

# 212 BUSINESS PARK



PSBUSINESSPARKS.

S. 212 STREET / 84 AVENUE S. - KENT, WA 98032



## OVERVIEW

212 Business Park encompasses ±951,106 square feet of multi-tenant industrial space with a “Main and Main” location in the Puget Sound industrial sub-market. Suites range from ±10,000 square feet to ±145,000 square feet and offer great flexibility for businesses large and small, start-up and mature.

## FEATURES

- Premier North Kent Valley location
- 15 miles to Seattle or Bellevue CBD
- 5 miles to Seatac International Airport
- 19 miles to the Port of Seattle or Port of Tacoma
- Frontage spaces with great visibility
- Flexible configurations from 10,000 SF and up
- Minimum of 2 dock-high and 1 grade level door per suite
- 2013 NAIOP Redevelopment of the Year Finalist

## CONTACT US

Camilla Misa  
Leasing Director

T 425.883.1300

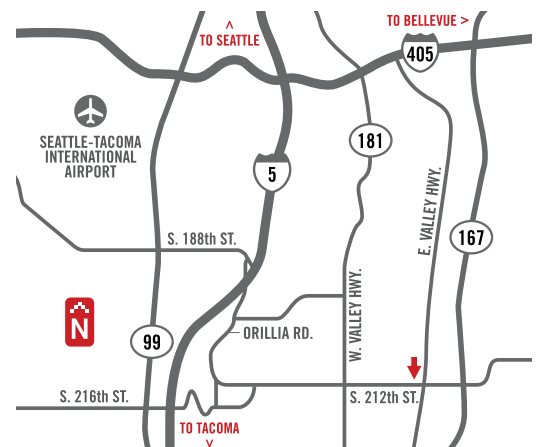
cmisa@psbusinessparks.com

Eldridge McNair  
Property Manager

T 425.883.1300

emcnair@psbusinessparks.com

## MAP



psbusinessparks.com  
| industrial | flex | office |

# STRATEGIC LOCATION

---

## KENT VALLEY

A key component of Seattle's global trade, the Kent Valley is the fourth-largest center for manufacturing and distribution in the United States. Minutes from Seattle-Tacoma International Airport, with a predictable drive time, Kent Valley is the ideal location for your global headquarters. Looking for a regional hub instead? Kent Valley is right on the Amtrak line from Vancouver, British Columbia to Eugene, Oregon and the midway point on the Sounder line from Seattle and Tacoma.

---

**4TH LARGEST AREA FOR  
MANUFACTURING & DISTRIBUTION**  
in the United States

---

**2ND LARGEST AREA FOR  
MANUFACTURING & DISTRIBUTION**  
on the West Coast

---

**KENT IS JUST 18 MILES  
FROM SEATTLE & TACOMA**  
offering a central location

---

**38TH MOST DIVERSE CITY  
IN THE UNITED STATES**  
according to WalletHub (2017)

---

## SEATAC INTERNATIONAL AIRPORT

Sea-Tac International Airport serves as the gateway to Seattle, Washington state, and the larger Pacific Northwest for air travelers. It is the 9th busiest airport in the United States (as of 2016), hosting an estimated 46.8 million passengers in 2017. Air cargo volume at Sea-Tac increased by more than 10% between 2015 and 2016, and is estimated to total nearly 425,860 metric tons in 2017. Sea-Tac offers non-stop flights to more than 90 domestic and 20 international destinations. Sea-Tac connects Washington's businesses, goods and residents throughout the United States and to the world.

## THE NORTHWEST SEAPORT ALLIANCE

The Northwest Seaport Alliance represents one of the largest cargo loading centers in the U.S. In 2017, more than 3.7 million twenty-foot equivalents (TEU) carrying 26.1 million metric tons of containerized cargo were handled at the Northwest Seaport Alliance across facilities at the Ports of Seattle and Tacoma. In addition to containerized shipping, The Northwest Seaport Alliance also handles non-containerized cargo, including breakbulk, liquid bulk, automobiles and logs. In total, nearly 27.6 million metric tons of cargo was handled at The Northwest Seaport Alliance in 2017.



# WHY 212 BUSINESS PARK?

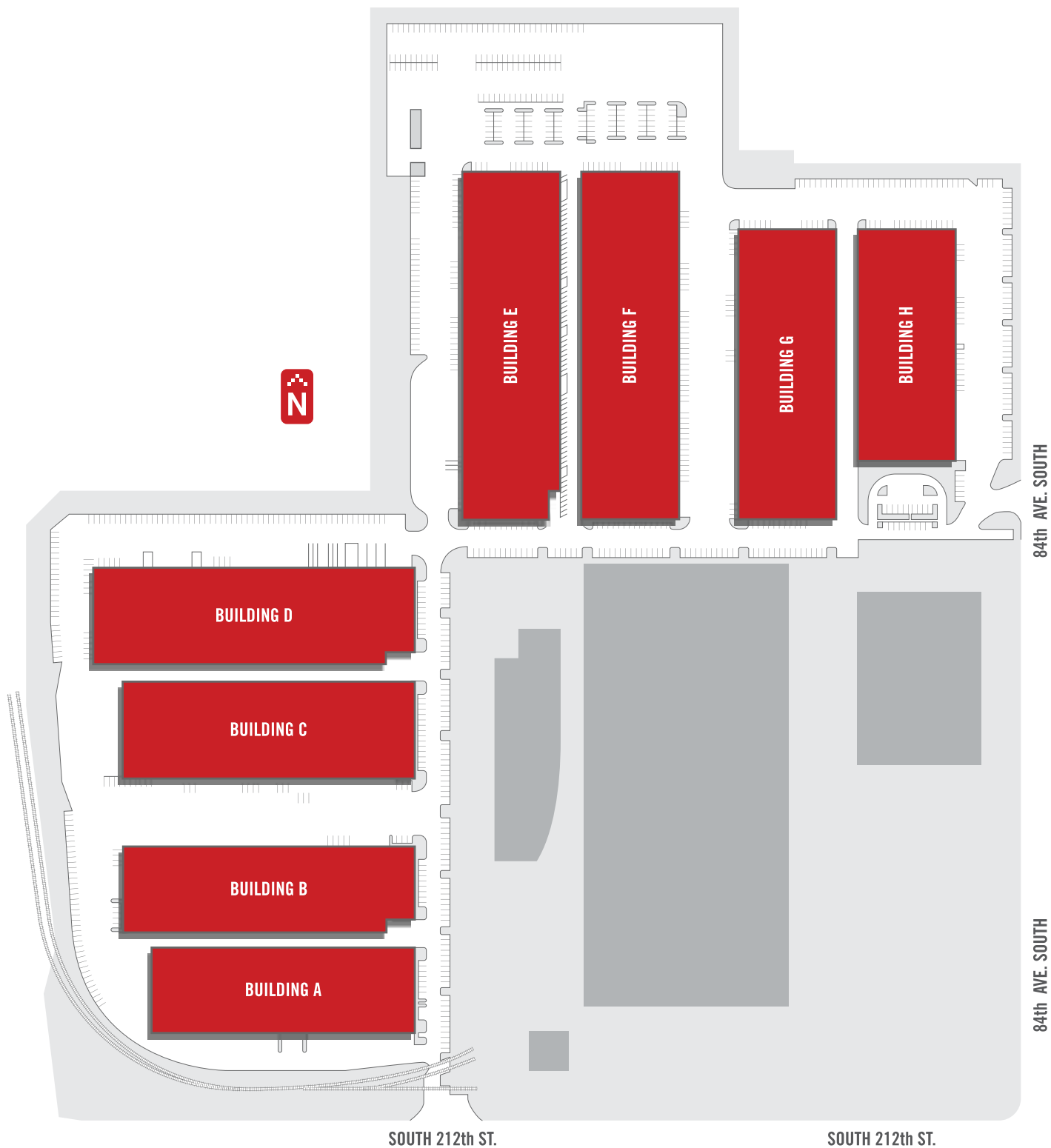
## LOCATION MAP



## AMENITY MAP



# PROPERTY SITE PLAN



follow us on social media

