

7901 S 190TH ST

KENT, WA



97,548 SF WAREHOUSE

A+ Kent Valley Location | Significant Capital Upgrades

Matt Wood, SIOR

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PROPERTY OVERVIEW

Unmatched logistical location

Excellent access to I-5, I-405 & SR-167

Dedicated BNSF rail spur

Close proximity to Seattle Tacoma International Airport

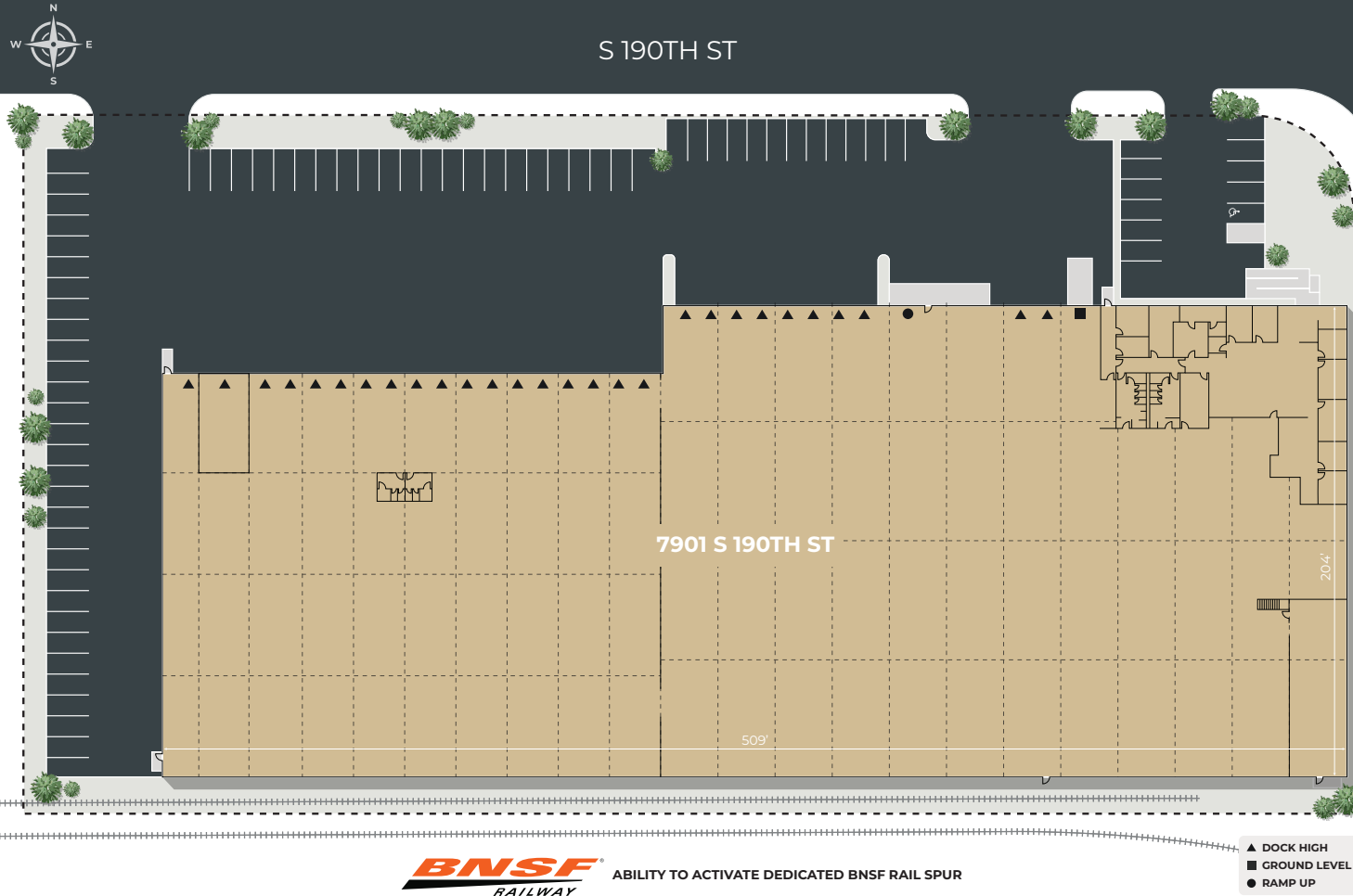
2019 Upgrades:

New roof

Exterior paint

LED lights

HVAC



97,548 SF

Total Building Size

6,212 SF

Office

3.9 ACRES

(169,884 SF)

28

Dock Doors

1/1

Ramp Up Door /
Grade Level Door

±22'-24'

Clear Height

POWER

Transformer: 300 kVA.*

I-3

(Heavy Industrial)

76

Parking Stalls (0.78/1,000)

Fenced

and Secured Yard

*Switchgear 1: 1200 Amps (480/277, 3-Phase, 4-Wire)
Switchgear 4: 400 Amps (240/120, 3-Phase, 4-Wire)
Upon lease verification

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LOCATION



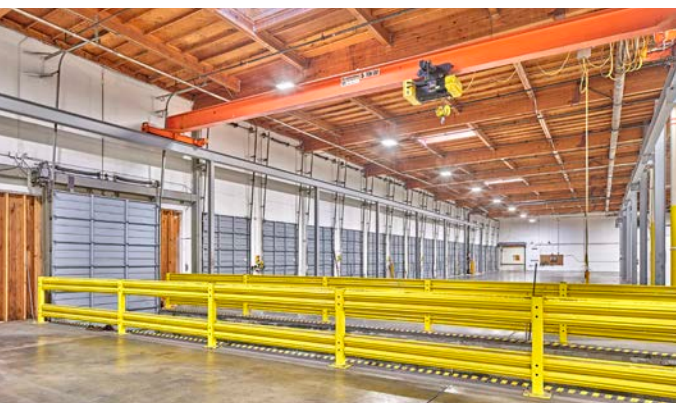
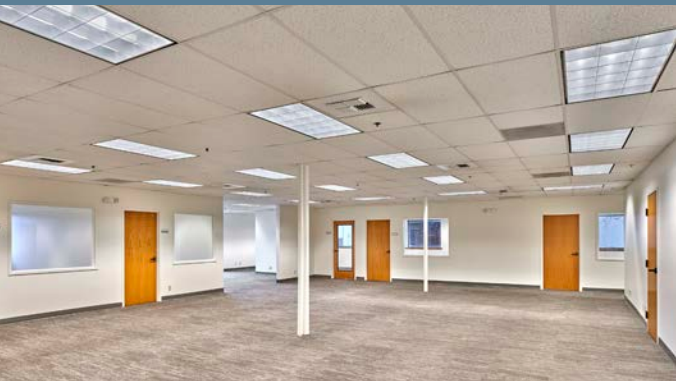
EXTERIOR PHOTOS



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INTERIOR PHOTOS

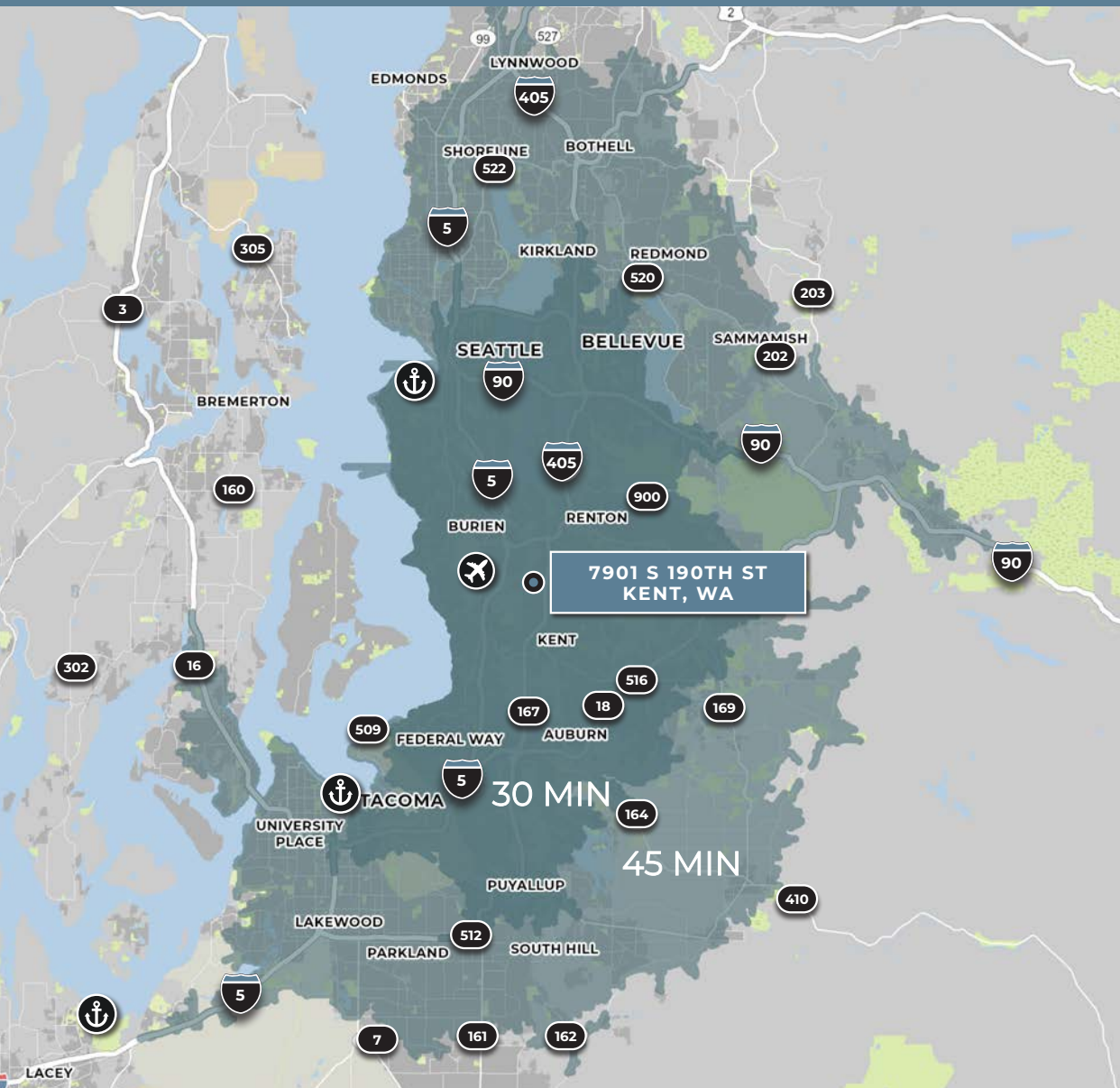


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LBALogistics


KBCADVISORS

LABOR CONNECTIVITY



LABOR POOL



WAREHOUSE WORKERS

24,139

2024 Resident Workers

51,301

2024 Resident Workers

15,676

Net Commuters

11,823

Net Commuters

1%

Projected Job Change %
(2024-2029)

2%

Projected Job Change %
(2024-2029)

4%

2019-2024 % Change in Resident
Workers

6%

2019-2024 % Change in Resident
Workers

\$25.76

Average Hourly Wage (30 & 45 Mins)



FORKLIFT DRIVERS

3,001

2024 Resident Workers

5,883

2024 Resident Workers

1,974

Net Commuters

1,035

Net Commuters

13%

Projected Job Change %
(2024-2029)

12%

Projected Job Change %
(2024-2029)

26%

2019-2024 % Change in Resident
Workers

19%

2019-2024 % Change in Resident
Workers

\$28.30

Average Hourly Wage (30 & 45 Mins)

30 Mins
45 Mins

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