

 **7901 S 190TH ST**

KENT, WA



97,548 SF WAREHOUSE

A+ Kent Valley Location | Significant Capital Upgrades

Matt Wood, SIOR

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matt.wood@kbcadvisors.com

 **LBA**Logistics

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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

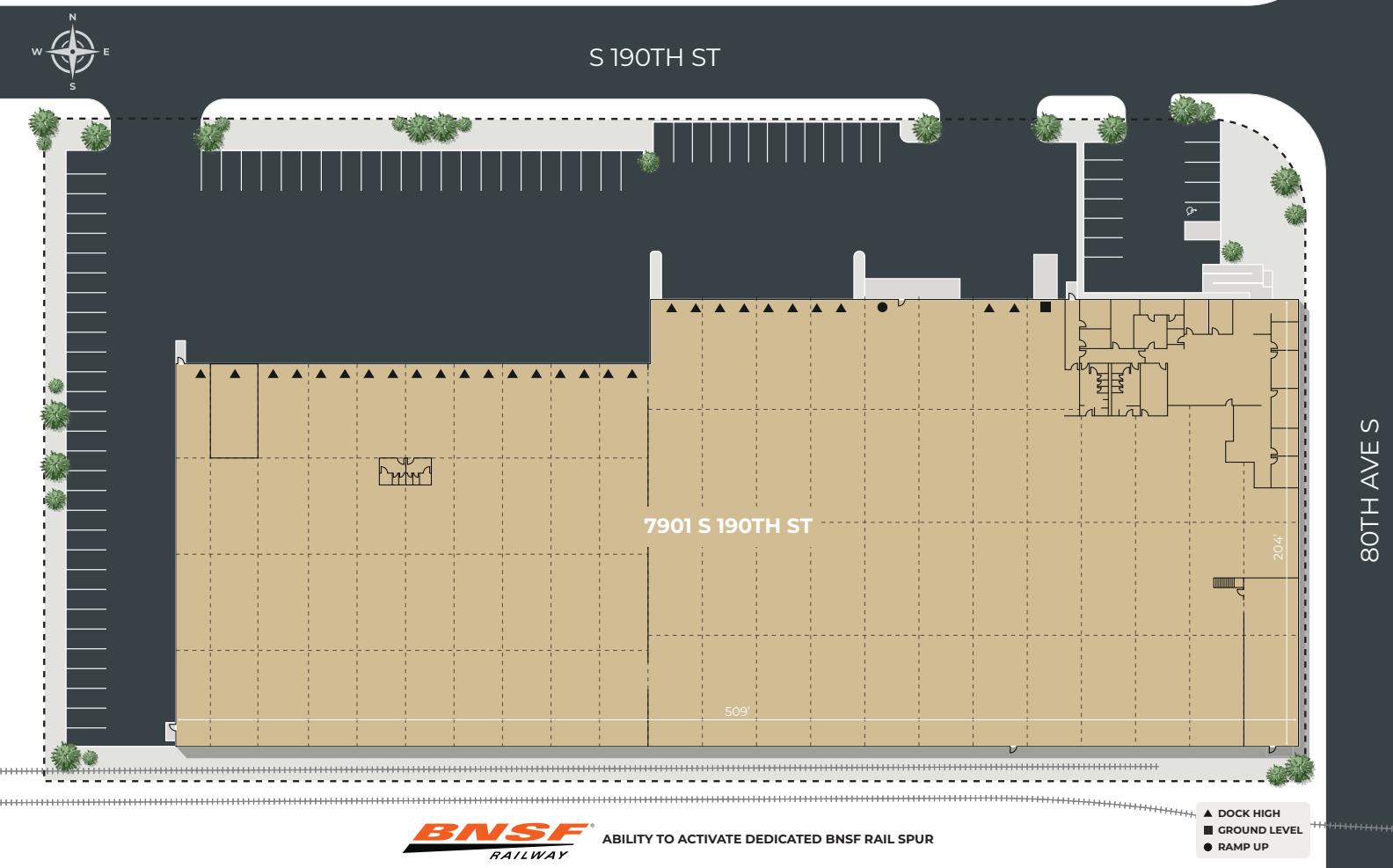
(Heavy Industrial)

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 lessee verification

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LOCATION



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EXTERIOR PHOTOS

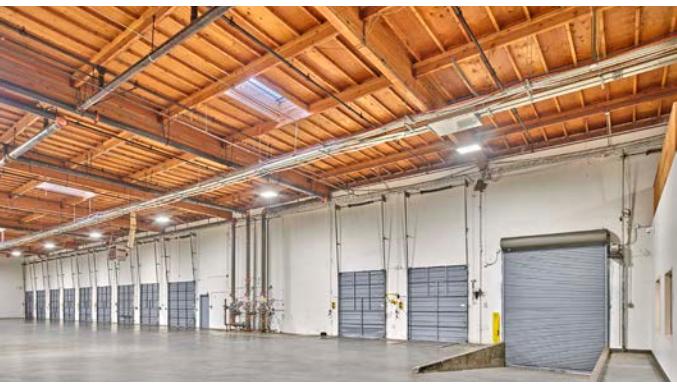


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INTERIOR PHOTOS

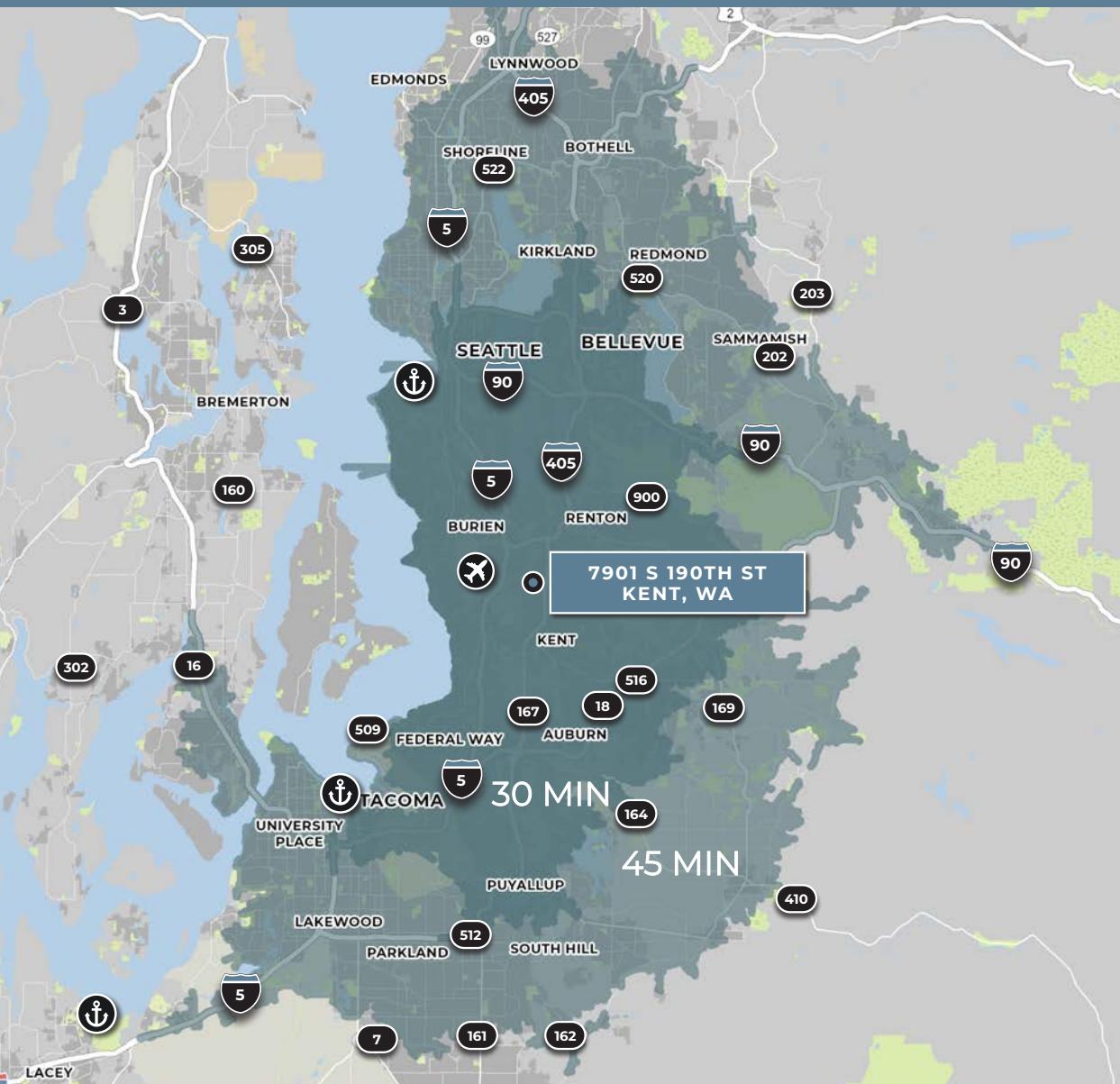


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LABOR CONNECTIVITY



LABOR POOL



WAREHOUSE WORKERS

24,139

2024 Resident Workers



FORKLIFT DRIVERS

3,001

2024 Resident Workers

51,301

2024 Resident Workers

15,676

Net Commuters

1,974

Net Commuters

11,823

Net Commuters

1,035

Net Commuters

1%

Projected Job Change %
(2024-2029)

13%

Projected Job Change %
(2024-2029)

2%

Projected Job Change %
(2024-2029)

12%

Projected Job Change %
(2024-2029)

4%

2019-2024 % Change in Resident
Workers

26%

2019-2024 % Change in Resident
Workers

6%

2019-2024 % Change in Resident
Workers

19%

2019-2024 % Change in Resident
Workers

\$25.76

Average Hourly Wage (30 & 45 Mins)

\$28.30

Average Hourly Wage (30 & 45 Mins)

30 Mins
45 Mins

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