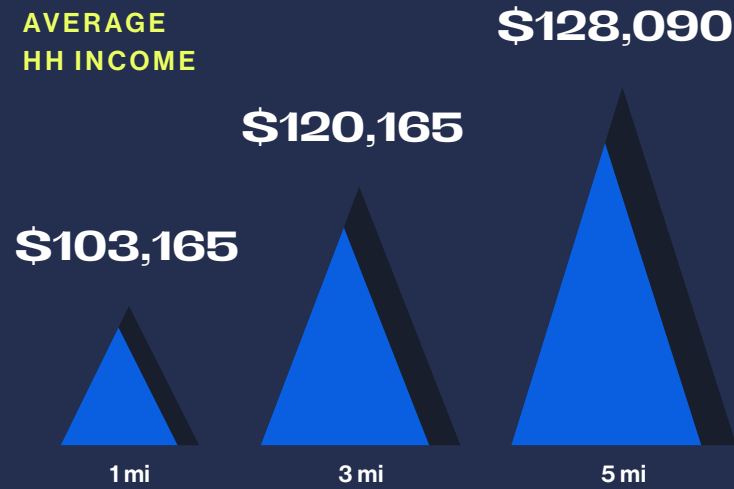
DEMOGRAPHICS



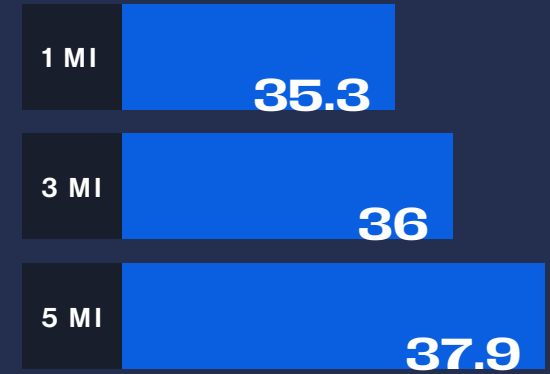
POPULATION



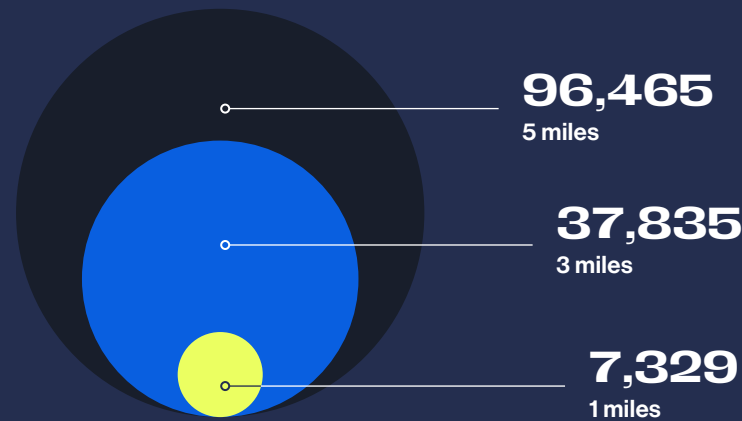
AVERAGE HH INCOME



MEDIAN AGE



HOUSEHOLDS



EMPLOYEES



Data Source: ©2026, Sites USA

LABOR & WORKFORCE

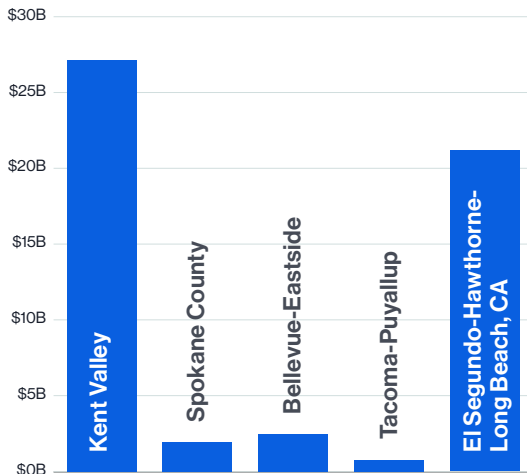


Kent Valley offers one of the most established and **skilled industrial labor markets** in Washington. Anchored by the interconnected cities of Kent, Tukwila, Renton, and Auburn, the region supports a broad workforce across **manufacturing, logistics, distribution, and technical** production.

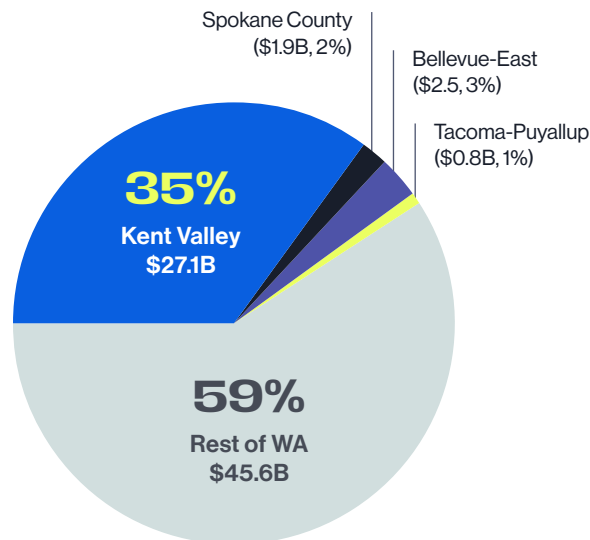
A long history of industrial activity, strong transportation access, and established supply chains create a stable labor environment capable of supporting both large-scale operations and growing industries.

Aerospace is the defining strength within Kent Valley's workforce. The region supports more than 31,000 direct aerospace jobs and accounts for roughly 35 percent of Washington's aerospace manufacturing impact. This concentration of specialized technicians and engineers positions Kent Valley as the state's primary center for aerospace manufacturing and innovation.

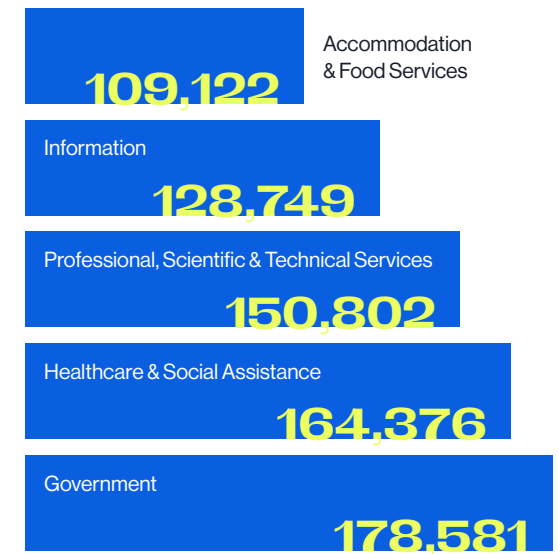
Aerospace Manufacturing Impact on Washington State



Aerospace Manufacturing Contribution to Washington State



2024 Annual Average Employment By Industry



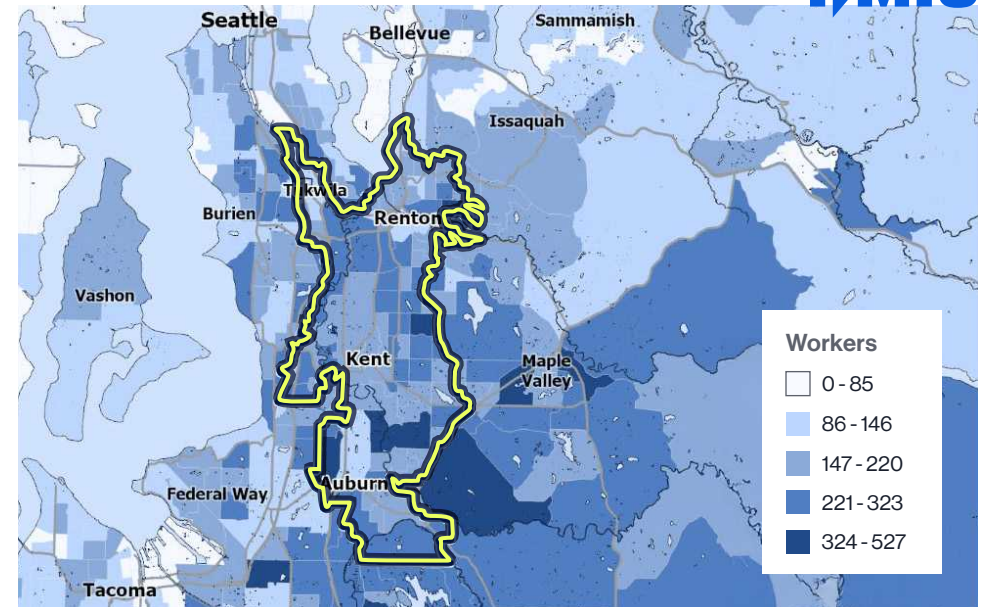
Sources: kentvalleywa.com, IMPLAN, 2023; PSRC 2023; ECOnorthwest Analysis, esd.wa.gov

SKILLED LABOR CONCENTRATION IN PUGET SOUND

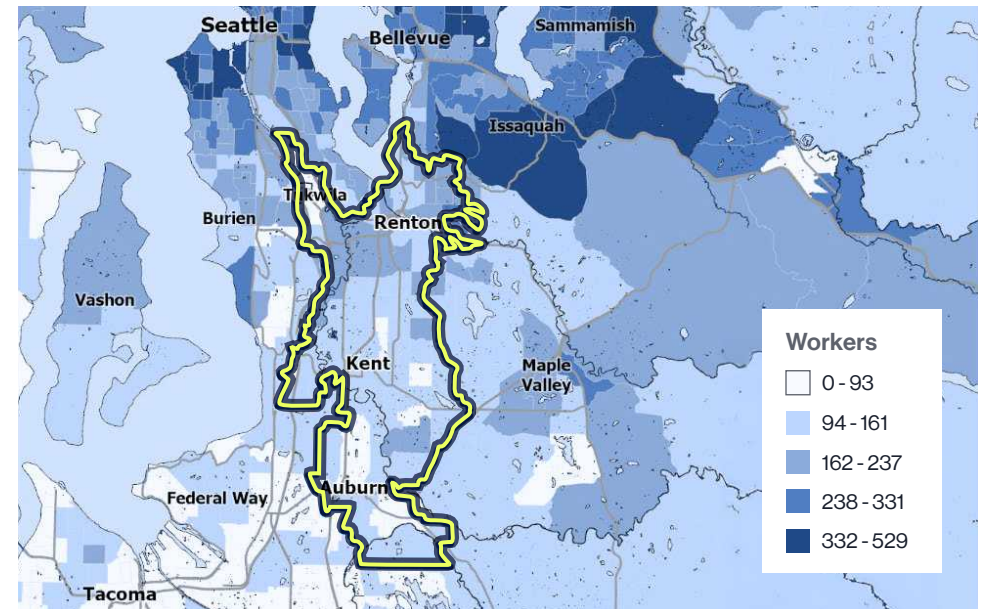
Occupation	Location Quotient
Avionics Technicians	15.10
Aircraft Structure, Surfaces, Rigging & Systems Assemblers	10.73
Statisticians	5.66
Aerospace Engineers	5.58
Computer & Information Research Scientists	5.01
Math Science, All Other	4.26
Software Developers	3.35
Materials Engineers	3.34
Software QA Analysts & Testers	3.30
Mathematicians	3.19
Database Architects	3.12
Aerospace Engineering and Op Technologists and Techs	2.7
Electro-Mechanical and Mechatronics Technologists and Techs	1.98
Aircraft Mechanics and Service Technicians	1.87
Mechanical Drafters	1.73
Fiberglass Laminators and Fabricators	1.70
Electrical, Electronic and Electromechanical Assemblers	1.26
Cargo and Freight Agents	1.25
Architectural and Civil Drafters	1.19
Electrical and Electronics Drafters	1.14

Location quotient compares local jobs to the national average. Above 1.0 indicates the **Puget Sound region** has a **stronger-than-average talent concentration**.

Residence of Manufacturing Worker, 2021



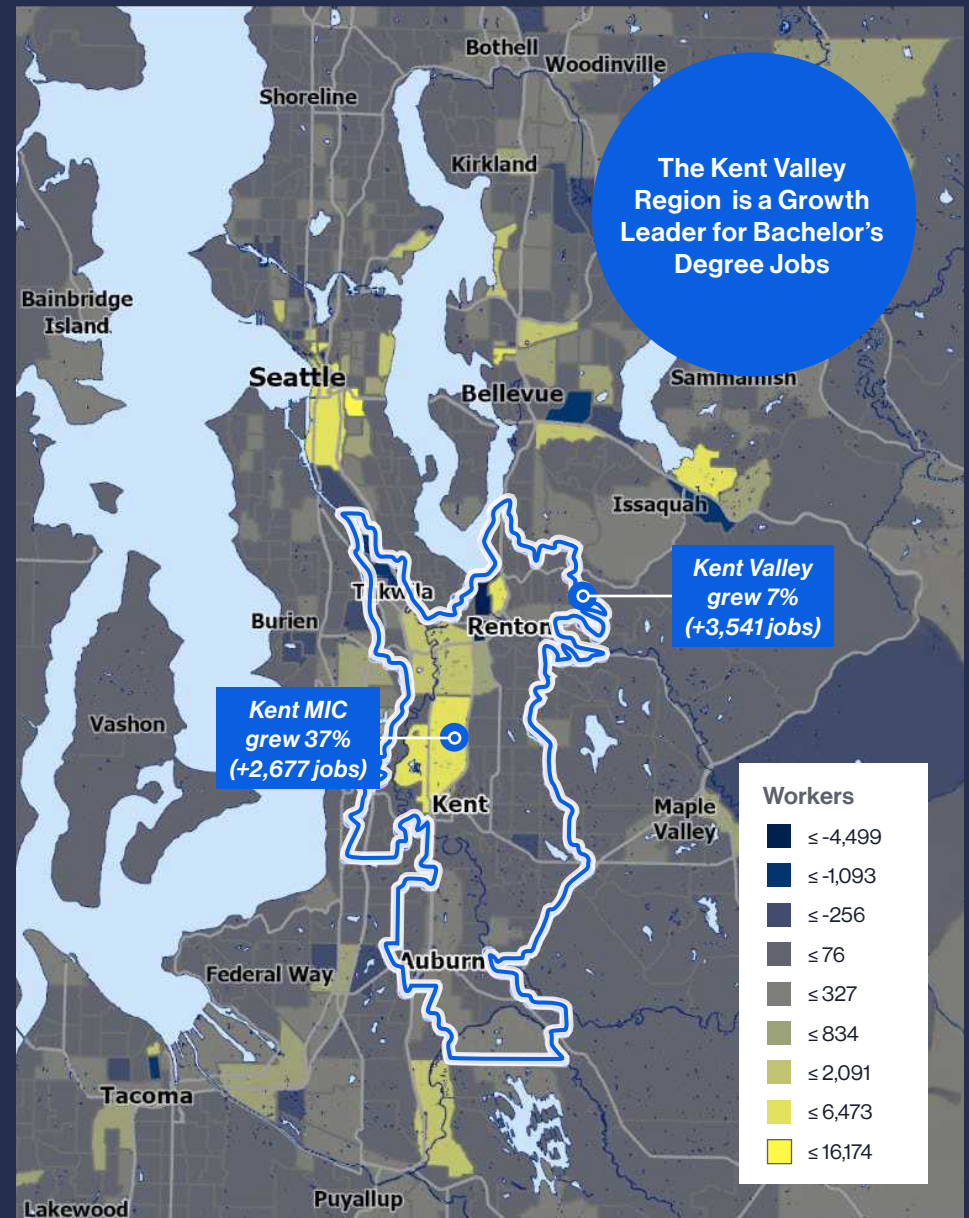
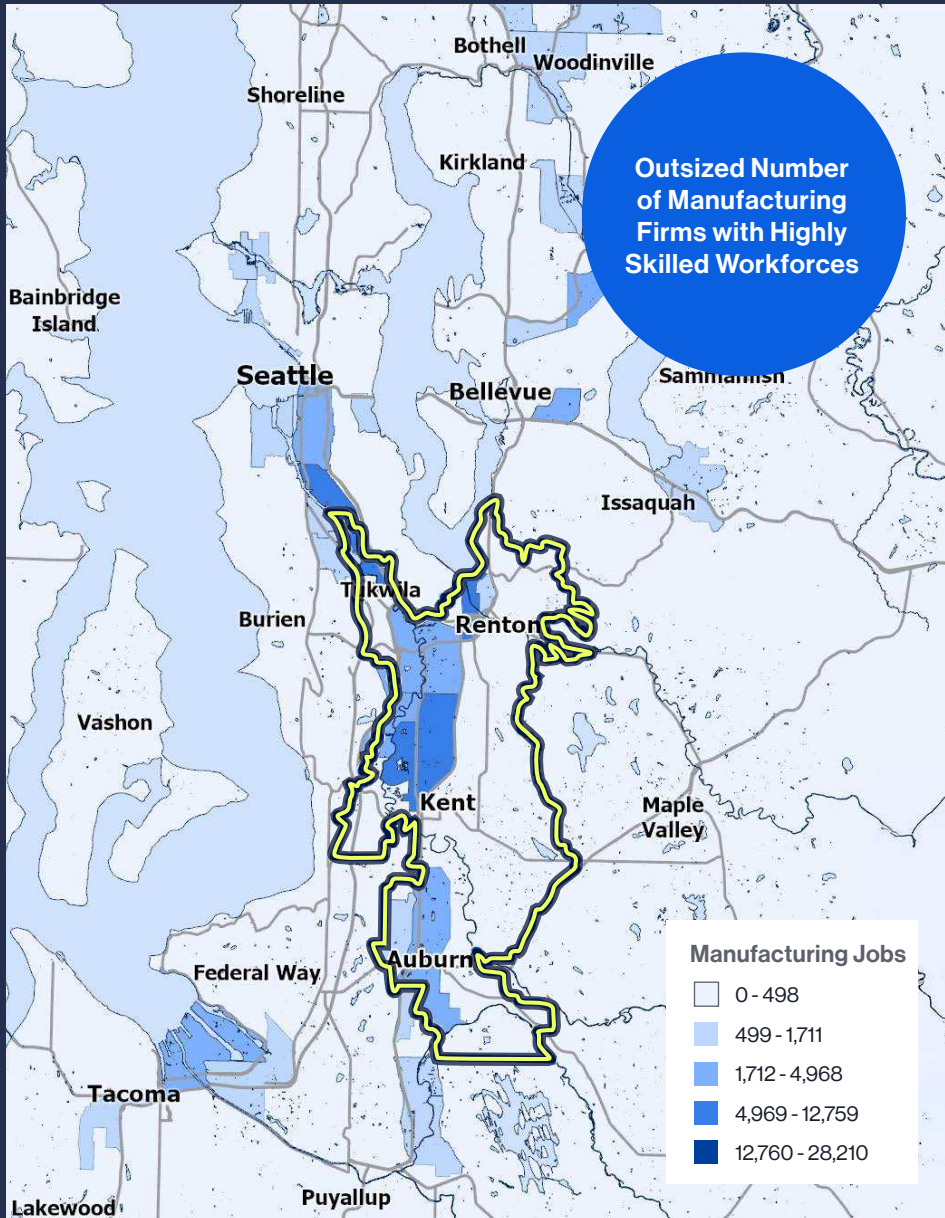
Residence of Professional, Scientific, and Technical Worker, 2021



BLS, Occupational Employment & Wage Stats for Seattle-Tacoma-Bellevue MSA, May 2023

MANUFACTURING
JOBS, 2021

CHANGE IN JOBS REQUIRING A
BACHELORS DEGREE, 2011-2021



PROJECT TEAM



Project Developer



Mortenson is a U.S.-based, top 25 developer, builder, and engineering services provider serving the commercial, institutional, and energy sectors.

Through a growing portfolio of integrated services, including design, construction, development, and real estate investment, Mortenson helps customers turn strategies into high-performing assets.

Mortenson Development (MDI) is the real estate development arm of Mortenson. Drawing on a national build-to-suit platform and deep expertise in complex projects, MDI partners with public and private stakeholders to deliver thoughtful, long-term real estate solutions that align with each partner's goals & objectives.

[MORTENSON.COM](https://www.mortenson.com)



Project Architect

WARE MALCOMB

Ware Malcomb is a dynamic, forward-thinking commercial real estate design firm dedicated to delivering innovative solutions for our clients.

Ware Malcomb began in 1972 with the design of industrial and office buildings. Throughout our history, we have remained committed to providing exceptional, innovative design for the industrial development community. We are focused on understanding our client's business, enhancing the design of buildings and providing cost effective design solutions that meet our client's long term real estate objectives.

[WAREMALCOMB.COM](https://www.waremalcomb.com)





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Developed by



Exclusively listed by

MATT MURRAY, SIOR
Executive Vice President
206.248.6541
matt.murray@kidder.com

CHRIS CORR
Executive Vice President
206.248.7324
chris.corr@kidder.com

DANE DAHLINE, SIOR
Senior Vice President
206.248.6519
dane.dahline@kidder.com



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