

EAST VALLEY DISTRIBUTION CENTER

20401 - 20421 84TH AVENUE S, KENT, WA



228,300 SF INDUSTRIAL WAREHOUSE IN THE HEART OF WASHINGTON'S KENT VALLEY

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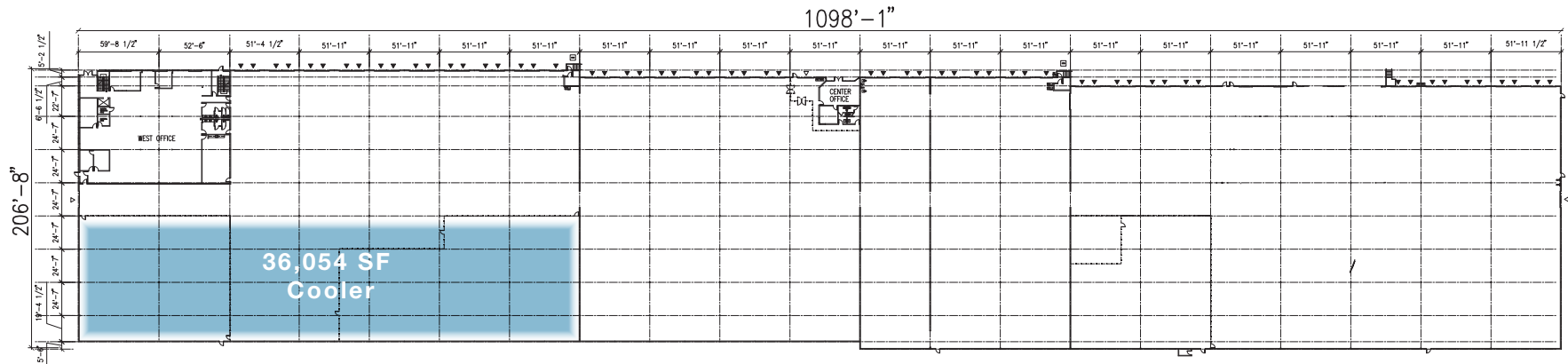
228,300 SQ FT WAREHOUSE



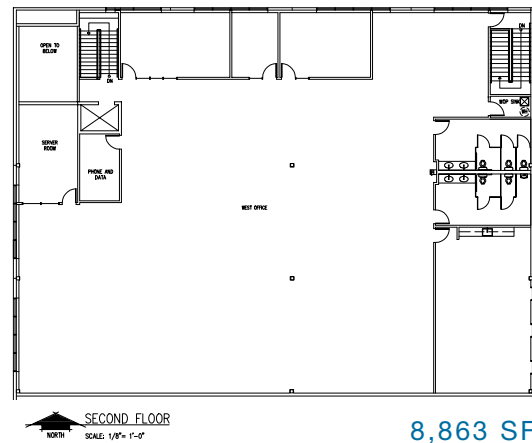
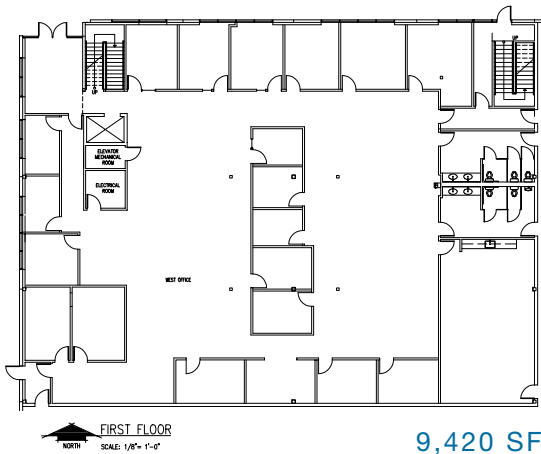
WAREHOUSE SPECIFICATIONS

- 18,283 SF office (8,863 SF mezz) & 965 SF warehouse office
- Divisible to approx. 100,000 SF
- Fully insulated warehouse
- Fenced and secure truck court
- 55 DH & 3 GL (oversized) - 28 pit levelers and 2 edge of dock
- Approx. 36,054 SF cooler in eastern corner of space - can stay or be removed
- 30' clear height
- ESFR-ready infrastructure
- T-5 lighting (20' candles, 3' above floor)
- 1,200 amps (two 600 amps 277/480v 3-phase)
- Easy access to SR 167 & local freeways
- Available 1Q 2026

EAST VALLEY DISTRIBUTION CENTER SITE PLAN




1 FIRST FLOOR PLAN
 SCALE: 1" = 40'-0"



SITE SPECIFICATIONS

- 10.27 Acre Site
- 120' Truck Court
- Ingress/egress onto 80th & 84th Ave S
- 224 parking stalls
- Entire site is fenced and secured

LINKED TO ALL MAJOR HIGHWAYS



SEATAC INTERNATIONAL AIRPORT:
14 MINUTES 5.4 MILES



INTERSTATE 5:
9 MINUTES 3.8 MILES



HIGHWAY 167:
4 MINUTES 1 MILE



THE NORTHWEST
SEAPORT ALLIANCE
SEATTLE + TACOMA

PORT OF SEATTLE:
30 MINUTES 18.3 MILES



THE NORTHWEST
SEAPORT ALLIANCE
SEATTLE + TACOMA

PORT OF TACOMA:
32 MINUTES 19.7 MILES

