

6838 S 234th Street  
Kent, WA 98032

LEASED BY:



 KURV

# Kurv Kent II Kent



178,400 SF

Available Space

[KURVINDUSTRIAL.COM](http://KURVINDUSTRIAL.COM)

# THE ACCESS

Centrally located between the Port of Seattle and the Port of Tacoma, Kurv Kent II boasts immediate access to I-5, West Valley Highway and SR-167.

Sitting 5 miles from the Southcenter Shopping Corridor, the site is less than a 30-minute drive to:

I-5 & Kent Des Moines Interchange

**2.2 miles** 5 min

I-405 & W Valley Hwy Interchange

**4.8 miles** 10 min

SR-167 & S 228th Interchange

**1.4 miles** 6 min

Seattle-Tacoma Int. Airport

**6.8 miles** 15 min

Port of Seattle

**16 miles** 24 min

Port of Tacoma

**17 miles** 25 min

Seattle CBD

**18 miles** 24 min

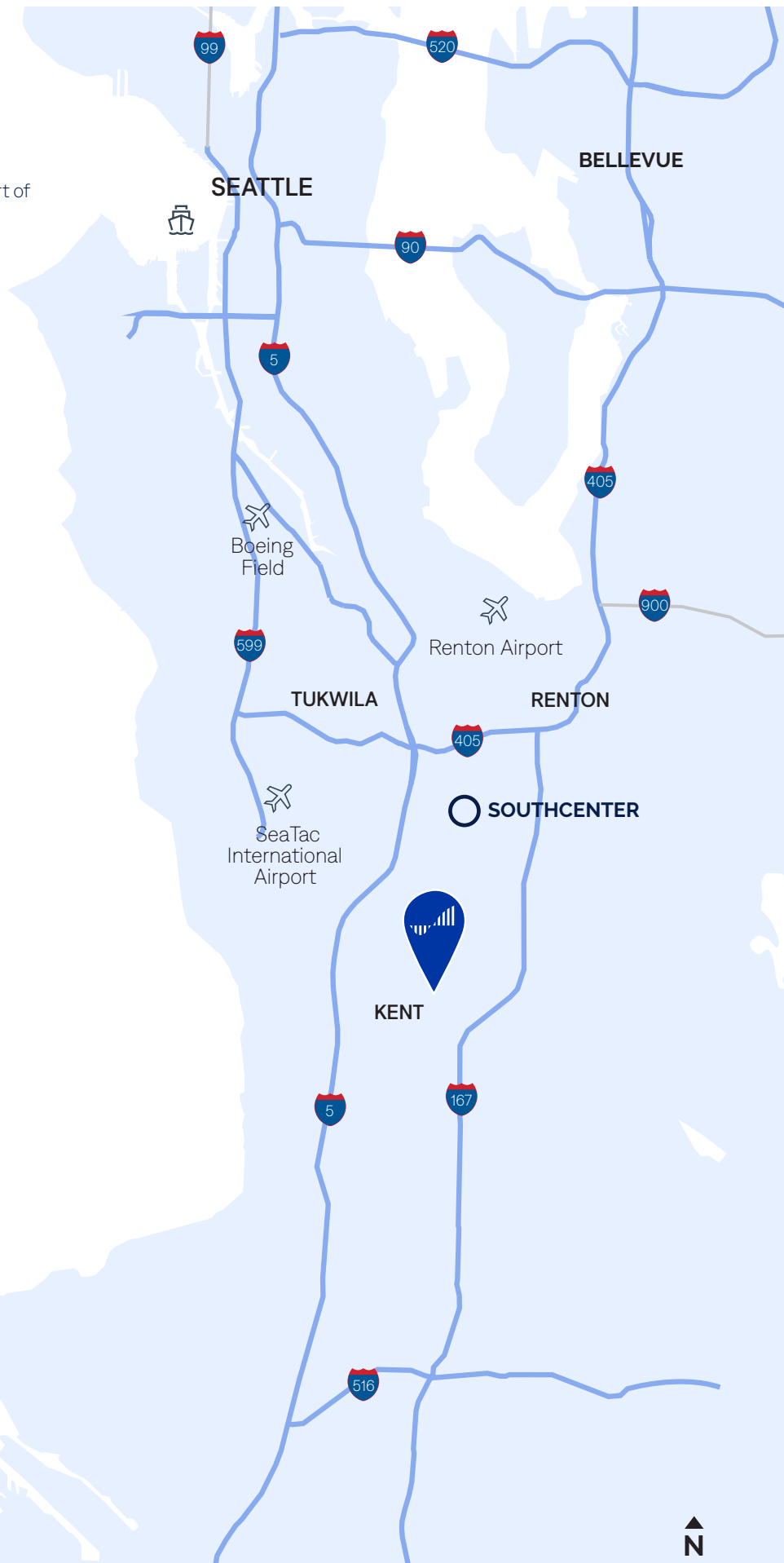
Bellevue CBD

**18 miles** 28 min



**1.4 million**

qualified employees  
within a 30-minute drive



# SITE PLAN



# Highly Functional Logistics Product

ENTIRE BUILDING

## 178,400 SF



STANDALONE  
BUILDING



26 DOCK HIGH DOORS  
1 GRADE LEVEL DOOR



FULLY SECURED



30' CLEAR HEIGHT



4,800 SF  
EXISTING OFFICE  
(TWO LEVELS)



UPGRADED T-5  
LIGHTING WITH MOTION  
SENSORS



5 MINUTES  
TO I-5 & HIGHWAY 167



WET SPRINKLER SYSTEM



28  
TRAILER STALLS



800 AMPS,  
480V 3-PHASE POWER



65  
PARKING STALLS



# Prime Kent Valley location



## LOCAL DISTRIBUTION

- There are \$8.8 Billion of E-commerce sales within one hour of the site
- 1.6 million population & over 60,000 businesses are reachable within a 30 minute drive

## REGIONAL

- 1-2 day trucking to Washington, Oregon, Idaho, Alaska and Montana
- Well located logistics facilities are not only necessary to meet delivery deadlines, but they are also a more cost effective option when evaluating the overall supply chain

## TRUCKING DRIVE TIMES

- 1 Day
- 2 Day
- 3 Day

Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle



# 76M+ SF

Acquired & Developed  
since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Los Angeles, Miami, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

## Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



### TERMS

Available on a new lease direct from the landlord.

### LEASING INFORMATION

Please contact listing agents below.



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