

196th Commerce Center

**56,744 SF For Lease**



Unmatched East Valley  
Highway frontage



Oversized grade-level  
door



60' x 20'  
Column Spacing



Heavy Power

8240 South 196th Street Kent, WA 98032

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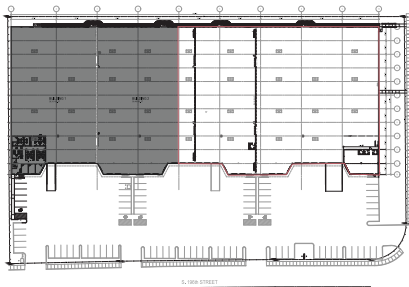
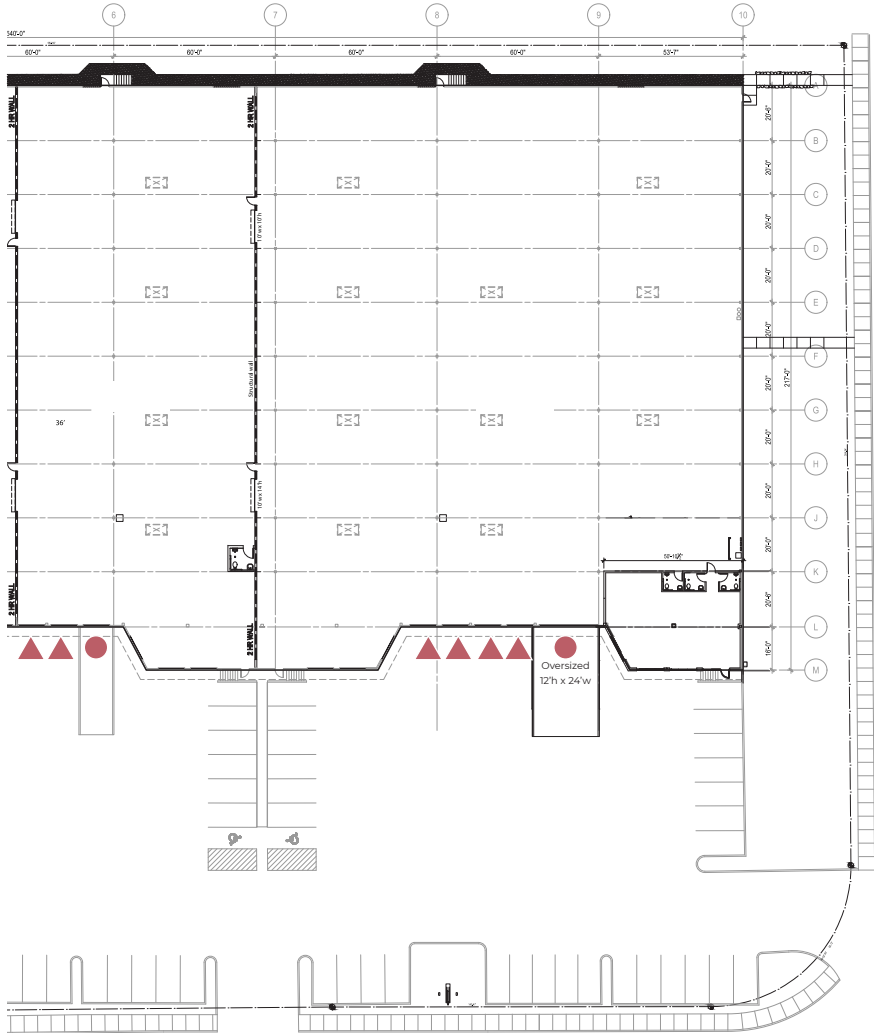
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**KBC Advisors | Seattle**

5628 Airport Way, Suite 238

Seattle, WA 98108

# Floor Plan



▲ Dock Door  
● Grade Door



**56,744**  
Square Feet

**1,852**  
SF Office

**6**  
Dock-high doors

**2**  
Grade-level doors  
(1 oversized)

**TWO 600**  
Amp panels

**24'**  
Clear height

**48**  
Auto stalls

**10/1/2026**  
Availability

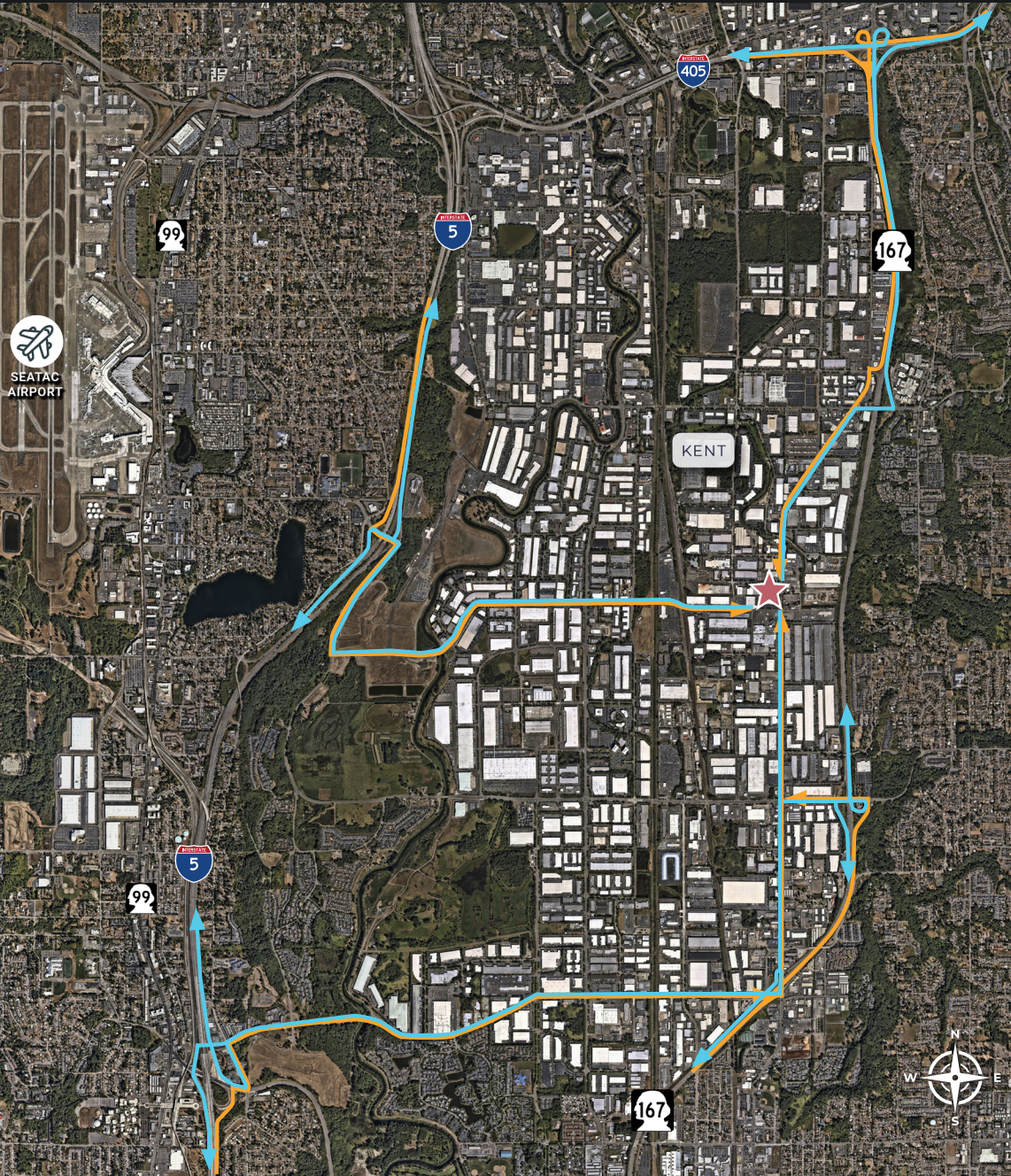
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# Access Map



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