

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

LOCATION: 22430/22714 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: 250,950 square feet
Number of Stories: One, with possible mezzanine
Parking: Approximately 243 stalls
Standard Bay Size: 50' x 50'
Bay Depth: 250'
Year Built: 1998
Zoning: M-1, City of Kent

BUILDING SPECIFICATIONS:

Construction Type: V-N
Truck Maneuvering: From 100' to 117'
Clear Height: 24'
Original Electrical Service: 3600 amp 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.
Sprinkler Rating: ESFR (Early Suppression Fast Response)
Loading Doors: Non insulated, mechanical doors
44 total 9' x 10' dock-high doors
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.