Cowboy Space in Kent: The 291,035 Sq Ft Lease, ~300 Projected Jobs & Orbital Compute Bet

Pillar: Company Decisions | **Basis:** 291,035 Sq Ft Kent Industrial Lease | **Primary Source:** CoStar / Newmark / Cowboy Space | **As Of:** 2025–2026 Deal Record

Formerly Aetherflux, Cowboy Space leased 291,035 sq ft at 7650 S. 228th St. in Kent, Washington—a former Costco distribution facility being retrofitted for Big Iron rocket and orbital AI data-center hardware—with ~300 projected engineering and manufacturing jobs.

Documented Policy & Site-Selection Record

• Facility & Address: Cowboy Space (founded in 2024 by Baiju Bhatt; formerly Aetherflux) signed a 291,035 sq ft industrial lease at 7650 S. 228th St. in Kent, WA—one of the largest recent Puget Sound industrial leases.

• Workforce Projection: The Kent retrofit is projected to support approximately 300 high-tech engineering and manufacturing jobs.

• Technical Scope: Cowboy Space is developing orbital AI data-center infrastructure alongside its Big Iron 15-ton-payload rocket architecture, backed by $275M raised in May 2026.

• Counter-Record Significance: Choosing Kent for a ~291K sq ft hardware plant in 2025–2026 demonstrates that Green River Valley industrial shells and local propulsion/manufacturing talent continue to win major commitments despite zero space-specific WA tax credits.

Cowboy Space Kent Expansion Profile

Parameter	Documented Record	Source
Company	Cowboy Space (formerly Aetherflux; founded 2024)	Census #1424
Kent Facility	7650 S. 228th St., Kent, WA (291,035 sq ft former Costco DC)	CoStar / Newmark
Job Projection	~300 engineering and manufacturing jobs	Newmark / CoStar
Floodplain Context	Kent Valley floor — subject to Green River continuity planning	Batch 7 #2104 & #2122

Founder, Staffer & Site-Selector Takeaways

• Site-Selector Takeaway: Large existing industrial shells in Kent allow rapid retrofit without greenfield ground-up timelines, though Green River Valley levee continuity (#2104) remains an operational factor.

• Staffer Takeaway: Cowboy Space's lease is a primary counter-example showing WA can still win 291K sq ft manufacturing deals on talent and industrial stock.

Cross-Cluster Links & Primary Sources

• **WA Space Cluster Hub (#1382):** https://bcesg.org/washington-space-cluster-census/

• **Cowboy Space WA Profile:** https://bcesg.org/cowboy-space-washington-space-cluster-profile/

• **Kent WA Space Cluster Profile:** https://bcesg.org/kent-wa-space-cluster-profile/

• **Green River Valley Floodplain Overview:** https://bcesg.org/wa-space-valley-green-river-floodplain-overview/

• **2026–2031 Levee Repair Horizon:** https://bcesg.org/wa-space-valley-levee-repair-timeline-2026-2031/

• **GeekWire Aerospace Coverage:** https://www.geekwire.com/

• **Washington State Department of Commerce:** https://www.commerce.wa.gov/

Provenance Note: Sourced from commercial real estate reporting (CoStar/Newmark) and Cowboy Space public disclosures. Non-advocacy record.