

# 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



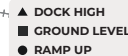
S 190TH ST

7901 S 190TH ST

80TH AVE S



ABILITY TO ACTIVATE DEDICATED BNSF RAIL SPUR



**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

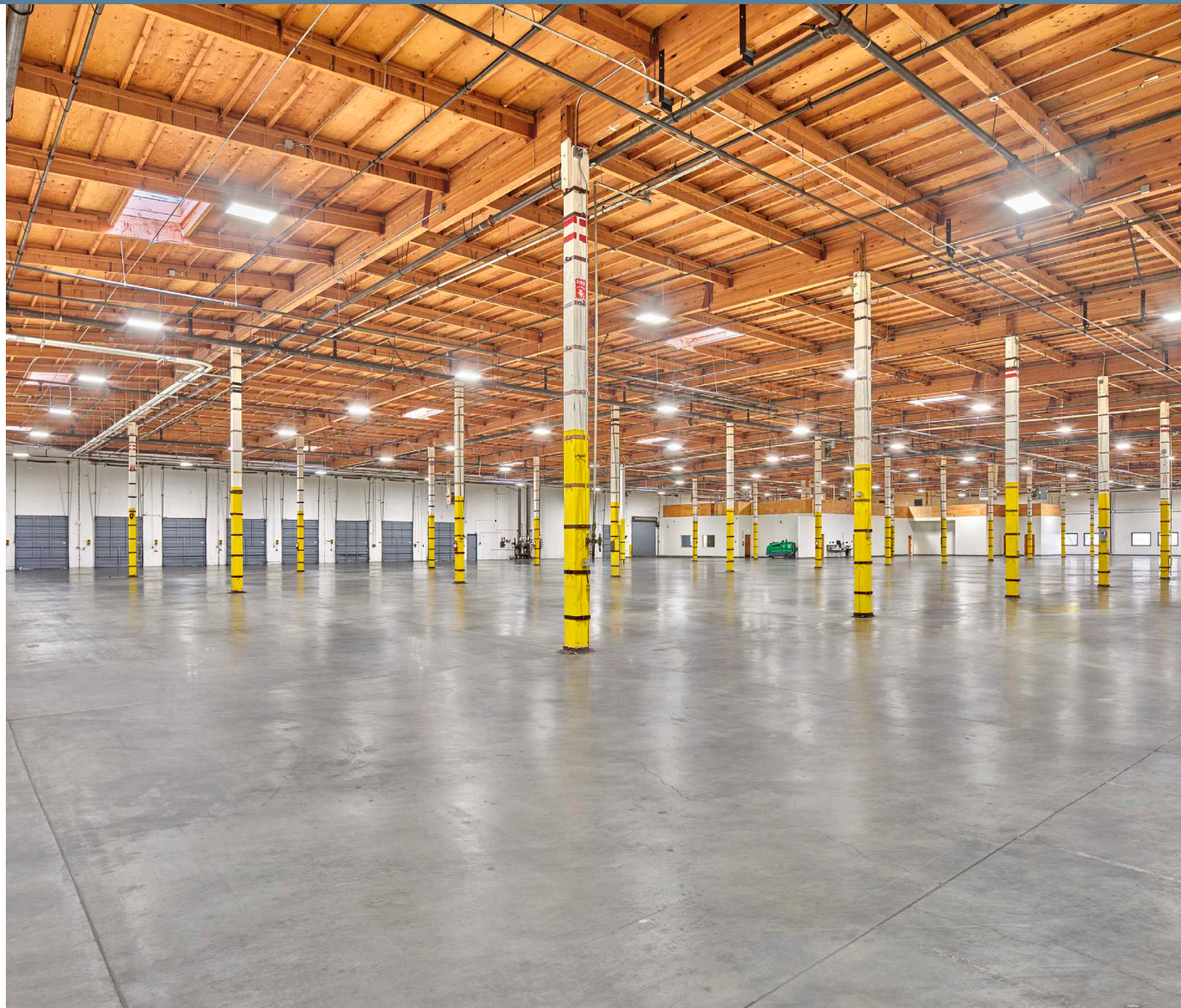
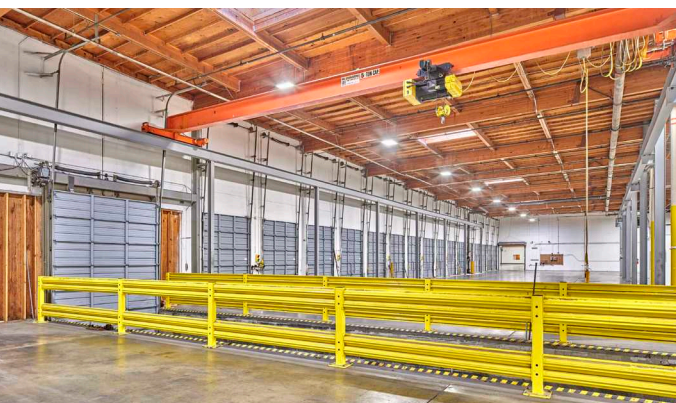
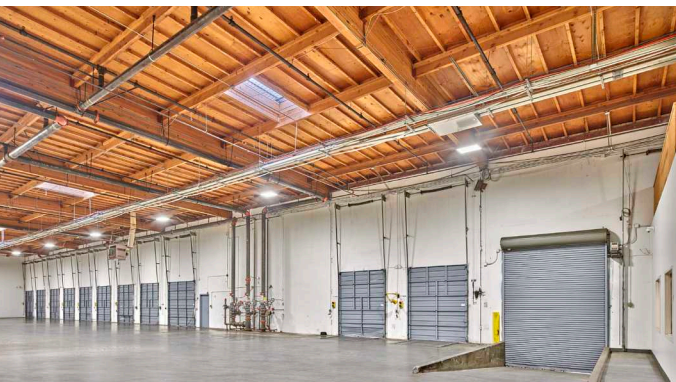
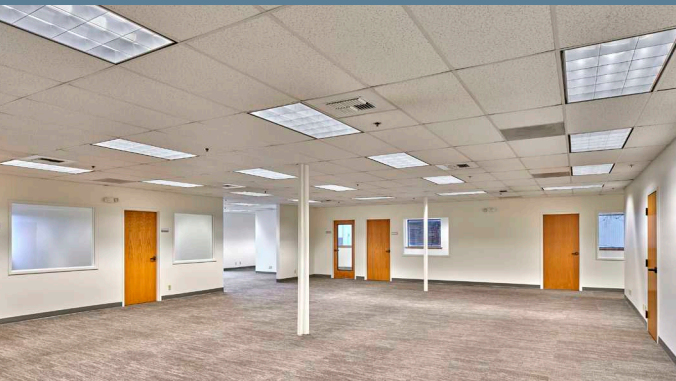


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# INTERIOR PHOTOS



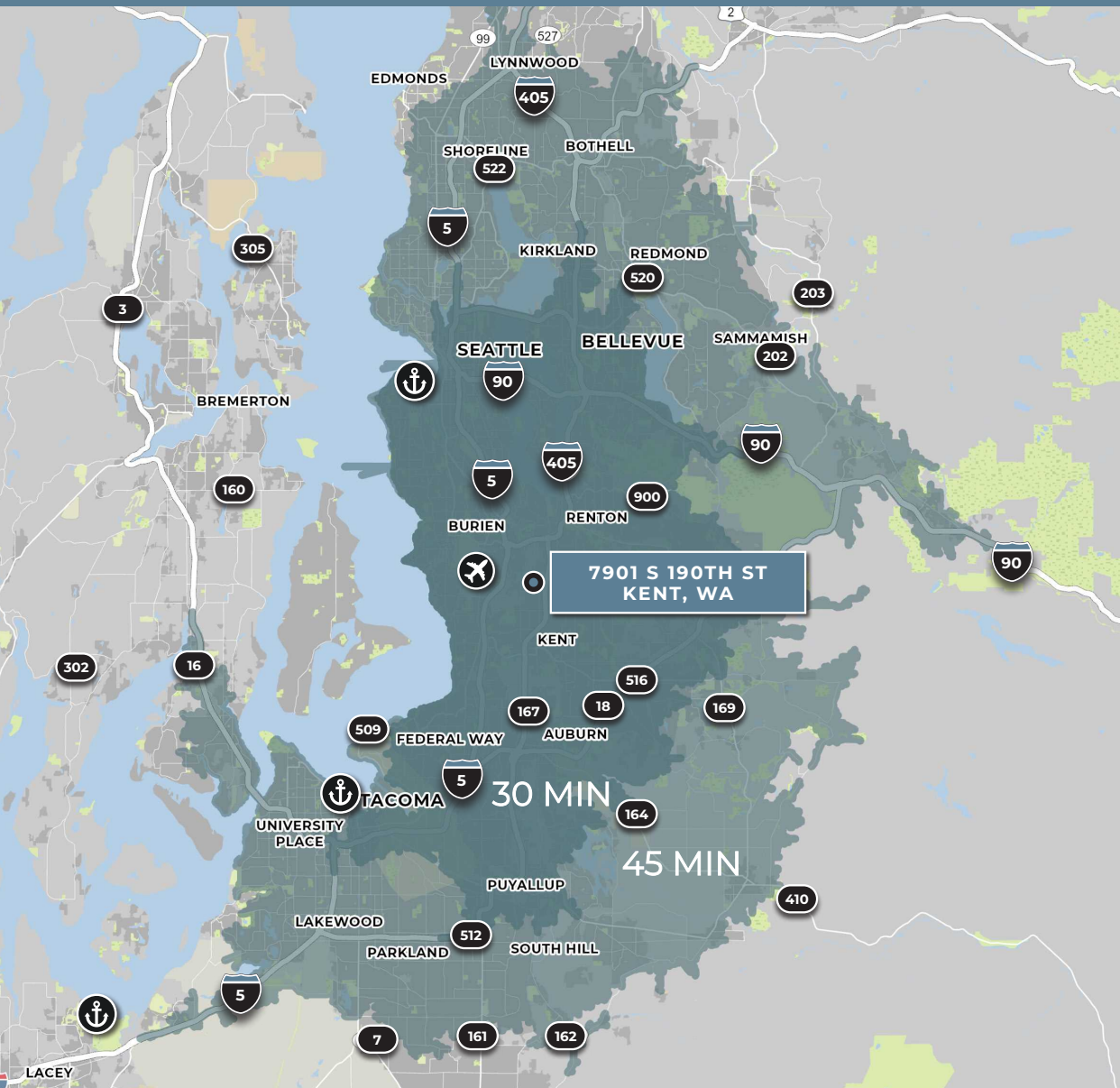
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**LBA**Logistics

  
**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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