



±57,900 SF Available
Cold Storage

Olympic Distribution Center

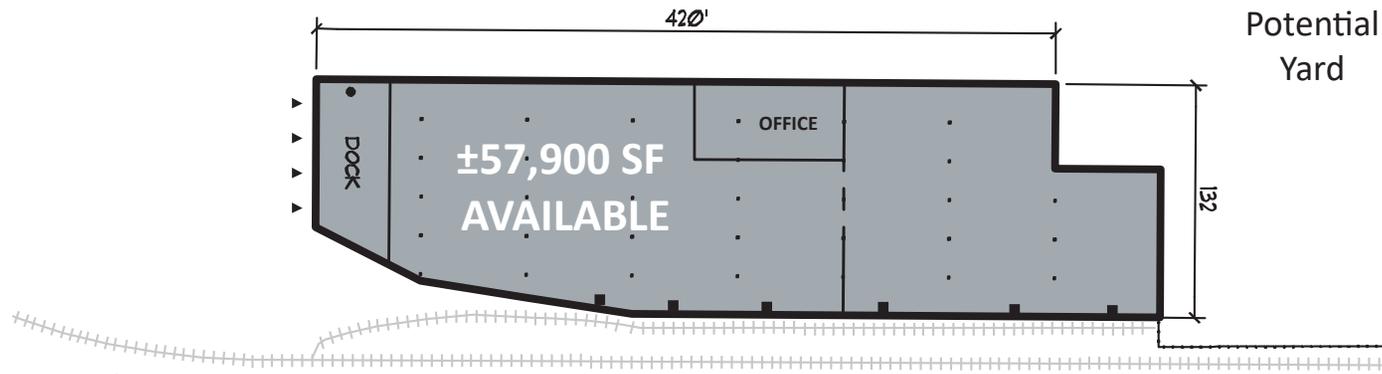
8022 South 212th Street Kent, WA



Dermody.com

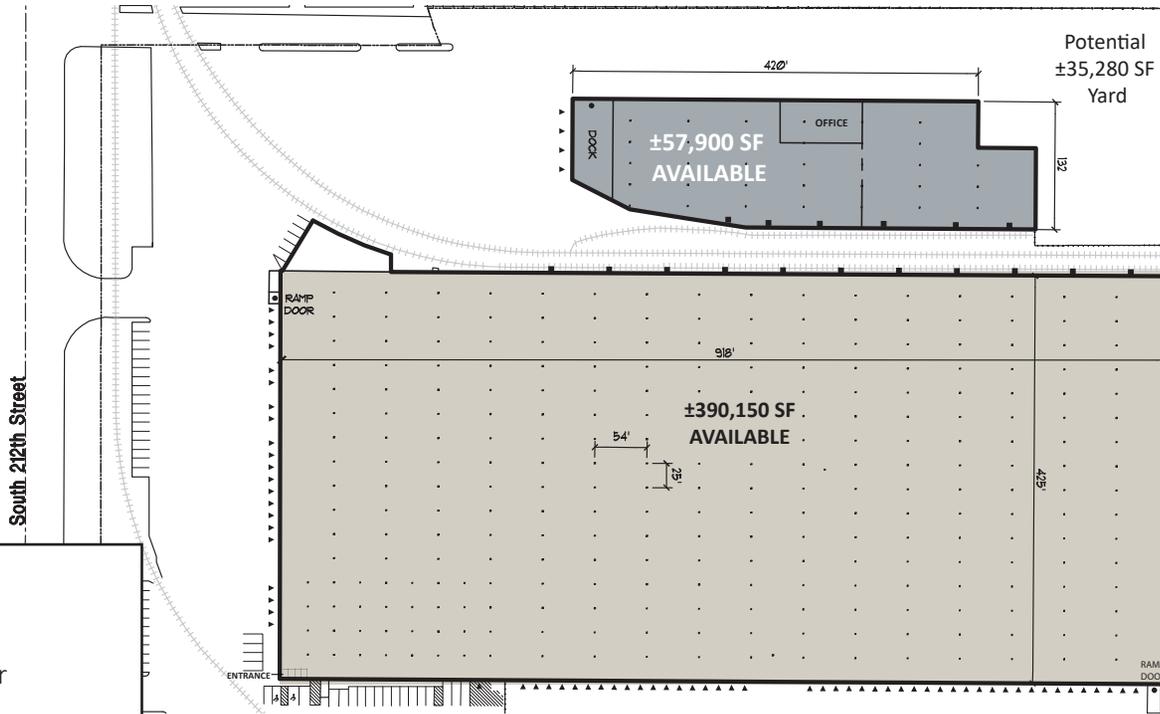
Building Specifications

Olympic Distribution Center - Building 2 Cold Storage



Potential Yard

Drawing not to scale. All sizes and measurements are approximate.



LEGEND

- ▲ Dock Door
- Rail Door
- Drive-In Door

Property Specs

- ± 57,900 SF Available
- ± 2,800 SF office
- 22' clear height
- 4 dock-high doors
- 1 drive-in door
- ± 22' x 60' typical column spacing
- Fluorescent and halide lighting
- Potential ±35,280 SF excess yard available
- Zoning I2-Mixed Industrial, City of Kent

Rare Cold Storage Opportunity

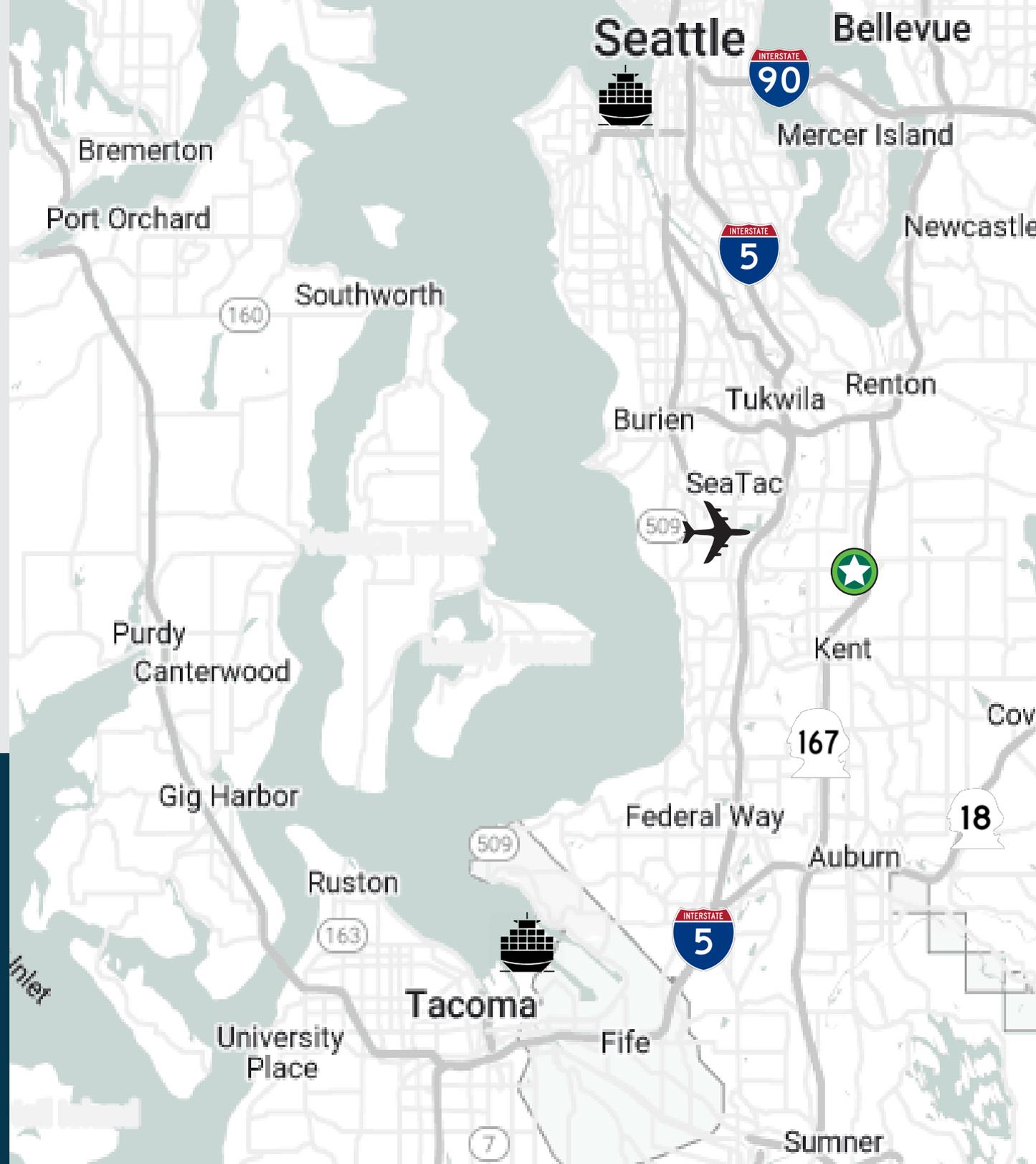
- ± 51,372 SF Freezer space
- -10° F freezer temperature
- Freezer construction: Insulated panels
- Freon-based refrigeration system

Location

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.

Ports & Transportation	Miles
Distance to SR-167	0.45
Distance to I-5	8.6
Sea-Tac International Airport	9.7
Port of Seattle	19.1
Port of Tacoma	20.5





Olympic Distribution Center

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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.

About Brokers

Washington Real Estate Advisors (WA-REA) provides real estate transaction and advisory services focused on the industrial and commercial real estate sectors. The award winning company is built upon over twenty five years of representing major corporate clients and many of the nation's most respected institutional and private investors. For more information, visit www.wa-rea.com

KBC Advisors was founded in 2016 with eight employees and with a goal to conduct business differently within the commercial real estate industry. Agency Leasing, Capital Markets, Site Selection, and Tenant Representation are at the center of our attention, and we've been able to privately represent some of the largest companies and investors in the world by integrating our client's real estate strategies and protecting their anonymity. For more information, visit www.kbcadvisors.com.

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