

Aspen Industries



Aspen Industries is located at:

**100 10th Ave.
Algona, Washington**

Contact: Scott Rice 253-852-5327

www.scottrice.net

Building For SALE

- Total square feet available 23,752
- Outside Storage and Secured Yard Area
- 1,500 square feet of office space
- 18 foot clear height, Dock High, Grade Level doors
- Manufacturing , Heavy Power
- Sales Price \$1,500,000.00

100 10th Ave N - Spuds Produce Industrial Bldg



Location: **Spuds Produce Industrial Bldg**
Southeast Ind Cluster
Auburn Ind Submarket
King County
Algona, WA 98001

Building Type: **Class B Food Processing**

Status: **Built 1977**
 Tenancy: **Multiple Tenant**

Land Area: **63,998 SF**
 Stories: **1**
 RBA: **23,752 SF**

Total Avail: **23,752 SF**
 % Leased: **0%**

Landlord Rep: **The Real Estate Company LLC**
 Management: **The Real Estate Company LLC**
 Recorded Owner: **Algona LLC**
 Sales Company: **The Real Estate Company LLC: Scott Rice (253) 852-5327**

Crane: **None**
 Rail Line: **None**
 Cross Docks: **None**
 Const Mat: **Wood Frame**
 Utilities: **Heating - Gas**

Ceiling Height: **13'0"-21'0"**
 Column Spacing: **-**
 Drive Ins: **4 - 8'0" w x 10'0" h**
 Loading Docks: **9 ext**
 Power: **1400a 3p**

Expenses: **2012 Tax @ \$0.88/sf; 2006 Ops @ \$0.95/sf**
 Parcel Number: **335640-1430, 335640-1460**
 Parking: **40 free Surface Spaces are available**
 Amenities: **Cooler, Floor Drains**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
	23,752	23,752	Withheld	Vacant	TBD	Direct

The Real Estate Company LLC / Scott Rice (253) 852-5327

Building Notes

08/04: DM Kush LLC purchased the building from George & Virginia K. Stilnovich. Kellis Commercial, Inc. represented both the buyer and the seller. Please reference Comps #KGC-73688-07-0420 for more information.

100 10th Ave N - Spuds Produce Industrial Bldg(cont'd)



Building has ample parking. It is an USDA approved facility with small food processing lab and area with tile floor. Building has coolers in place.