

RenCorpRealty^{AD}

Prime Corner Property

604 Central Avenue South, Quincy, WA 98848

Parcels: 31-1190-000 and 31-1191-000

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604 Central Ave South, Quincy, WA

TABLE OF CONTENTS

- 01 EXECUTIVE SUMMARY
- 02 COMMUNITY GROWTH
- 03 PROPERTY HIGHLIGHTS
- 04 CONFIDENTIALITY



Executive Summary

PROPERTY VISIBILITY

A signature corner location featuring direct frontage & exposure on both Hwy 28 & Hwy 281.

HEART OF QUINCY

Subject property sits at entrance to Quincy's main retail corridor, neighboring National tenants as well as major Fortune 500 employers.

ECONOMIC GROWTH

Quincy's economy is growing rapidly thanks to a robust industrial sector as well as becoming a prime location for large data centers, agricultural and logistic employers such as; Boeing, Microsoft, Yahoo, Google and more.

OUTDOOR RECREATION

Sitting next to the Columbia River and a 17 minute drive from the Gorge Amphitheater offering golf, hiking, boating and other outdoor activities.

Property Details

\$1,200,000



6,568 SF Building
Year Built 1956
Building Height: 1 Story



33,105 SF/0.76 Acre Lot
Two Adjoining Parcels
Zoning: City Business



Signalized Intersection
WASDOT TRAFFIC Counts
'22: Highway 28: 15,000;
Central Avenue 14,789

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Additional Info

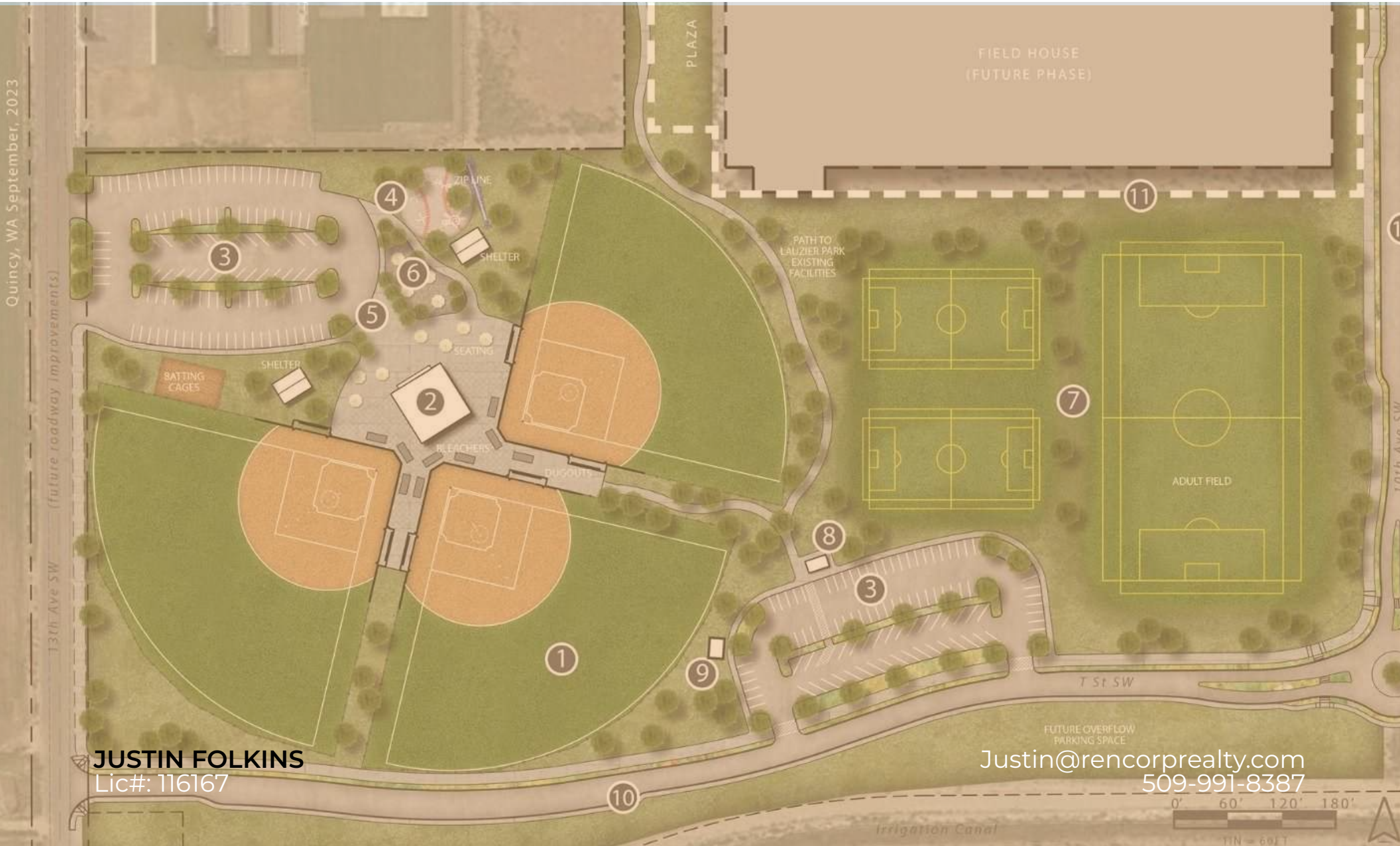
- Walk Score: 80 Very Walkable
- Possible Uses: Pharmacy, Urgent Care, Hotel, Retail, Automotive/Fuel, etc.
- Digital Survey & Phase 1 Completed available through NDA/POFs
- Owner is looking to SELL property as is, will not lease or build to suit
- Property owned by one family/owner since 1930s, this is an estate holding

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Community Growth

The Quincy Parks Master plan includes a 143,000 SF recreational facility to be a hub for the community.



Quincy, WA September, 2023

13th Ave SW (future roadway improvements)

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0' 60' 120' 180'
TIN = 6011

Irrigation Canal

Largest Private Employers

The immediate area has experienced significant business and high-tech growth including; Yahoo, Google, The Boeing Company, Microsoft, Sabey among other leading national Fortune 500 companies.

Company	Employment	Industry	Est. Payroll
 Microsoft	425	Data Center	\$27.6M
 Lamb Weston <small>SEEKING POSSIBILITIES IN POTATOES</small>	386	Food Processing	\$19.7M
 NORPAC	360	Food Processing	\$18.4M
 national	313	Food Processing	\$16.0M
 Lineage <small>Temperature Controlled Logistics</small>	160	Cold Storage	\$6.8M
 SABEY Data Centers	110	Data Center	\$7.2M
 NUTRILITE <small>Exclusively from Amway</small>	100	Food Processing	\$5.1M
 Celite	70	Mineral Processing	\$6.5M
 yahoo!	50	Data Center	\$3.3M
 H5 DATA CENTERS	50	Data Center	\$3.3M
 NTT DATA	46	Data Center	\$3.0M
 VANTAGE DATA CENTERS	45	Data Center	\$2.9M



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