



Olympic Distribution Center Warehouse/Distribution Available for Lease

8220 South 212th Street | Kent, WA 98032

About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$6.2 billion of total capital across all platforms nationwide, having acquired and developed approximately 100 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information, visit www.Dermody.com.



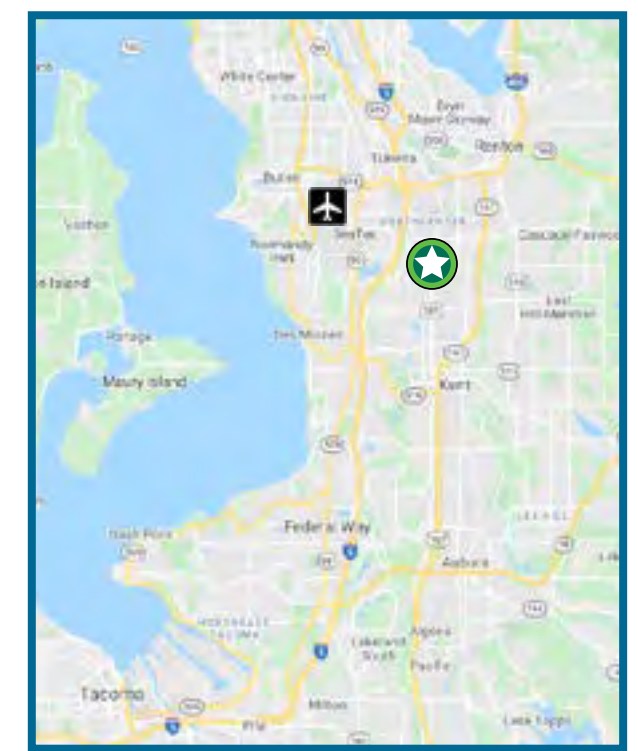
Dermody.com | 425-214-7430



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Olympic Distribution Center is located in the Kent Valley, considered the 50-yard line of the Puget Sound Industrial Market. It offers superior access to major arterials that include SR-167, I-5, and I-405 and is centrally located between the Ports of Seattle and Tacoma (jointly one of the largest US Ports), less than five minutes to SeaTac International Airport. Numerous nearby amenities and access to a strong labor force, along with Olympic Distribution Center's strategic location, makes this ideal for logistics and manufacturing users.



A Dermody Properties project represented by:

Wilma Warshak, SIOR
Managing Partner
WA-REA
T + 1-206-409-1432
wilma.warshak@wa-rea.com

Matt Wood, SIOR
Partner
KBC Advisors
T + 1-206-595-6814
matt.wood@kbcadvisors.com



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wa-rea.com



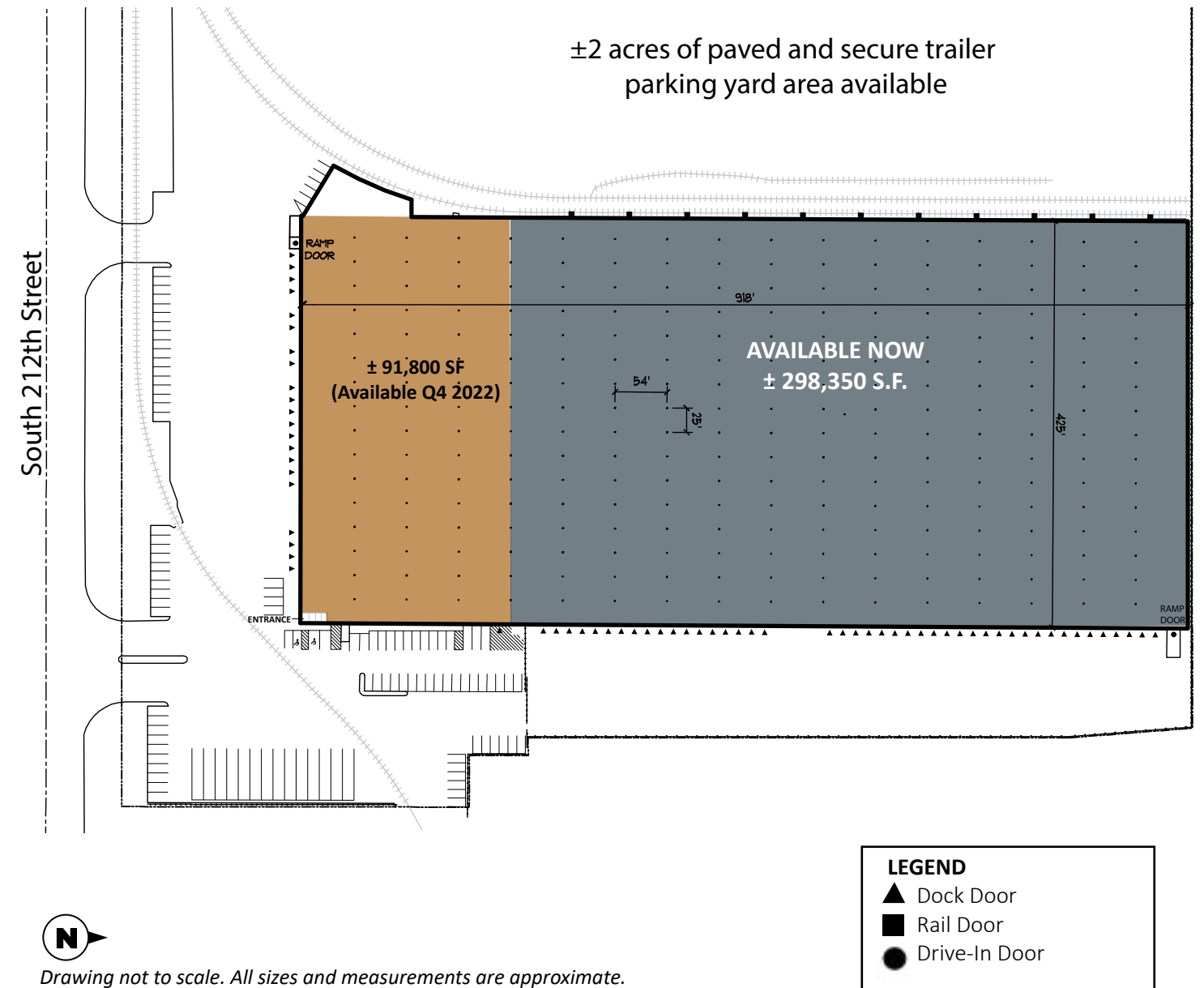
kbcadvisors.com

Property Overview

Available Space 298,350 SF (ability to expand to 390,150 SF in Q4 2022)
For Lease Call Agents for Rates

Site & Floor Plan

Building Dimensions: 425' x 702' (for 298,350 SF)	Dock Doors: (45) 9' x 10' with pit levelers (for 298,350 SF)
Drive-In Doors: (1) ramped door (for 298,350 SF)	Rail Doors: (12) doors served by BNSF (for 298,350 SF)
Office Area: BTS	Clear Height: 24'
Column Spacing: 25' x 54'	Truck Court: ±125'
Parking: Abundant parking available	Trailer Parking/Yard: Up to 2 acres available
Lighting: To be upgraded to LED	Sprinklers: Upgraded sprinklers for Class IV commodities
Structure Exterior: Wood framed with pre-cast concrete panels	HVAC System: Warehouse: Unit Heaters
Site Area: 15+ Acres	Floor: 5 1/2" thick cast-in-place concrete slab
Zoning: I1 - Industrial Business, City of Kent	Electric: 2,400 amps 3-phase 277/480V



Utility Providers:

Electric: Puget Sound Energy
 Natural Gas: Puget Sound Energy
 Water/Sewer: City of Kent