



The LogistiCenter<sup>SM</sup> at Pacific Gateway features state-of-the-art specifications, a wide array of nearby amenities and ease of access to the I-5, I-405, and Hwy-167.

- Five Building Logistics Park Totaling 771,882 Square Feet.
- Class A construction and design.
- North Kent Valley location with close proximity to SeaTac Airport and the Port of Seattle and Port of Tacoma.
- Immediate access to I-5, I-405 and Hwy-167.
- Anticipated delivery Q1 2023.
- Prominent West Valley Highway visibility.

**Five Buildings Ranging From  
109,495 SF to 206,080 SF**

# LogistiCenter<sup>SM</sup> at Pacific Gateway

Warehouse/Distribution

540,616 SF Available for Lease

Kent, WA 98032



# CBRE

[CBRE.com](https://www.cbre.com)

[Dermody.com](https://www.dermody.com)

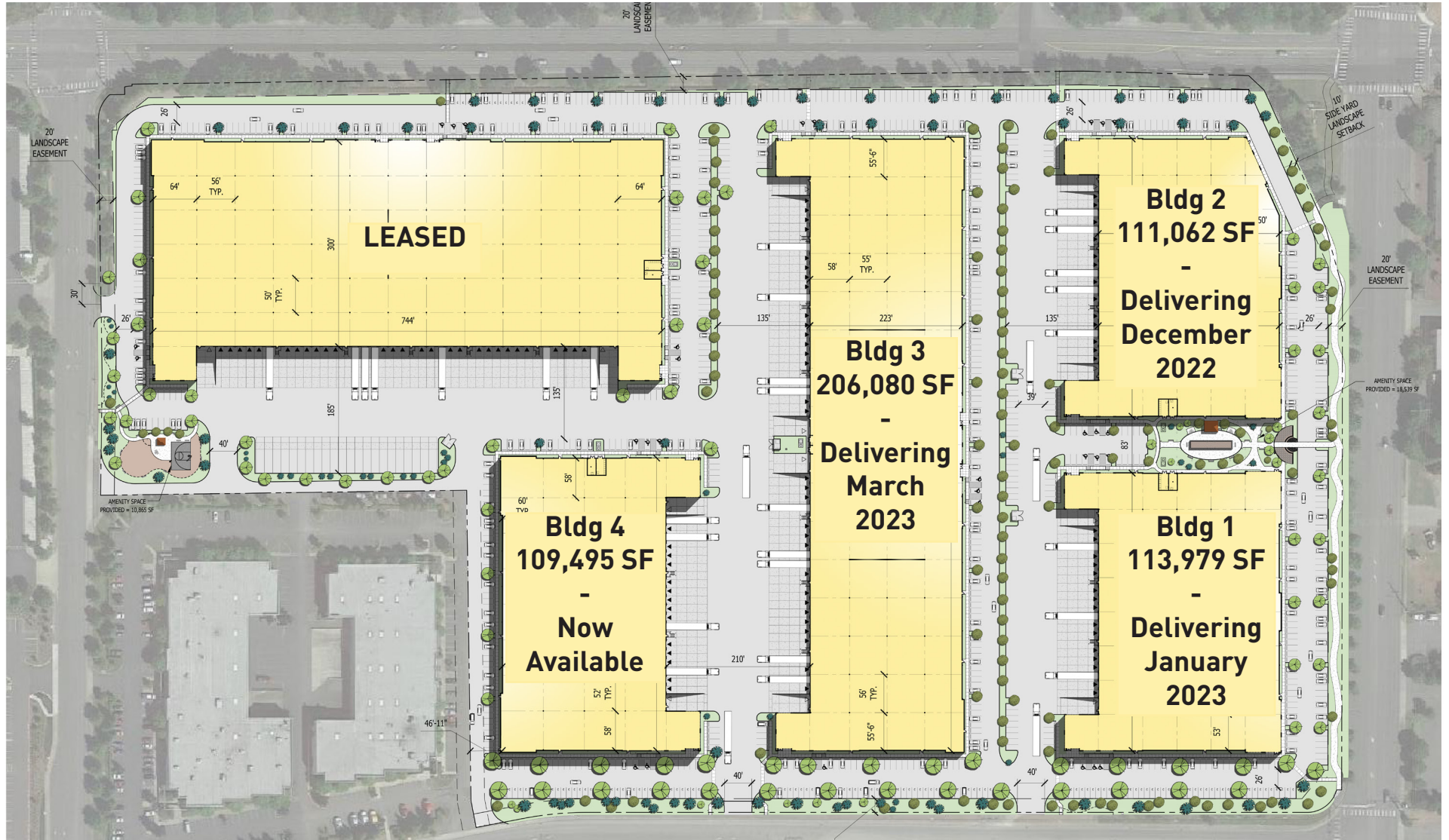
# Property Overview

540,616 SF Available for Lease

Five Buildings Ranging From 109,495 to 206,080 SF

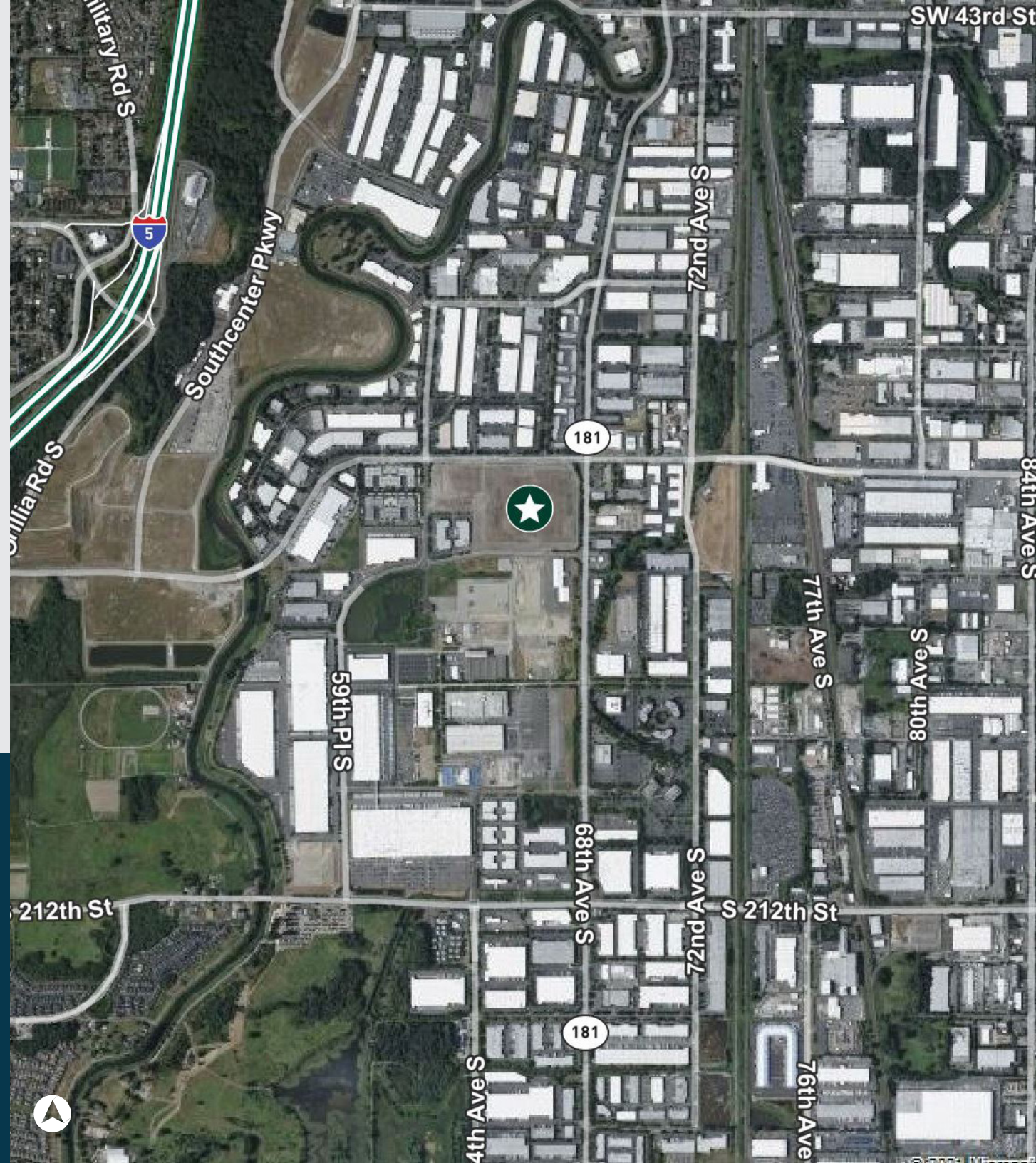
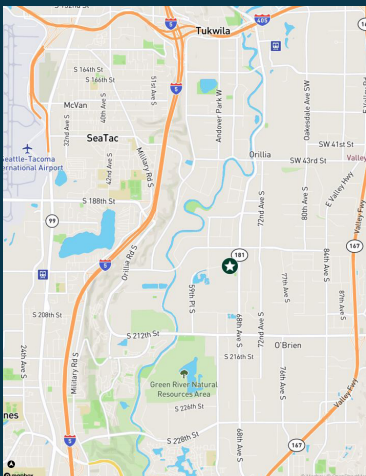
	Building 1	Building 2	Building 3	Building 4	Building 5 - LEASED
<b>Delivering:</b>	January 2023	December 2022	March 2023	Now	Now
<b>Building Size:</b>	113,979 SF	111,062 SF	206,080 SF	109,495 SF	231,266 SF
<b>Address:</b>	6610 S 199 Pl	6616 S 199 Pl	6502 S 199 Pl	6426 S 199 Pl	19624 92nd Ave S
<b>Clear Height:</b>	30'	30'	30'	32'	32'
<b>Fire Protection Systems:</b>	ESFR	ESFR	ESFR	ESFR	ESFR
<b>Drive-In Doors:</b>	2	2	4	2	2
<b>Dock Doors:</b>	18	18	40	18	35
<b>Lighting:</b>	LED (25 FC)	LED (25 FC)	LED (25 FC)	LED (25 FC)	LED (25 FC)
<b>Power (Main Switch):</b>	2000A	2000A	2000A	2000A	2000A
<b>Parking:</b>	206 car parking stalls; 0 trailer parking stalls	159 car parking stalls; 0 trailer parking stalls	253 car parking stalls; 0 trailer parking stalls	145 car parking stalls; 0 trailer parking stalls	261 car parking stalls; 22 trailer parking stalls

# Master Site Plan



# Market Overview

The Kent Valley is the so-called 50 yard line of the local industrial market, in the prime submarket of the Puget Sound region. It is half way between the Port of Seattle and Port of Tacoma and easily accessible to SeaTac International Airport, I-5 and I-90 via SR-167 or SR-18. Major industries include aerospace, food & beverage, 3PLs and internet fulfillment. Within a 15-minute commute of Pacific Gateway, there are 21,000 residents already working in Transportation and Material Moving occupations, or 11.5% of the employed population.





## LogistiCenter<sup>SM</sup> at Pacific Gateway

Kent, WA 98032

### 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](http://www.Dermody.com).

### About the LogistiCenter<sup>SM</sup> Brand

LogistiCenter<sup>SM</sup> is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter<sup>SM</sup> facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.



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