

FOR SALE

SPUDS PRODUCE INDUSTRIAL BUILDING



100 TENTH AVENUE NORTH, ALGONA, WASHINGTON

REAL ESTATE INVESTMENT PROPERTY

- ❖ 23,415 Total SF = 21, 995 SF Warehouse & 2,140 SF Office
- ❖ Excellent Freeway Access to SR 167 & 1-5
- ❖ 5 Dock High Truck Loading Doors
- ❖ 4 Van High Truck Loading Doors
- ❖ 2 Grade Level Truck Loading Doors
- ❖ C-1 Zoning (City of Algona)

FOR SALE

Price: \$1,000,000

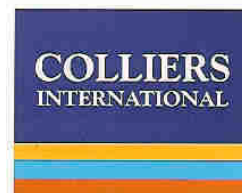
- ❖ Excellent User/Owner Building
- ❖ Tremendous Upside Potential
- ❖ Metal and Wood Construction
- ❖ Excellent Parking On-Site



ERIC SCOTT MITCHELL
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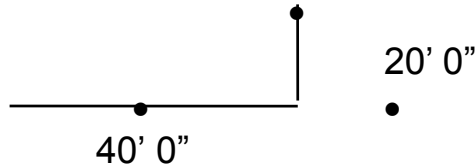
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SPUDS PRODUCE INDUSTRIAL BUILDING
100 TENTH AVENUE NORTH
ALGONA, WASHINGTON

AREA UNDER ROOF	23,415 SF	RENT PER MONTH	N/A
WAREHOUSE AREA	21,995 SF	RENT PER SF PER MONTH	\$.035 Blended Whse/Office
TOTAL OFFICE AREA	2,140 SF	NET/GROSS	\$0.07 NNN
FIRST FLOOR	1,420 SF		\$1,640.00
MEZZANIE OFFICE	720 SF		
LOT SIZE AND DIMENSIONS	64,000 SF (1.47 Acres)	SALES PRICE	\$1,000, 000
PARKING TO THE TOTAL PROJECT	25 Spaces	FOOD PROCESSING COOLER (APPROX)	1,370 SF 4,000 SF
ELECTRICAL POWER	277/480 900 AMPS 120/208 600 AMPS 3 Phase	MEZZANINE STORAGE	228 SF
MIN-MAX TRUSS HT.	13' 3"	DIVIDE	No
LOADING DOORS	5 Dock High 4 Van High 2 Grade Level	ZONING	C-1 City of Algona
SPRINKLERS	NO	LISTING SALESMEN	Eric Scott Mitchell Vince Deluca
TOTAL BUILDING TOTAL PROJECT	23,415 SF (Foot Print)	OFFICE	(206) 575-9394 or (425) 746-7777 (206) 223-0483

TYPICAL WAREHOUSE BAYS:

Depth: 100' 0"
Width: 40' 0"

COLUMN SPACING: 40' 0" x 20' 0"



- 5 DOCK HIGH: (10' 0" W x 12' 0" H) & (8' 0" x 9'6" H)
- 4 VAN HIGH: (10' 0" W x 10' 0" H)
- 2 GRADE LEVEL: (16' 0" W x 12' 0" H) & (10' 0" W x 10' 0" H)

Truck Maneuvering: 88' 0" to the street in front of the building.