

# HILL INDUSTRIAL - 190B

FOR LEASE - 98,169 SF

8939 S 190TH ST | KENT, WA 98032

## 50 YARD LINE IN KENT



### LEASE INFORMATION

Available Size:	98,169 SF (divisible to 34,574 SF)
Office Size:	5,131 SF
Lease Rate:	Call Broker
Lease Type:	NNN
Loading:	3 GL; 18 DH (2 oversized)
Power:	277/480V 3-phase, 1,800 amps
Clear Height:	24'
Available:	Now

### PROPERTY FEATURES

- 98,169 SF Available; Potentially demised to 63,595 SF and 34,574 SF
- 63,595 SF Space has 3,317 SF office
- 34,574 SF Space has 1,814 SF office
- Site can have rail access (Burlington Northern). Tenant would need to do minor modifications to spur

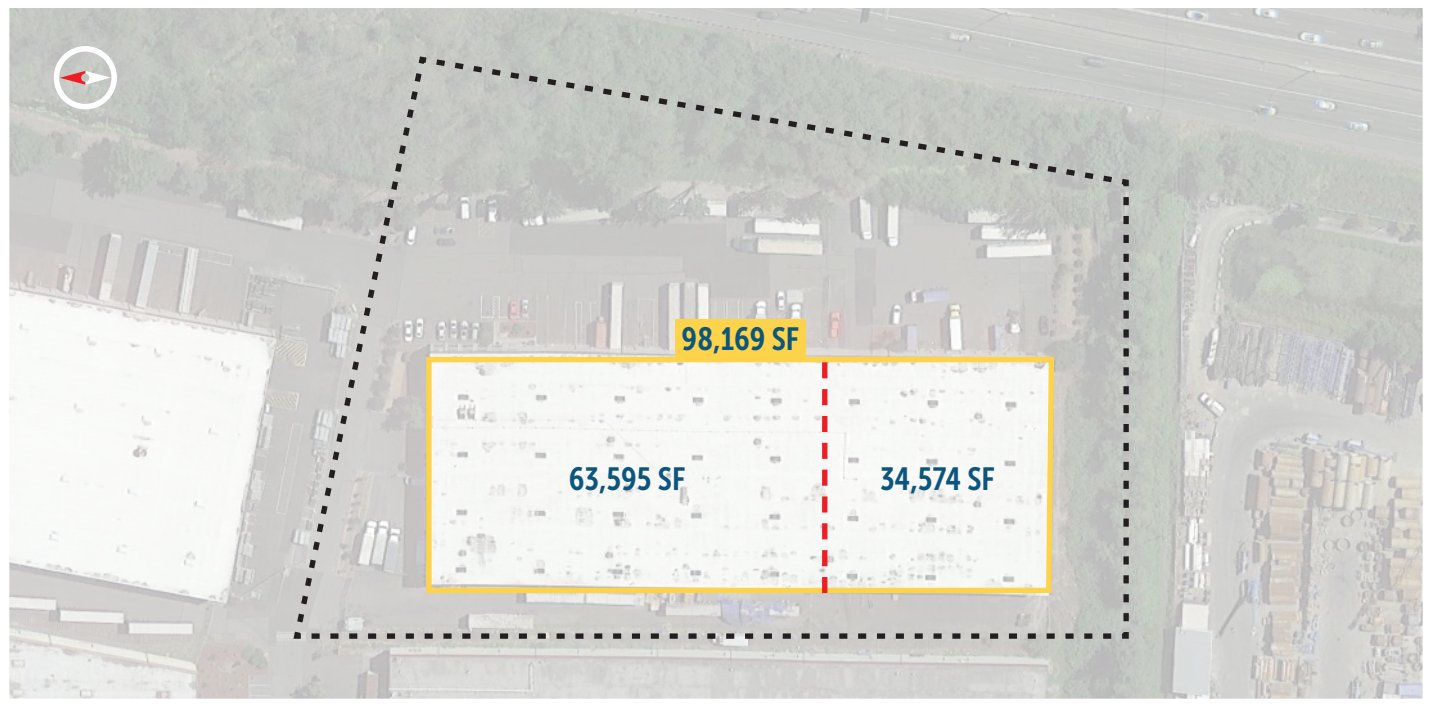
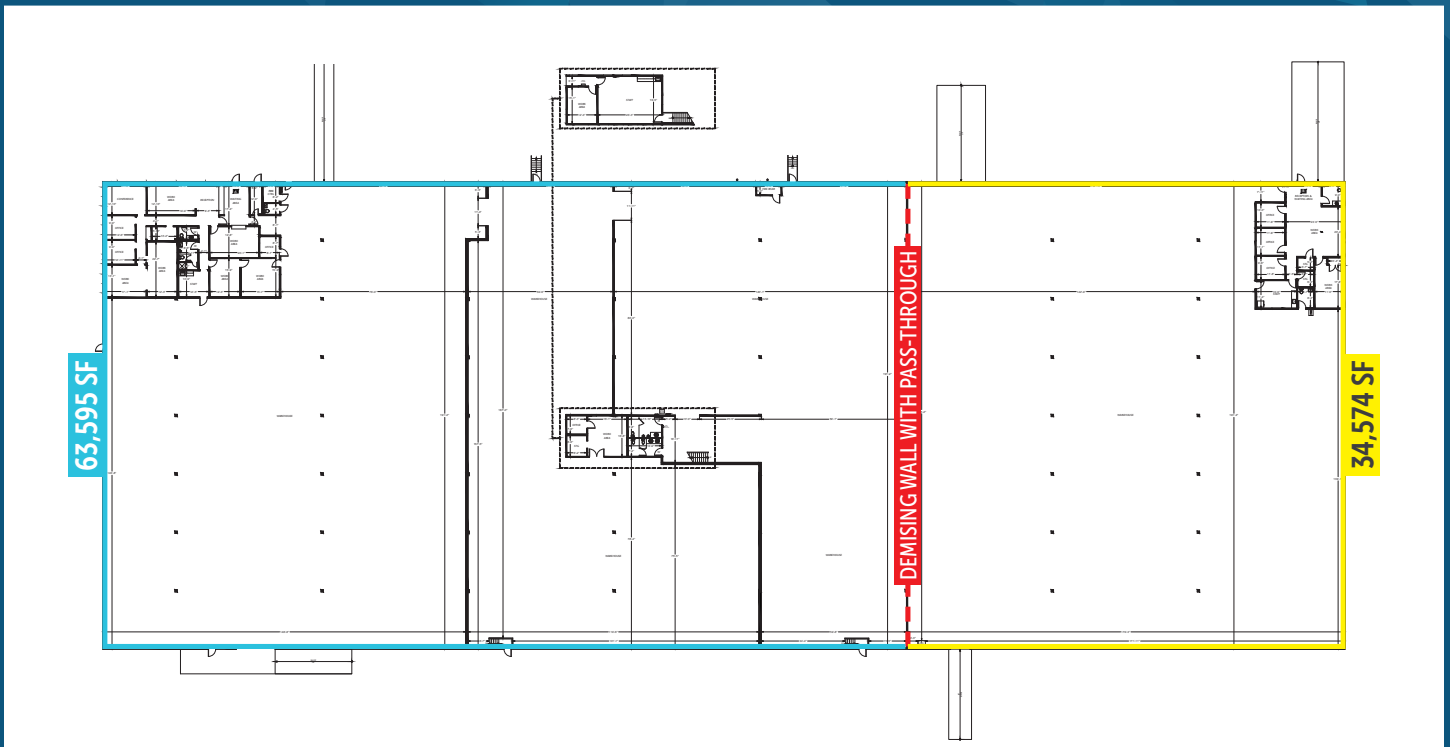


**JOE SCALZO**  
206.719.7104  
jscalzo@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

# HILL INDUSTRIAL - 190B

8939 S 190TH ST | KENT, WA 98032



**JOE SCALZO**  
206.719.7104

[jscalzo@neilwalter.com](mailto:jscalzo@neilwalter.com)

550 S Michigan St,  
Seattle, WA 98108  
206.787.1800  
[www.neilwalter.com](http://www.neilwalter.com)

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

# HILL INDUSTRIAL - 190B

8939 S 190TH ST | KENT, WA 98032



**JOE SCALZO**  
206.719.7104

[jscalzo@neilwalter.com](mailto:jscalzo@neilwalter.com)

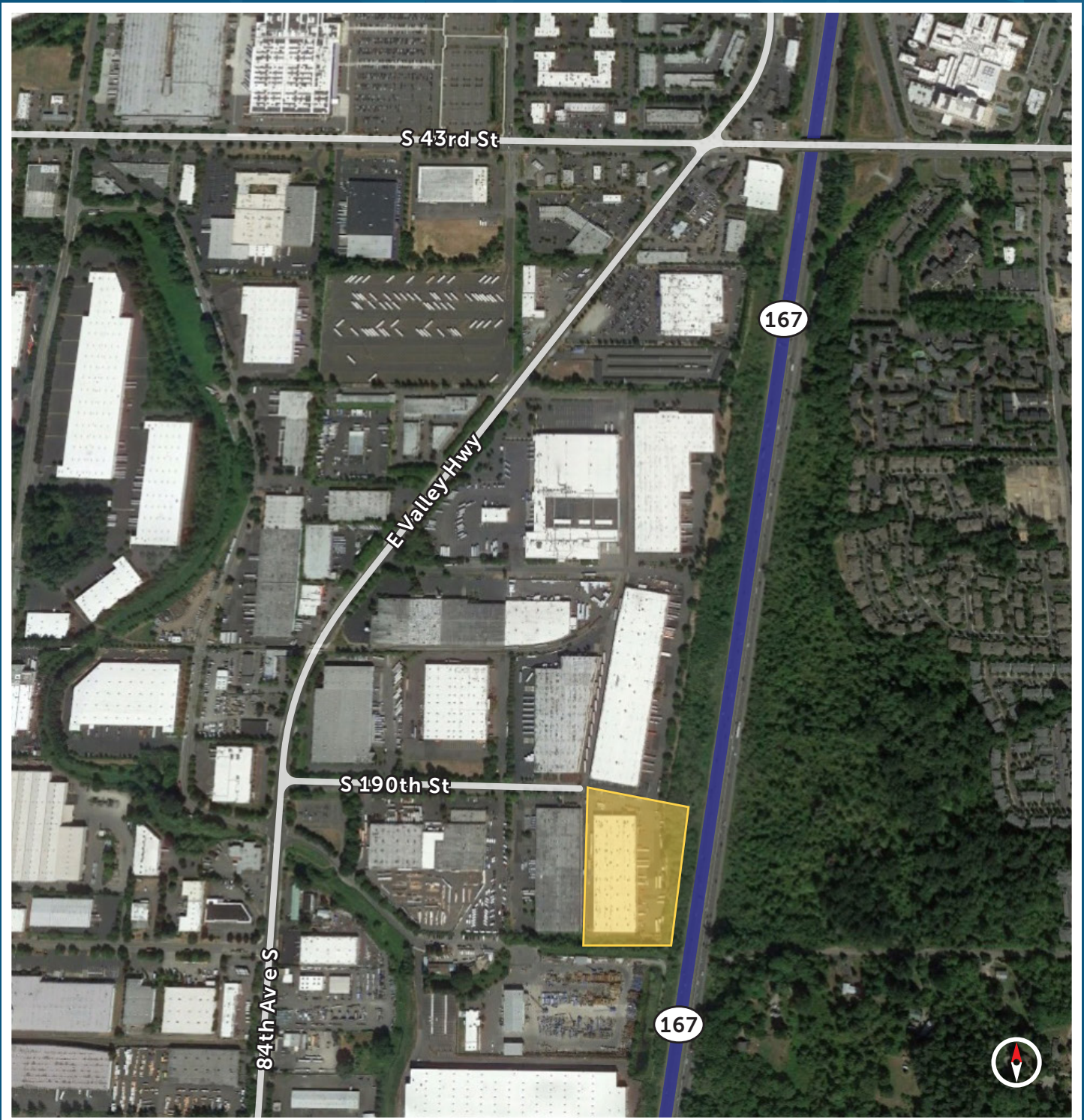
550 S Michigan St,  
Seattle, WA 98108  
206.787.1800

[www.neilwalter.com](http://www.neilwalter.com)

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

# HILL INDUSTRIAL - 190B

8939 S 190TH ST | KENT, WA 98032



**JOE SCALZO**  
206.719.7104

[jscalzo@neilwalter.com](mailto:jscalzo@neilwalter.com)

550 S Michigan St,  
Seattle, WA 98108  
206.787.1800  
[www.neilwalter.com](http://www.neilwalter.com)

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.