



MICHAELS DISTRIBUTION CENTER - CENTRALIA, WA

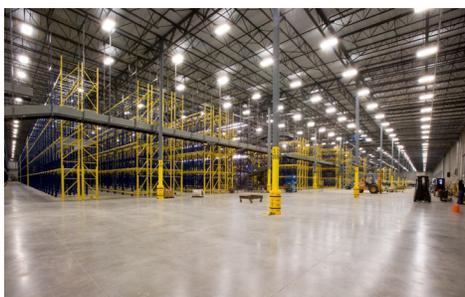
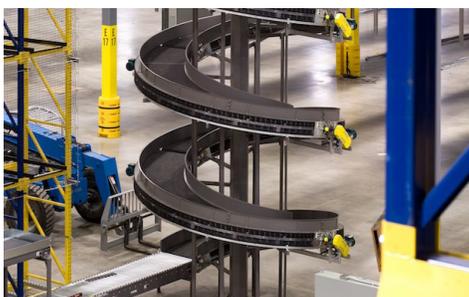
This 718,000 SF Michaels Northwest Distribution Center provides regional distribution to all Michaels stores in Washington, Idaho, and Oregon, and is located on a 45-acre site in Centralia just off Interstate 5. Michaels Northwest Distribution Center was the recipient of the 2007 Industrial Merit Award in the Tilt-Up Structures category, from the Washington Aggregates and Concrete Association. The project was extremely fast-tracked; Michaels moved in just 11 months after INNOVA was selected as the design consultant. Grading permits were secured within one week after the contract was signed, and secured a building permit four weeks later. This quick construction schedule was possible due to INNOVA's Project Pre-Planning Process, which identifies potential problems such as permitting delays, groundwater high water table for storm water, equipment coordination delays, and foundation design delays due to poor soil. INNOVA anticipated and planned for these issues before they arose, saving time and money.

The large, mechanized distribution center features super flat floors, sorting equipment and racks, pick modules, automated fork lifts, and 32,000 SF of mezzanine storage and platforms. The loading docks have 109 truck positions with cast-in-place dock pits, heavy-duty dock levelers, dock truck restraints dock seals, and TKO dock doors which serve the fully automated, 38' clear sort facility. The 5 million pound steel roof structure was designed to assume loads from the majority of the automated conveyance system.

ABOUT INNOVA

INNOVA is an architectural, engineering, planning, and design firm in Tacoma, WA that specializes in industrial parks, warehouses, distribution centers, manufacturing plants, and aerospace facilities.

For more information visit www.innovaindustrial.net, or call 253-572-4903.



Director of Industrial Development:

Brian Ludwig, bludwig@innovaarchitects.com

Location: Centralia, WA

Owner: Tarragon

Built by: Sierra Construction

Project Size: 718,577 SF

Project Acres: 45

Completed: 2006

Category: New Construction

Tenant: Michaels is a national chain retailer carrying art and hobby supplies plus home decor and custom framing.

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