

7901 S 190TH ST

KENT, WA



97,548 SF WAREHOUSE

A+ Kent Valley Location | Significant Capital Upgrades

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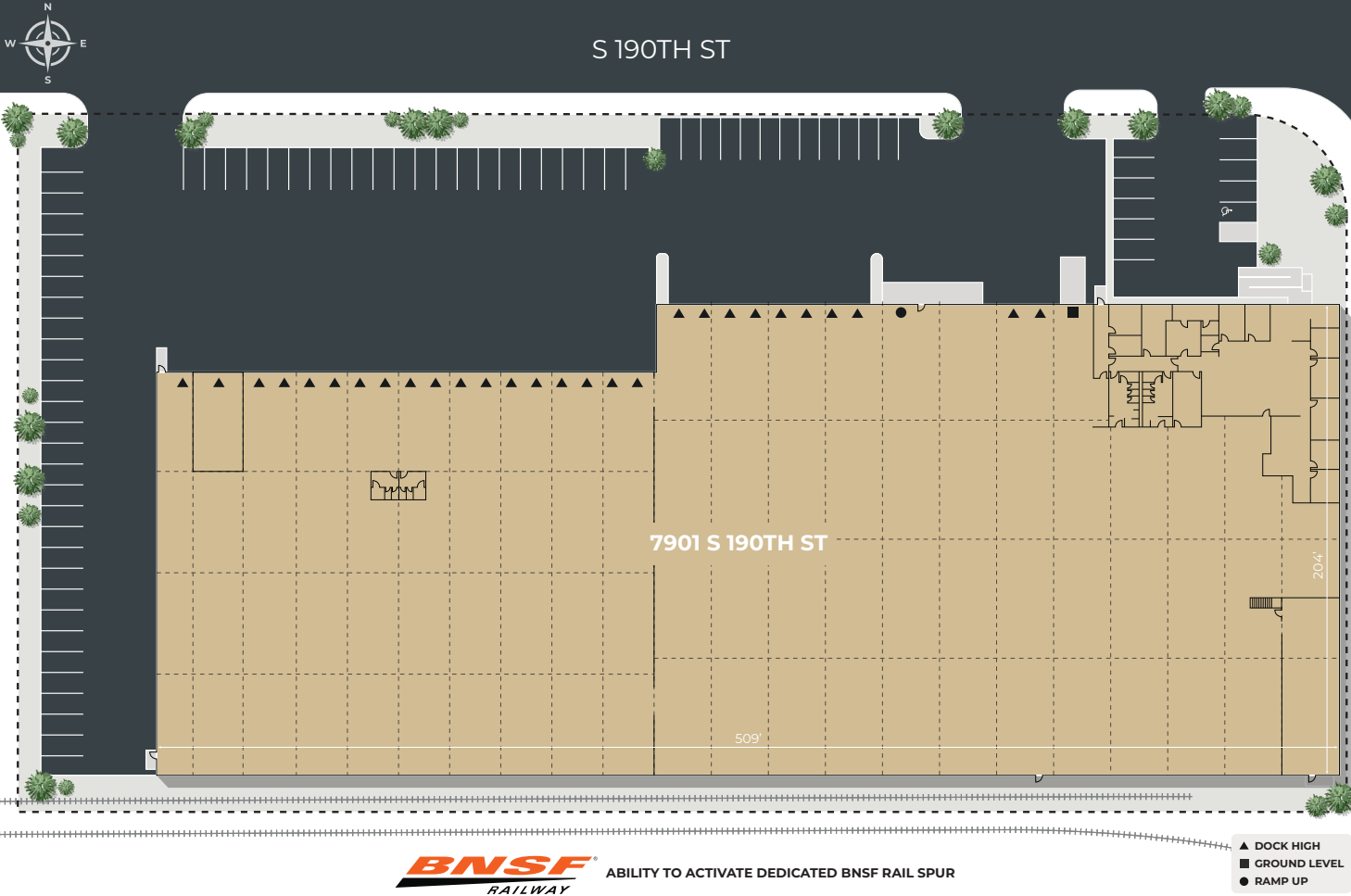

LBALogistics


KBCADVISORS

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

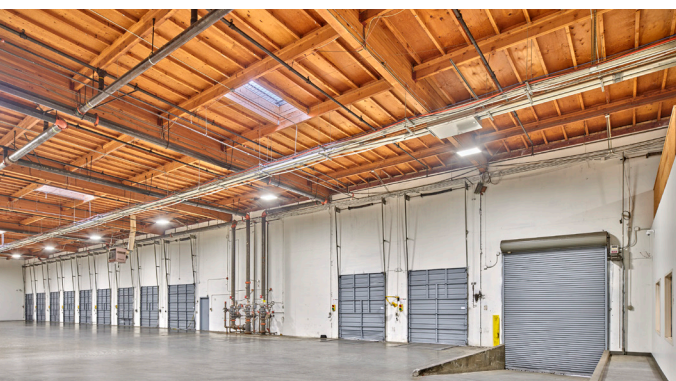


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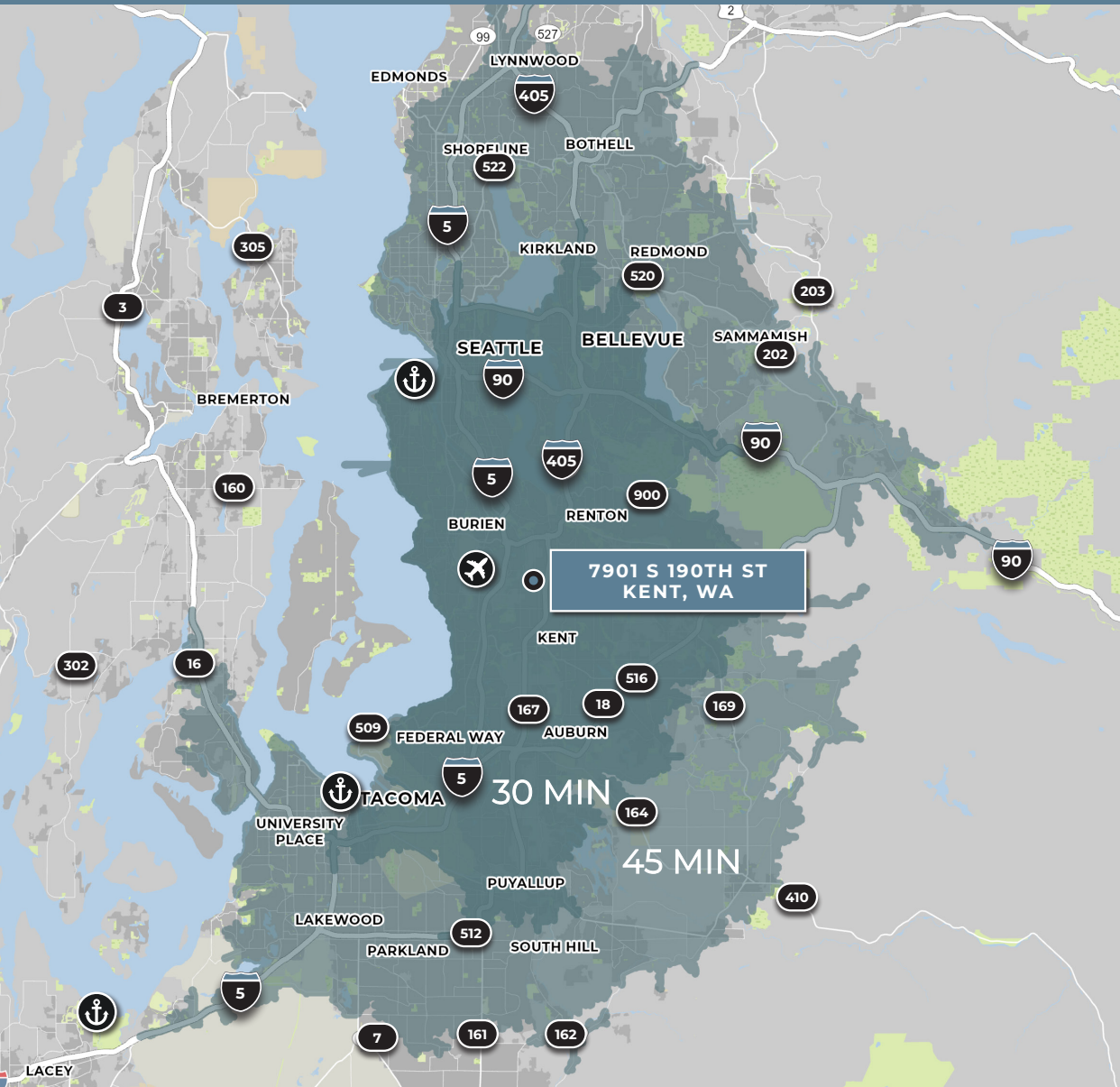
INTERIOR PHOTOS



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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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