

6838 S 234th Street
Kent, WA 98032



 KURV

Kurv Kent II Kent



178,400 SF

Available Space

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

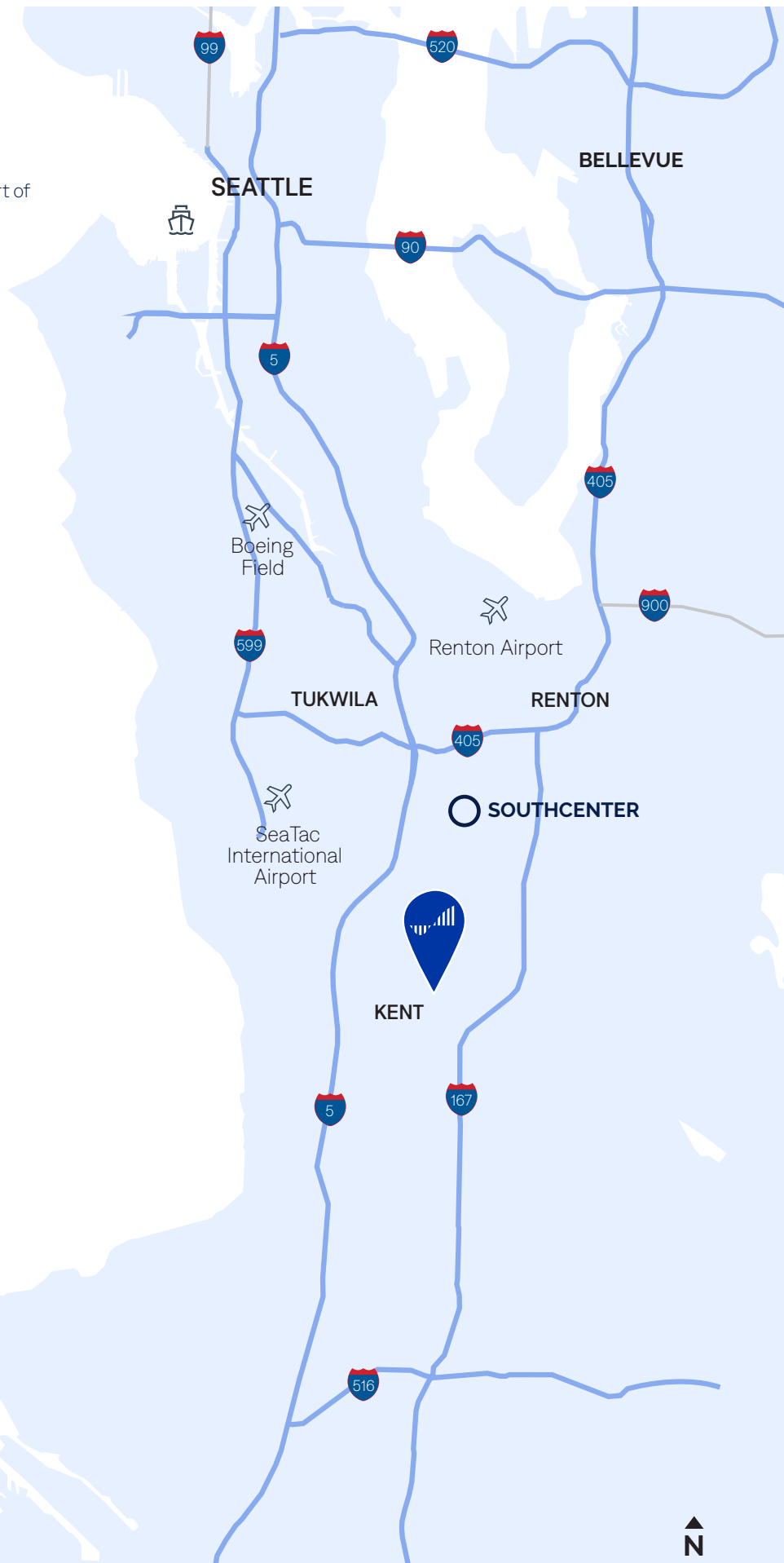
Bellevue CBD

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

LOCATION

Strategic Logistics Location

A+ Location

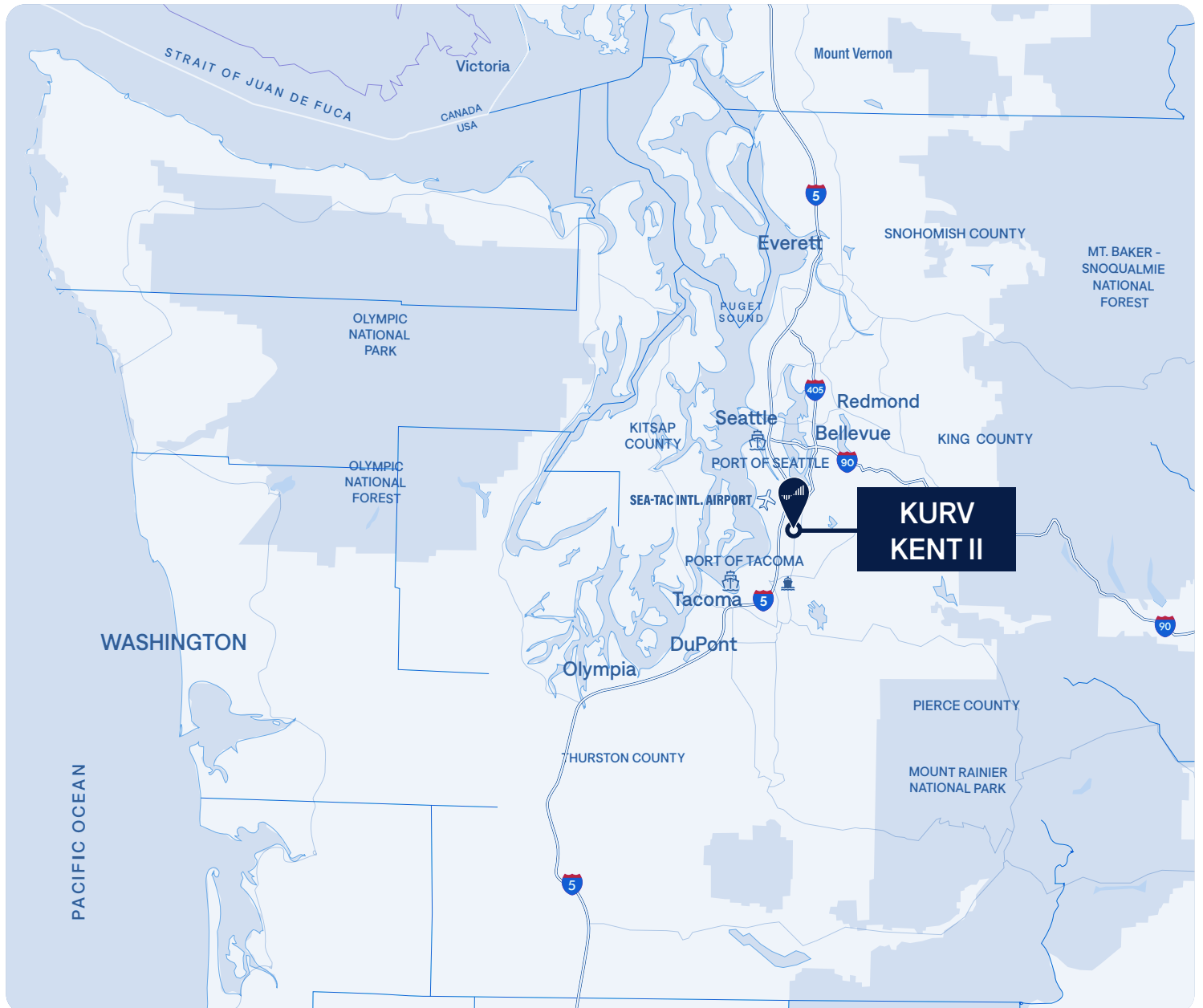
Within 20 Miles:

2.5 million Population

87,022 Businesses

\$5.6B Annual E-commerce Spending

- 1.9 miles to WA-167
- 2.8 miles to I-5
- 5.1 miles to I-405
- 6.4 miles to SeaTac Airport
- 18.0 miles to Downtown Seattle
- 18.5 miles to Port of Tacoma
- 19.2 miles to Port of Seattle



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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