

200,401 SF TOTAL
22,312 SF OF OFFICE



ALGONA I DISTRIBUTION CENTER

650-654 MILWAUKEE AVE N | ALGONA, WA

BRIAN BRUININKS, CCIM

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INDUSTRIAL

Central Kent Valley location. Entire building and/or multiple suites available.

FEATURES

200,401 SF total

Up to 22,312 SF of office (can be reduced, see plan for details)

24' clear height

Dock and oversized grade doors (19 docks, 4 oversized grade doors + rear dock extension on Suite 650)

Heavy 3 phase power (power survey for building available)

Fully fenced perimeter

300+ stalls of parking

Railed served (Union Pacific)

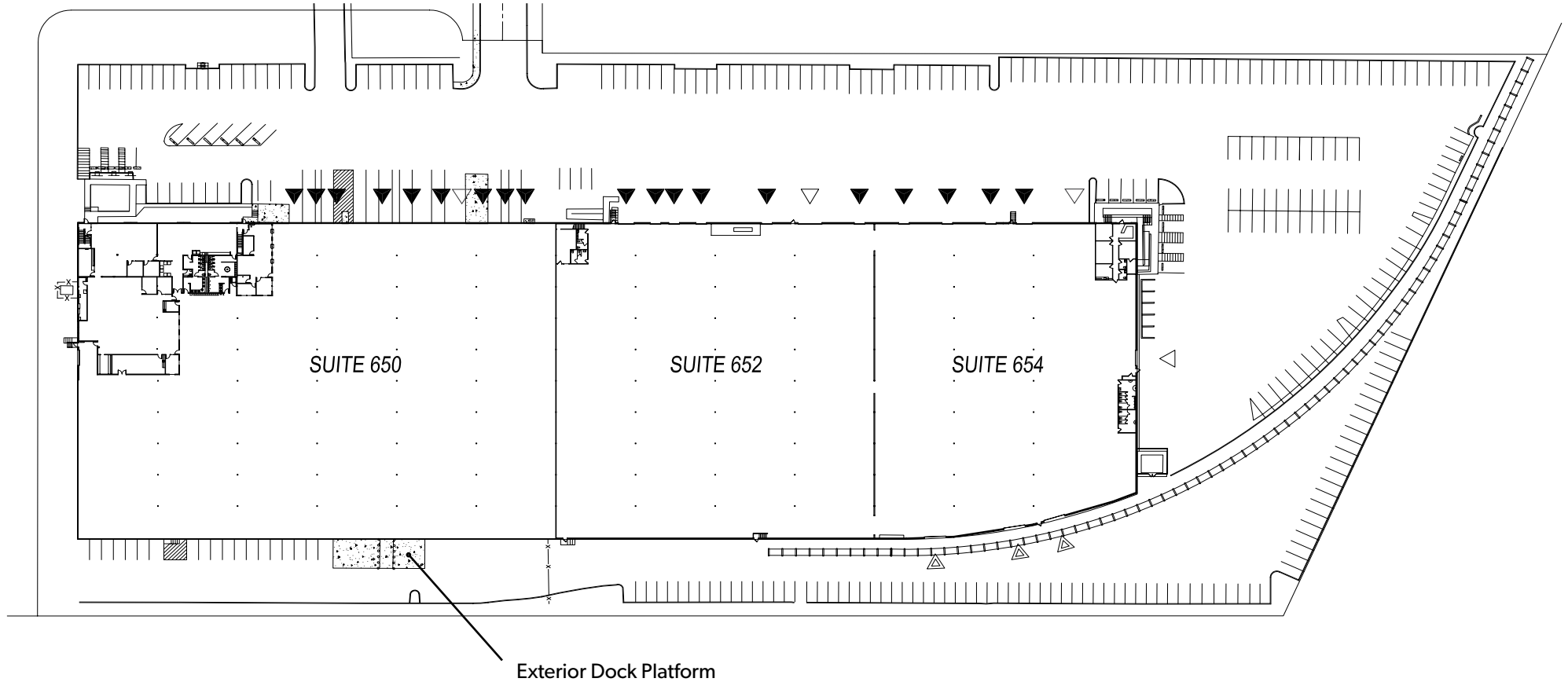
Call for rates

POSSIBLE DIVISIONS

SUITE(S)	SF AVAILABLE	ADDITIONAL INFO
Entire Building	200,401 SF (up to 22,312 SF office)	106,427 SF available now, 93,974 SF available September 1, 2020. Landlord would consider removing a portion of the office on the west end. Please contact broker for details. Heavy power.
Suites 650 & 652	153,454 SF (up to 22,312 SF office)	Suite 652 available now, Suite 650 available September 1, 2020. Landlord would consider removing a portion of the office on the west end. Please contact broker for details.
Suites 652 & 654	106,427 SF (4,271 SF office)	Available now. Heavy power.
Suite 650	93,974 SF (up to 18,041 SF office on two (2) floors – up to 12,645 SF 1 st floor, 5,396 SF 2 nd floor)	Total office can be reduced to approximately 10,440 SF. Available September 1, 2020. Sublease until July 31, 2022. Longer term possible direct with the Landlord.
Suite 654	46,947 SF (2,934 SF office)	Landlord will not consider leasing Suite 654 separately unless Suites 650 & 652 have been leased beforehand.



SITE PLAN



Exterior Dock Platform



NORTH

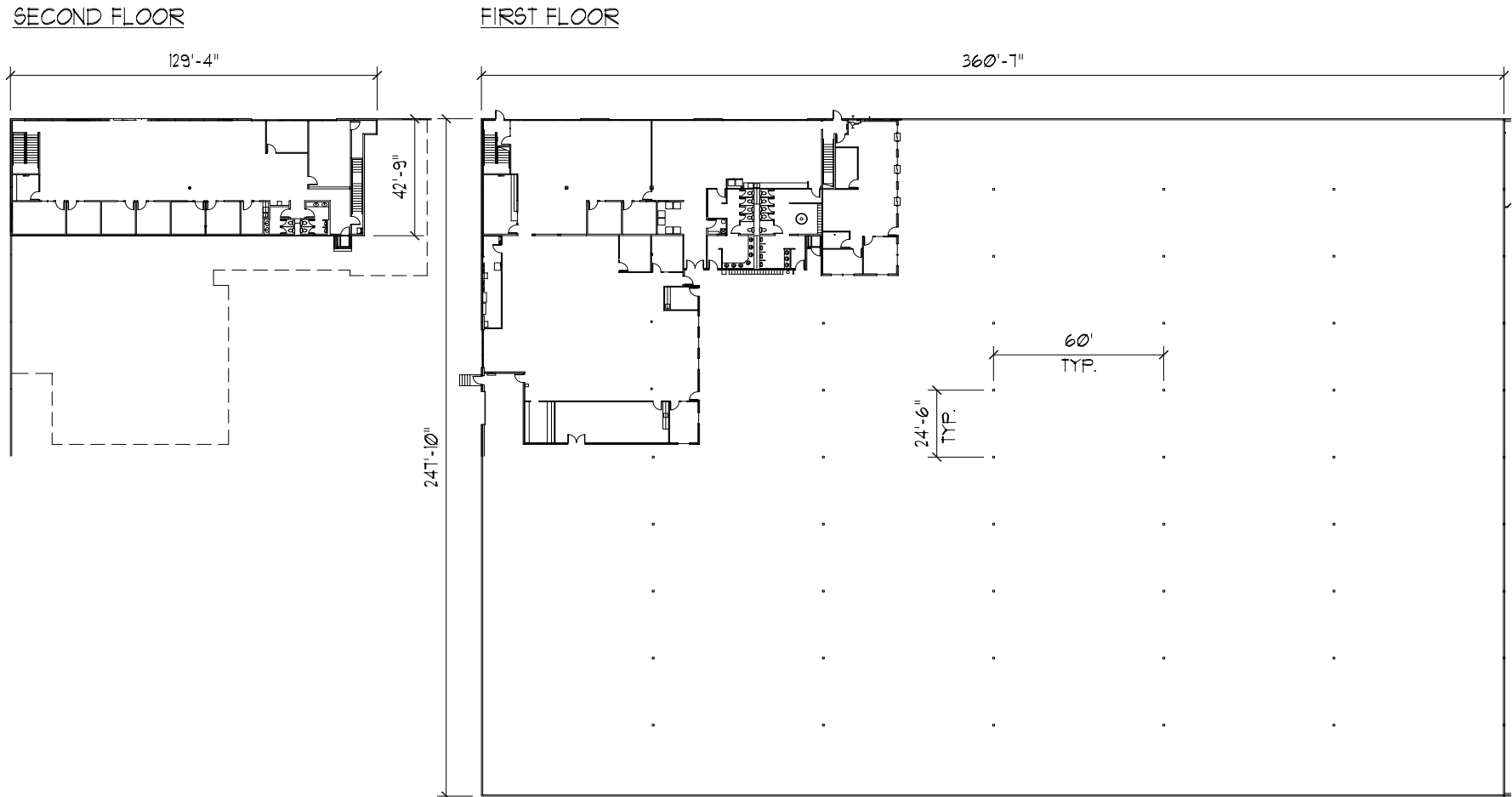
ALGONA I DISTRIBUTION CENTER
650-654 MILWAUKEE AVENUE NORTH
ALGONA, WA

▼ DOCK HIGH DOOR ▽ DRIVE IN DOOR ▽ RAIL DOOR

The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.



FLOOR PLAN - STE 650



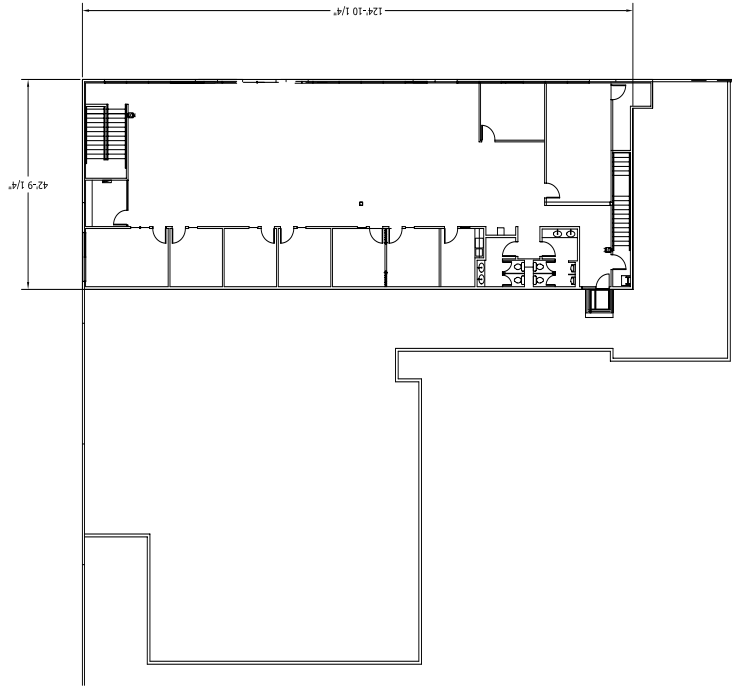
ALGONA I DISTRIBUTION CENTER
 650 MILWAUKEE AVENUE NORTH
 ALGONA, WA

RENTABLE SQUARE FOOTAGE:
 TOTAL = 93,914 SF
 FIRST FLOOR OFFICE = 12,645 SF
 SECOND FLOOR OFFICE = 5,396 SF

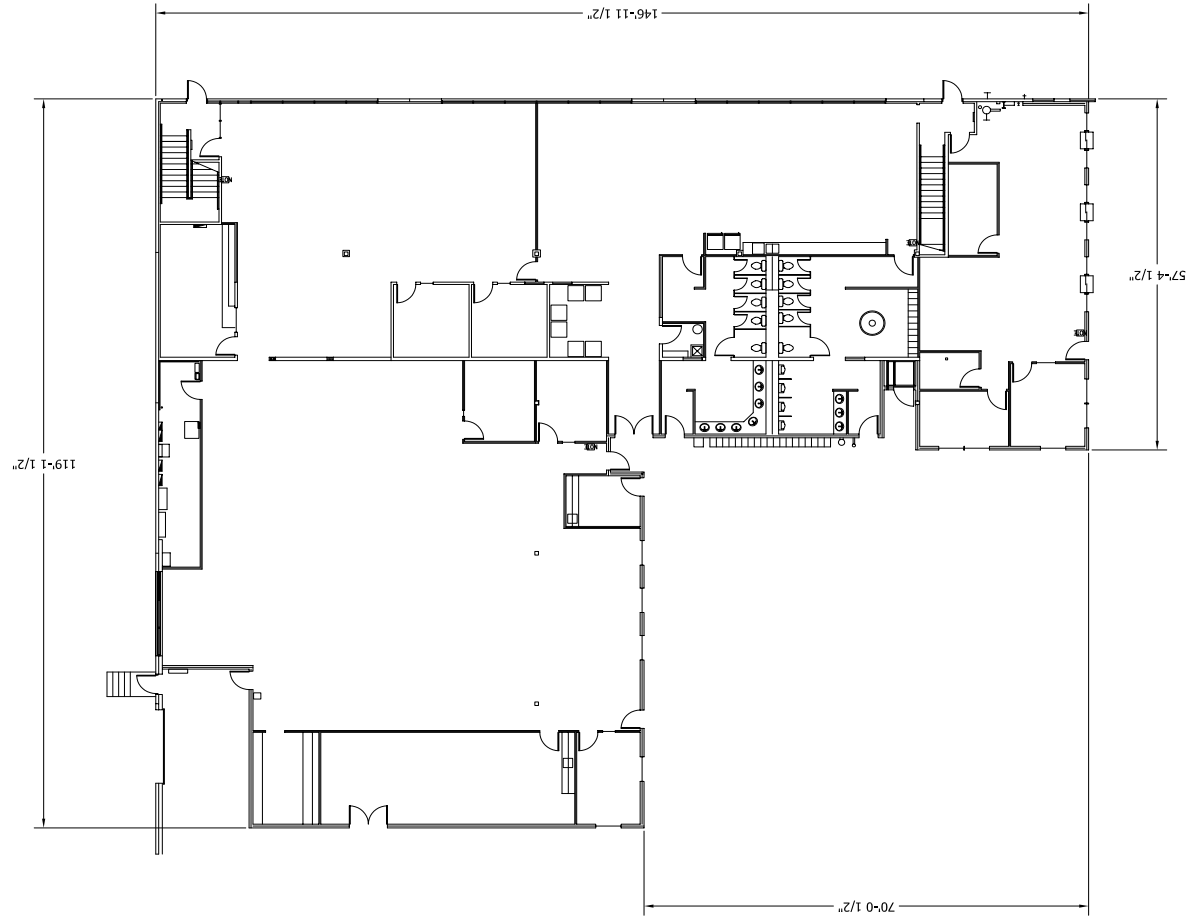
▼	DOCK HIGH DOOR
▽	DRIVE IN DOOR

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OFFICE FLOOR PLAN - STE 650



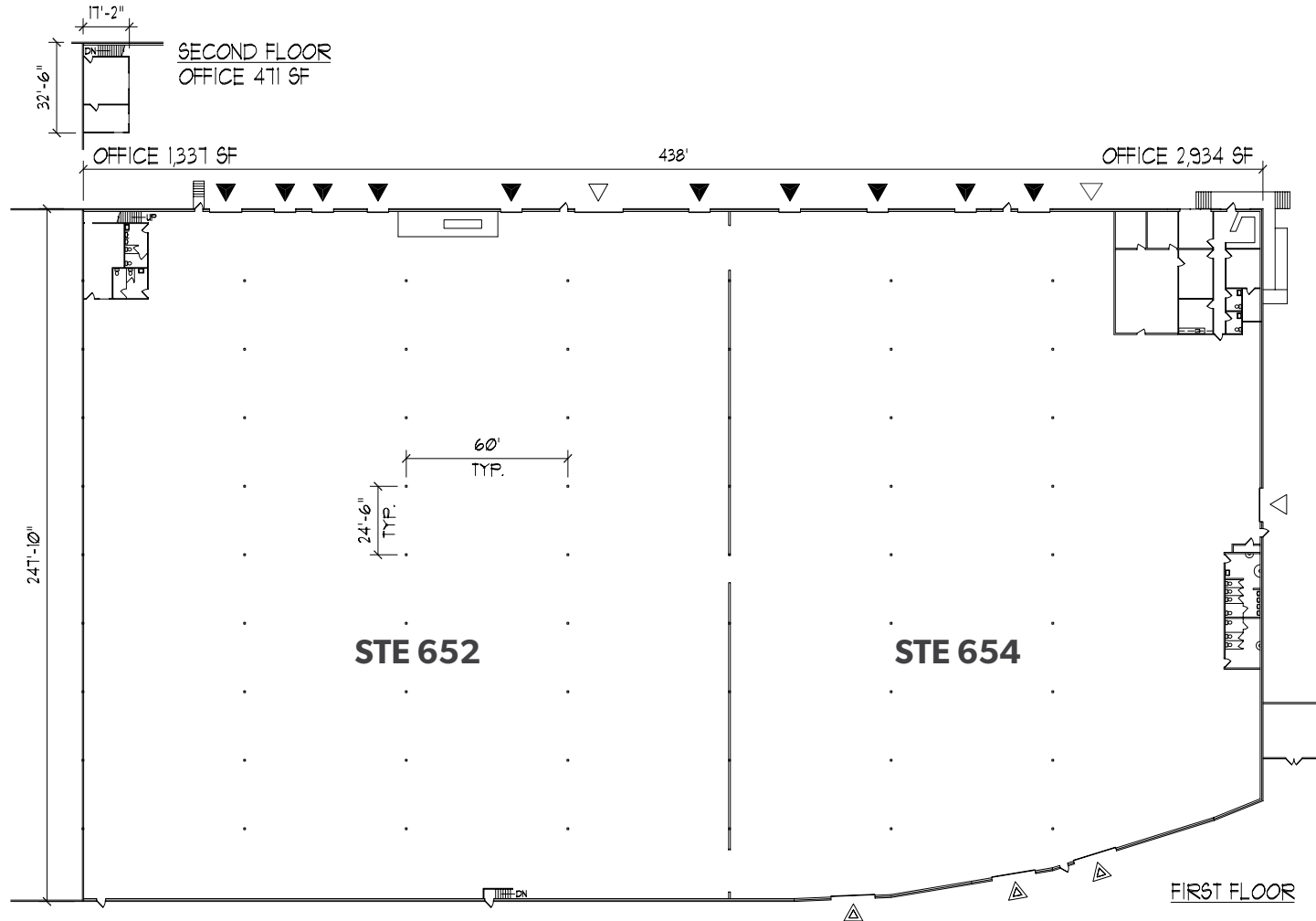
SECOND FLOOR OFFICE



FIRST FLOOR OFFICE

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FLOOR PLAN - STE 652+654



NORTH

ALGONA I DISTRIBUTION CENTER
 654 MILWAUKEE AVENUE NORTH
 ALGONA, WA
 REV 07-11-13

RENTABLE SQUARE FOOTAGE:
 TOTAL = 106,427 SF
 FIRST FLOOR OFFICE = 4,271 SF
 SECOND FLOOR OFFICE = 471 SF

- ▼ DOCK HIGH DOOR
- ▽ DRIVE IN DOOR
- ▽ RAIL DOOR

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BUILDING INFORMATION

Location	650-654 Milwaukee Ave N, Algona, WA 98001
Jurisdiction	City of Algona
Site Area	10.27 AC
Building Size	200,401 SF
Total Building Parking	Approximately 341 stalls
Column Spacing	24'6" x 60' typical
Standard Bay Size	14,880 SF
Bay Depth	248' typical
Year Built	1987
Zoning	M1, Algona
Construction Type	Concrete tilt-up
Truck Maneuvering	107' to 125' typical
Roof	Built up, metal truss
Power	Approximately 4,000 amps 277/480v*
Clear Height	Approximately 24'
Heat	Gas
Skylights/Smoke Vents	Yes
Sprinkler Type	Standard density
Warehouse Floor	6" reinforced concrete (average)
Fencing	Perimeter of property is fenced

*Power survey available. Prospective tenants will need to independently verify that the power available is suitable for tenant's intended use.

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LOCATION MAP



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