



# Naden Avenue Advanced Manufacturing Build-to-Suit Development Opportunity

The City of Kent envisions an urban-oriented, state of the art business and industrial development that attracts high-paying manufacturing jobs in downtown Kent.

City officials look forward to working with interested parties such as advanced manufacturers, workforce training organizations, colleges and universities, industry trade associations, research and development entities, testing facilities, small maker companies or a combination of these, to achieve a future campus that supports economic growth, skill development and reduced barriers of entry to careers or entrepreneurship in its premier industry: manufacturing.

Located in the heart of the Seattle Metro Area, Kent is home to many of the world's leading aerospace, advanced manufacturing and global distribution companies. The region is fueled by a rich legacy of innovation, trade and supply chain expertise and a world-class work force making it a leader in industrial modernization.



## Specialized Workforce

The region's workforce brings advanced technical skill sets for high demand jobs across the aerospace, manufacturing and distribution industries.



## Conveniently Accessible Location

Close proximity to major city hubs, airports and transportation make Kent a growing destination for people and companies in the Pacific Northwest.



## Advanced Manufacturing Expertise

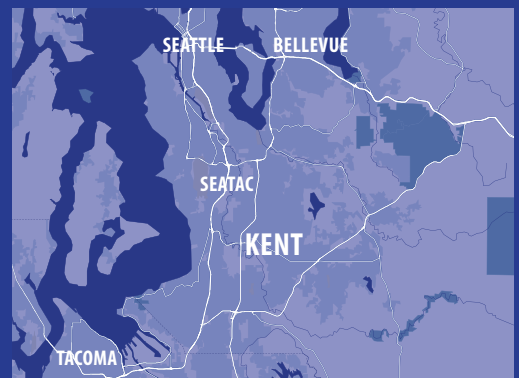
Pioneering industrial technologies, cutting-edge hardware and advanced manufacturing practices are the foundation of Kent's leadership as one of the top manufacturing regions in America.

### Site Features

- 9.39 acres build-to-suit opportunity
- Excellent freeway visibility
- Immediate access to Washington State Routes 167 and 516
- Served by King County Metro busline
- Walking distance to lifestyle amenities including entertainment, shopping, dining

### Drive times from Naden Site

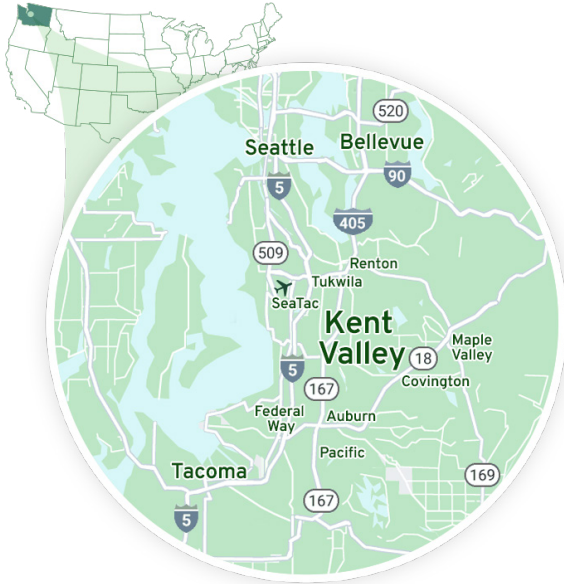
- SeaTac – 12 minutes / 8 miles
- Seattle-Tacoma International Airport
- Seattle – 16 minutes / 15 miles
- Bellevue – 20 minutes / 18 miles
- Tacoma – 21 minutes / 19 miles



### Contact

Bill Ellis, Chief Economic Development Officer  
 City of Kent, Washington  
[wellis@KentWA.gov](mailto:wellis@KentWA.gov)  
 206-573-6890





# KENT VALLEY

## ECONOMIC DEVELOPMENT

**A global aerospace and advanced manufacturing hub in the Seattle Metro Area.** Home to the world’s leading aerospace, manufacturing and global distribution companies, the region is fueled by a legacy of innovation, trade and supply chain expertise, with a world-class workforce - making it a national leader for modern industry.

**12,000+**  
COMPANIES IN KENT VALLEY

**644** MANUFACTURING COMPANIES

**235** AEROSPACE COMPANIES

### In-Demand Jobs Destination

Kent Valley is a booming jobs destination for candidates with expertise in aerospace, manufacturing and global trade. An experienced workforce is drawn to Kent Valley for career opportunities that can’t be found anywhere else.

Since 2005, Kent Valley added 52,000 new jobs. Manufacturing jobs grew 18%, outperforming Pierce and Snohomish counties, and King County as a whole.



Data sources: ECONorthwest Report, April 2022 and Puget Sound Regional Council, 2022 Space Sector Study Update [www.psrc.org/our-work/commercial-space-sector-study](http://www.psrc.org/our-work/commercial-space-sector-study)

# Land Your Business in Kent Valley



## Your Money Goes Further Here

Kent Valley industrial rents are attractive to price-sensitive tenants while still providing access to a specialized workforce and regional transportation network.



## Easy Access to Training

Kent Valley's large, diverse pool of job candidates is fueled by the proximity of Renton Tech, Green River and Highline Colleges, Embry-Riddle Aeronautical University as well as the University of Washington's Seattle and Tacoma campuses in less than a 40-minute commute.

Several esteemed public and private organizations provide specialized training for students and professionals alike.



## Accessible Location

Kent Valley's transportation infrastructure, affordable lifestyle, and proximity to major metropolitan markets makes the area an ideal location for people and companies looking to experience the best of the Pacific Northwest.

- Easy access to Seattle-Tacoma International Airport and Ports of Seattle and Tacoma
- Located halfway between Seattle, Bellevue and Tacoma
- Expanding transit options connect people to the region



## Abundant Industrial Real Estate Inventory

Kent Valley real estate inventory totals more than 125 million square feet – more than one third of all the industrial property in the Puget Sound region.

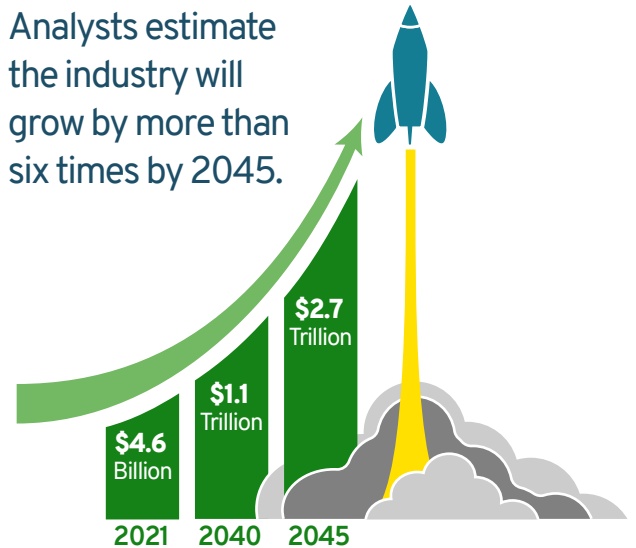
# Where High-Tech Meets Manufacturing

**13,000+** Space Jobs in WA

Over half of Washington state's **space jobs** are concentrated in **Kent Valley**

Contributes **\$4.6 billion** per year to our state's economy

Analysts estimate the industry will grow by more than six times by 2045.



# In Good Company

Expeditors

ISERNIO'S  
EST. 1980

SPACEFLIGHT

BOEING

STARBUCKS

STOKE



Robbins

amazon

BLUE ORIGIN

Sysco

ORION

HEXCEL

MACRINA BAKERY

ALASKAN COPPER & BRASS COMPANY

SEATTLE CHOCOLATES

DELTA

STARFISH SPACE

PACCAR Inc.

Sasumi  
THE ORIGINAL

Oberto

FATIGUE TECHNOLOGY

EXOTIC METALS  
FORMING COMPANY LLC

RedDOT

OMAX  
ABRASIVE WATERJETS

LEO STELLA

W: KentValleyWA.com

E: Info@KentValleyWA.com

Kent Valley Economic Development

P: 253-856-5454

A: 220 Fourth Ave. S., Kent, WA 98032

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ECONOMIC DEVELOPMENT

# KENT VALLEY

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KentValleyWA.com | info@KentValleyWA.com | 253-846-5454

