

FOR SALE

Seattle-Area Food Production Plant | +/-62,797 Square Feet

Previously USDA-Conforming | Frozen & Refrigerated Orientation
502 Boundary Blvd., Algona, Washington

**FOR MORE INFORMATION
PLEASE CONTACT:**

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DISCLAIMER:

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FEATURES

- Previously USDA-Conforming Frozen / Refrigerated Foods Production Plant
- Use: protein further processing; no cooking, no slaughter. Sausage link/patty forming and bacon slicing.
- +/-62,797 Square Foot Total Building
- Refrigerated Production & Frozen Storage
- 1991 & 1999 Construction
- +/-2.08 acres. Additional Adjacent Acreage Available Under Separate Negotiation
- Near State Routes 167 & 18, and I-5



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BUILDING

- Total Building: +/-62,797 square feet
- Production: +/-16,573 square feet.
 - Insulated metal panel walls/ceiling, interstitial ceiling space, concrete curbs, drained/sloped floors, some floor areas with epoxy seal, refrigerated. +/-12'-14' ceiling height.
 - +/-7,539 square feet located on the second floor. Access via four-pallet freight elevator.
- Refrigerated Storage: +/-12,420 square feet.
 - +/-26' ceiling height below the roof joist.
 - Air vent underfloor and dry sprinkler systems allowing potential operation at frozen temperatures.
- Frozen Storage: +/-4,932 square feet.
 - +/-26' ceiling height below the roof joist.
- Dry Storage: +/-6,609 square feet.
 - +/-12'-14' ceiling.
 - Located on the second floor. Access via four-pallet freight elevator.
- Refrigerated Dock: +/-3,910 square feet.
 - +/-40' deep.
 - Eight (8) dock doors.
- Office & Welfare Area: +/-11,216 square feet
 - Two story office. Fourteen (14) private offices.
 - Two (2) separate sets of locker rooms/restrooms. Allows for potential future segregation of raw and RTE employees.
 - Two (2) QA/QC offices.



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INFRASTRUCTURE

- Refrigeration. Ammonia; +/-8,500 lbs. Four (4) Frick & two (2) Mycom compressors. One (1) Frick is presently non-operating, but is unnecessary for facility operation. Mycom's operate purely in a back-up capacity.
- Two (2) CleaverBrooks boilers on-site, 5,000,000 and 6,000,000 BTUs, respectively. The 6,000,000 BTU boiler requires repair.
- Piped for air compressors, however no air compressors remain.
- No wastewater pre-treatment.
- 3" water line into building.
- 10,000 amps at 480 Volt, 3 phase.
- Fully-sprinklered.
- Florescent lighting.

BUILDING STRUCTURE

- Concrete tilt-up panel construction.
- Built-up roof structure.
- 1991 & 1999 construction.

OTHER

- Racking available under separate negotiation.
- Use: protein further processing; no cooking, no slaughter. Sausage link/patty forming and bacon cutting.
- All process-specific equipment to be removed by seller.
- Exterior camera surveillance.
- Adjacent +/-2.08 acre site available for sale under separate negotiation.



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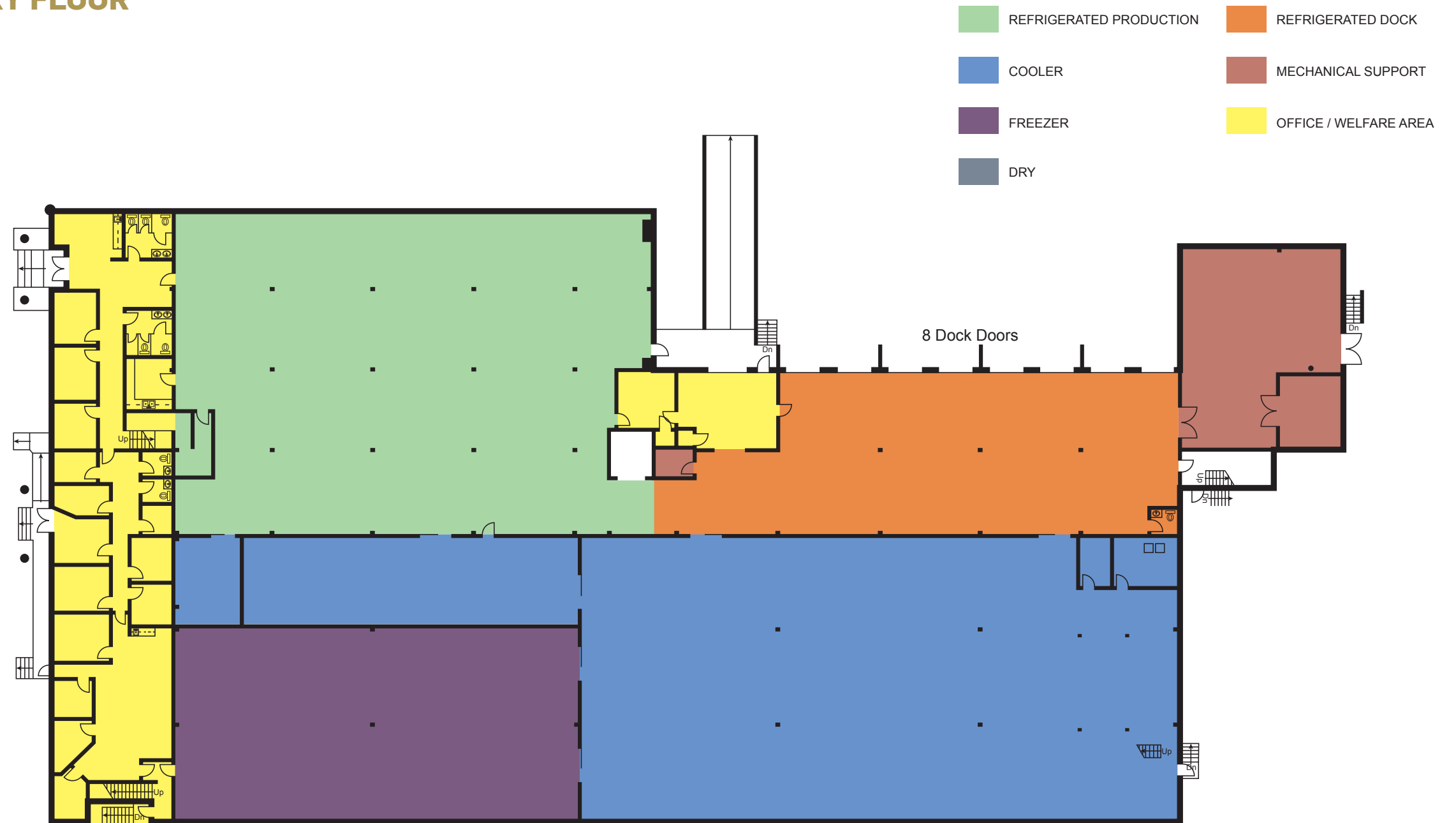
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PRIMARY FLOOR



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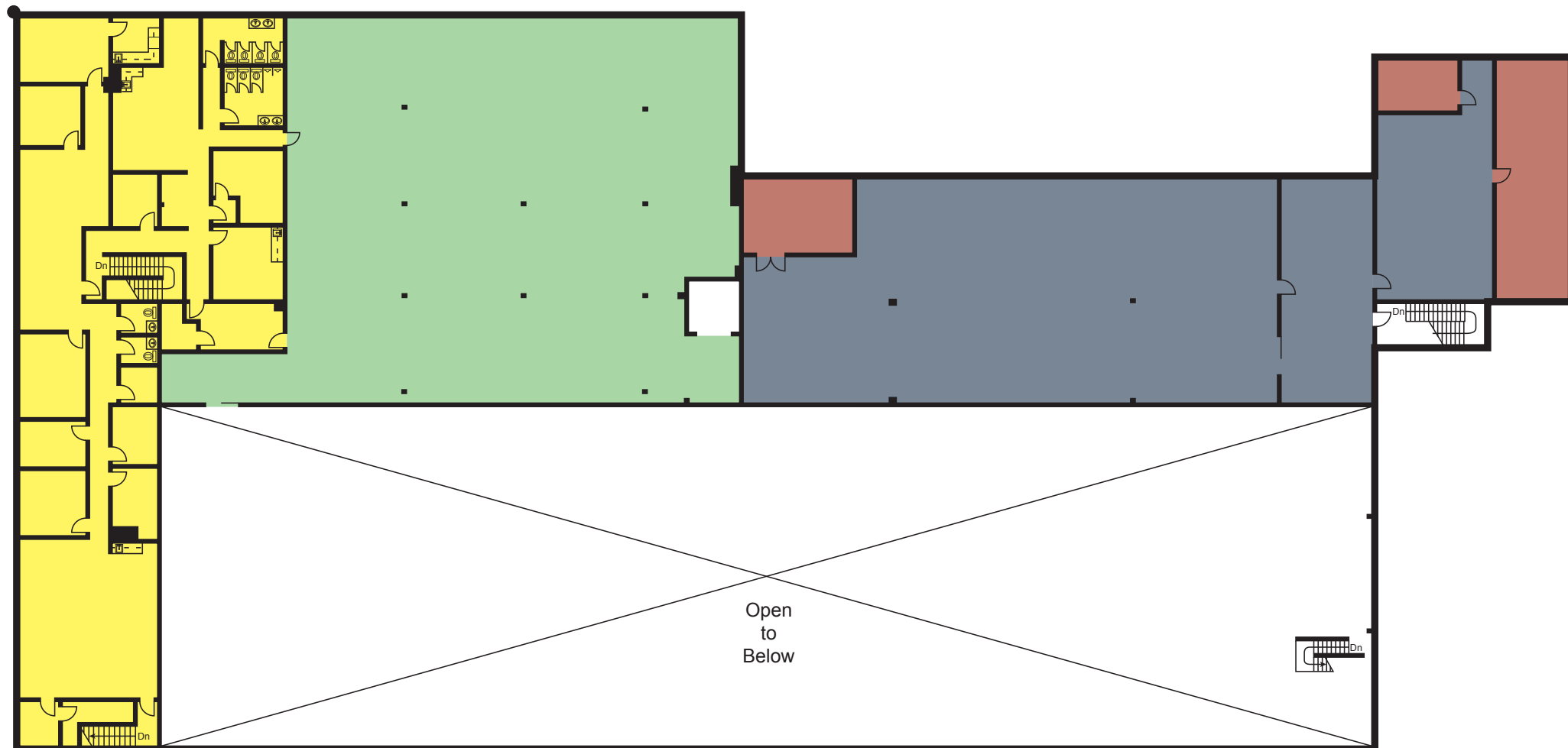
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SECOND FLOOR

- REFRIGERATED PRODUCTION
- REFRIGERATED DOCK
- COOLER
- MECHANICAL SUPPORT
- FREEZER
- OFFICE / WELFARE AREA
- DRY



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