KENT VALLEY
SHOWROOM/WAREHOUSE

46,101 SF Standalone Showroom



9021 S 180th St, Kent, WA 98032

46,101 RSF
Available 09/01/2027

Chad Waldbaum CCIM
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JSH | PROPERTIES, INC.

Space Plan

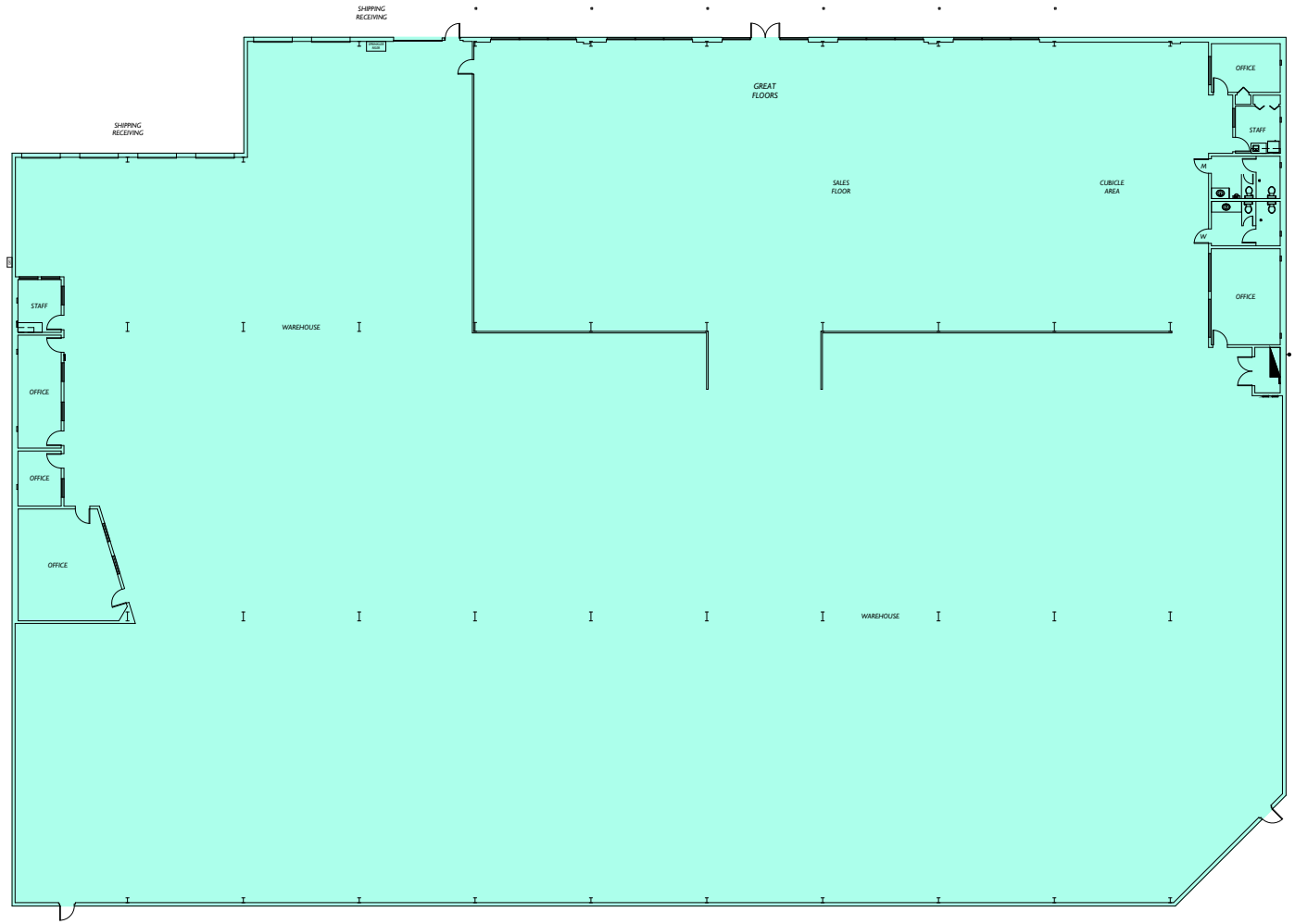
46,101 RSF

$18.00/SF, NNN

Available 9/1/2027 or potentially sooner

E Valley Highway

PARKING / LOADING DOCK



South 180th Street

Highway 167

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ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. SITE PLANS AND MAPS ARE NOT TO SCALE.





Premier Showroom Warehouse Opportunity

46,101 SF Freestanding Building at the Crossroads of South King County's Healthcare, Home Furnishings, and Industrial Markets

Property & Location

» 24' Clear Height with Dock-High & Grade-Level Loading

» Customer and delivery parking

» Premier corner location at S 180th Street and SR-167

» Exceptional visibility to 53,000 vehicles per day on S 180th St.

» Surrounded by major employment, distribution, healthcare, and retail destinations

» Minutes from regional medical providers and healthcare services, including Valley Medical Center & Clinics

» Near the Renton IKEA, MOR Funiture, and established home-furnishings corridor

» Access to a market of 301,000+ residents and 336,000+ daytime consumers within 5 miles

» Strong household incomes and consumer spending supporting showroom and retail uses

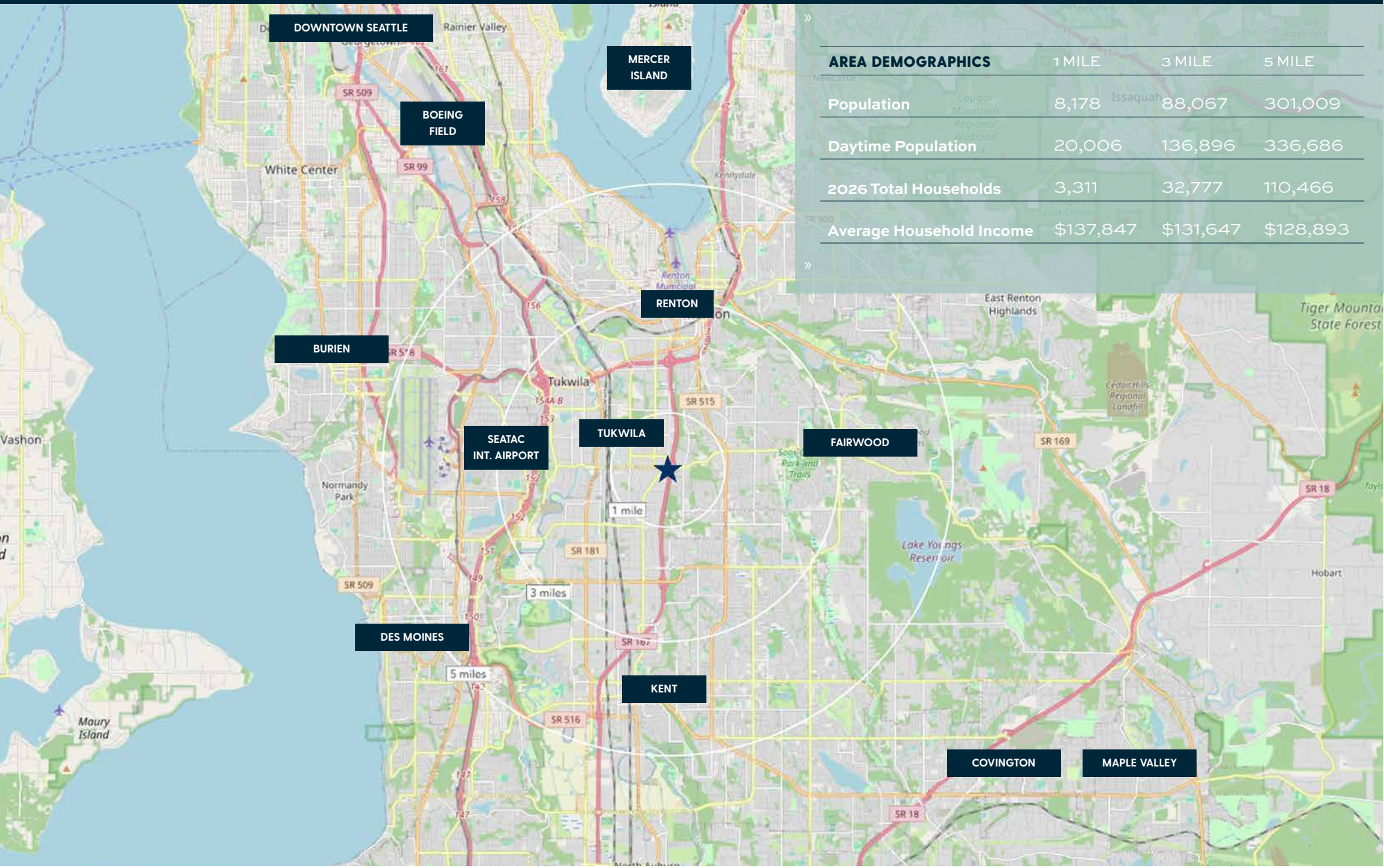
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North Kent Valley Retail



Regional Map



AREA DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	8,178	88,067	301,009
Daytime Population	20,006	136,896	336,686
2026 Total Households	3,311	32,777	110,466
Average Household Income	$137,847	$131,647	$128,893

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