

196th Commerce Center

8240 S 196th St
Kent, WA



Contact

Matt Wood, SIOR

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Tony Miltenberger, SIOR

206.248.7307

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Owned by



196thcommercecenter.com

56,616 SF total

Divisible to:

Suite A: 26,275 SF (including 2,339 SF office)

Suite B: 30,341 SF (including 1,107 SF office)

10 DH doors / 1 GL doors

(potential to convert an additional dock)

Zoned M2

24' clear height

1,200 amps 277/480v

Easy access to I-5 & SR-167 via 196th street

Available now

Improvements Completed

New HVAC / Reznor heaters

New asphalt & paint

New landscaping

New roofing

Slab repairs

New LED warehouse lighting

New exterior lighting

Improvements Under Way

New 2,339 SF office - Suite A

New 1,107 SF office - Suite B

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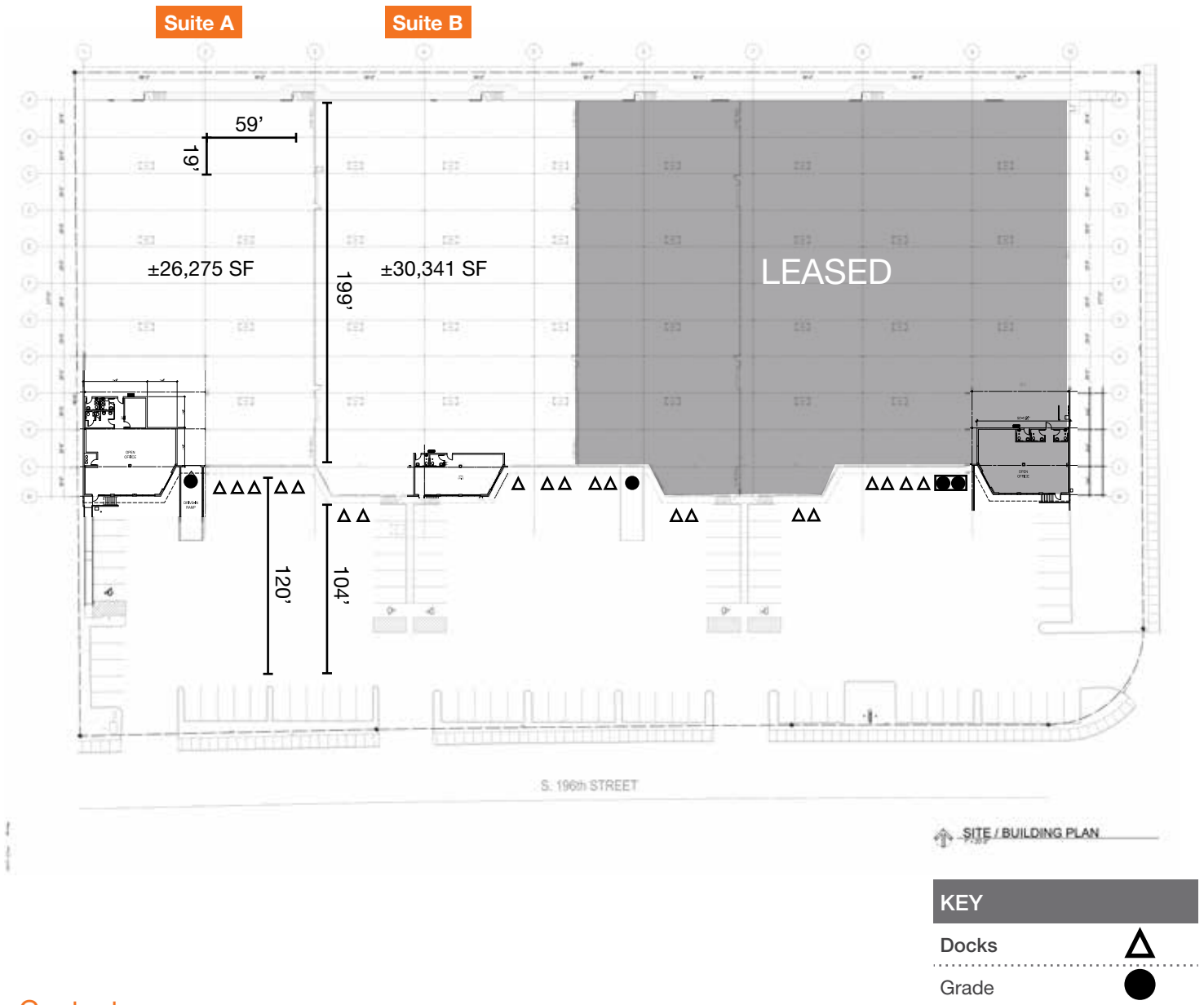
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Site Plan



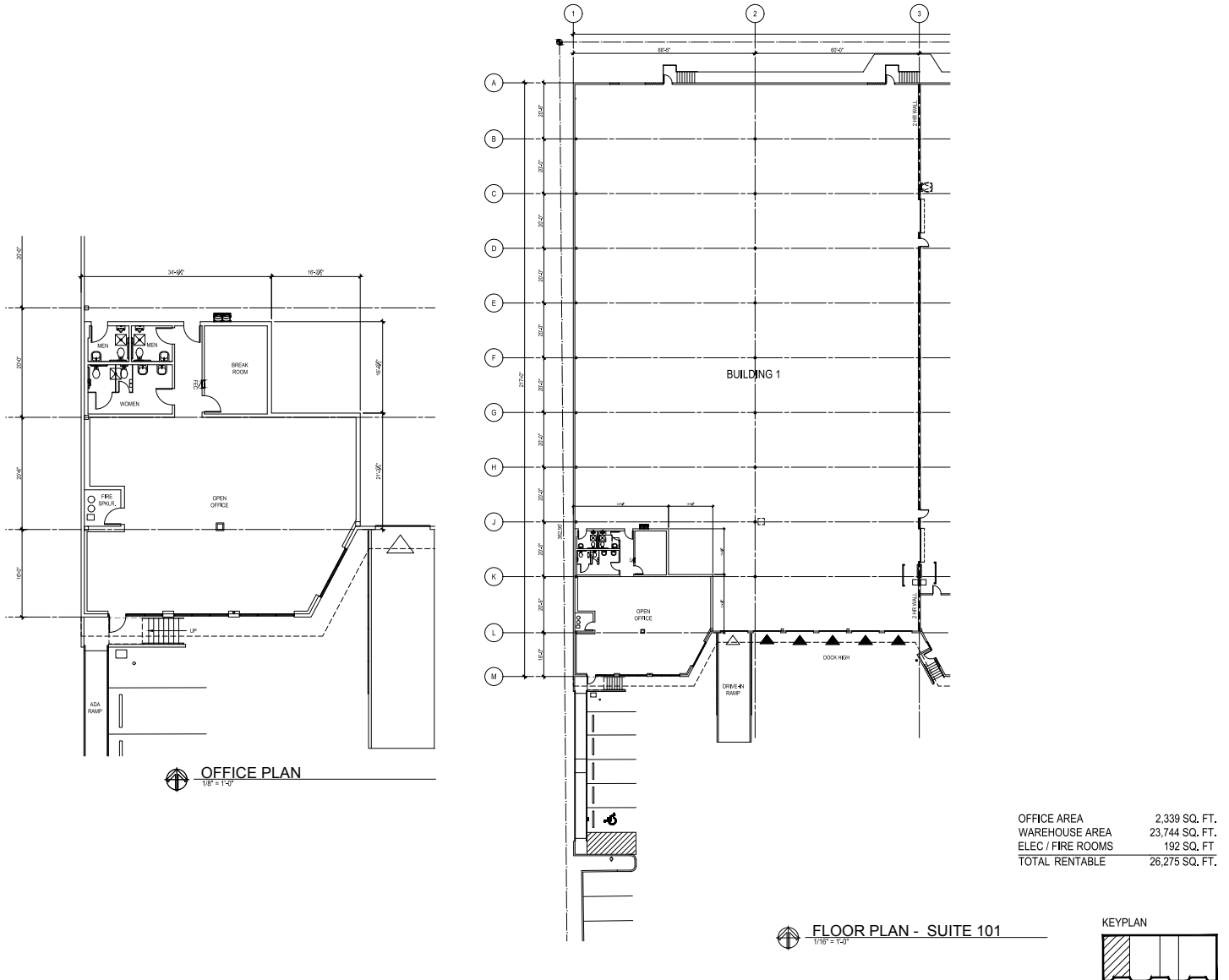
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Floor Plan - Suite A



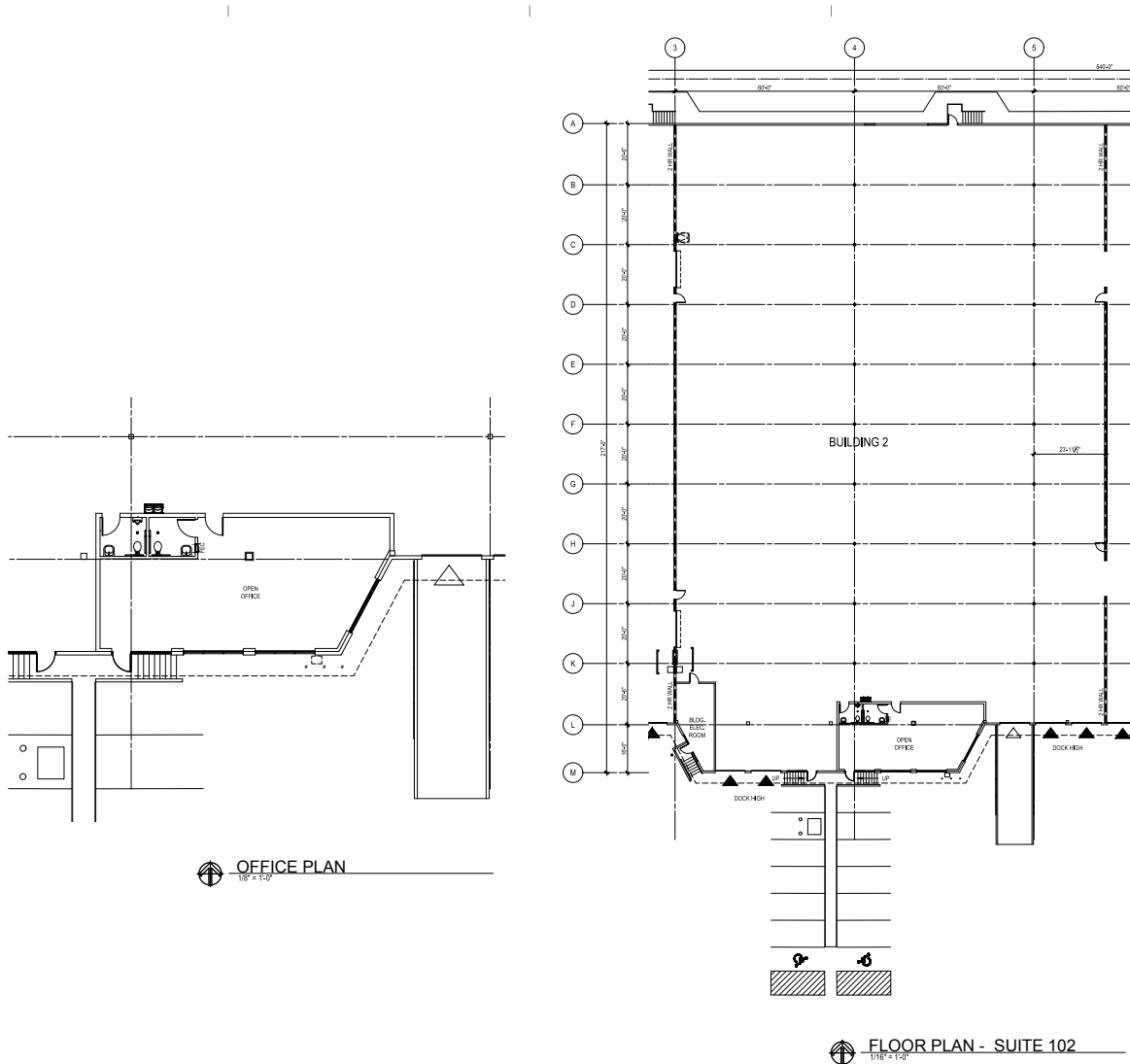
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Floor Plan - Suite B



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