

**VAN DOREN'S WEST  
BUILDING A  
FACT SHEET**

**LOCATION:** 22830 Russell Road  
Kent, Washington

**JURISDICTION:** City of Kent

**ARCHITECT:** L.D.G. Architects

**CONTRACTOR:** Poe Construction

**DEVELOPMENT:**

Site Area: 33.2 acres (entire park)  
Rentable Area: 342,484 square feet  
Number of Stories: One, with possible mezzanine  
Parking: Approximately 208 stalls  
Standard Bay Size: 52' x 50'  
Bay Depth: 200' to 500'  
Year Built: 1998  
Zoning: M-1, City of Kent

**BUILDING SPECIFICATIONS:**

Truck Maneuvering: From 100' to 117'  
Clear Height: 30' at center, 24' at loading area.  
Original Electrical Service: 600 service with 1200 capacity, 277/480 volt, 3 phase for entire building  
Heat: Gas space heat per code  
Skylights/Smoke Vents: Per code  
Draft Curtains: Per code, if required for generic warehouse use. Tenant specific requirements are part of the tenant improvement allowance.  
Sprinkler Rating: ESFR (Early Suppression Fast Response)  
Loading Doors: Non insulated, mechanical doors.  
63 total 9' x 10' dock-high  
3 total 12' x 14' grade-level doors  
Roof: 3-ply build-up with cap sheet over R-11 rigid insulation  
Warehouse Floor: Sealed concrete floor with average floor load of 350 lbs. per square foot. Live floor load. 3,000 psi, 5" slab unreinforced.