

Brewery / Winery / Cannery Warehouse



5,700 sf

1901 S 11th Street, Union Gap, WA

- **5,700 SF Production Warehouse w/Cold Room**
- 1,200 SF of Cooler Space (24,000 Cu Ft - 20' x 60' x 20')
- Cold Room can Maintain 40° - 55° Temperature Monitored
- 2,400 Sf - Production Space - Industrial HVAC, Exhaust Ventilation, Floor Drains, Hose Bibs
- **450 Amps** - 120/240V Single Phase - Lighting Systems, Small Machines
- **450 Amps** - 240V 3-Phase - HVAC, Fermentation Pumps, Destemers, Crushers, etc,
- **600 Amps** - 277/480V 3-Phase - Glycol Cooler-Chillers, Refrigeration, Bottling Machines
- Covered and Lighted 50' x 20' Truck-High Loading/Staging Dock, Forklift Doors
- 2 Private Offices, 2 Restrooms, Conference Work Room, Storage Area
- Dedicated Sealed Truck Dock
- Completely Remodeled - LED Lighting
- Truck and Auto Parking, New Asphalt - Exterior Lighting

■ \$6,840.00 Per Month - \$1.20 SF/M

APN - 191332-22419

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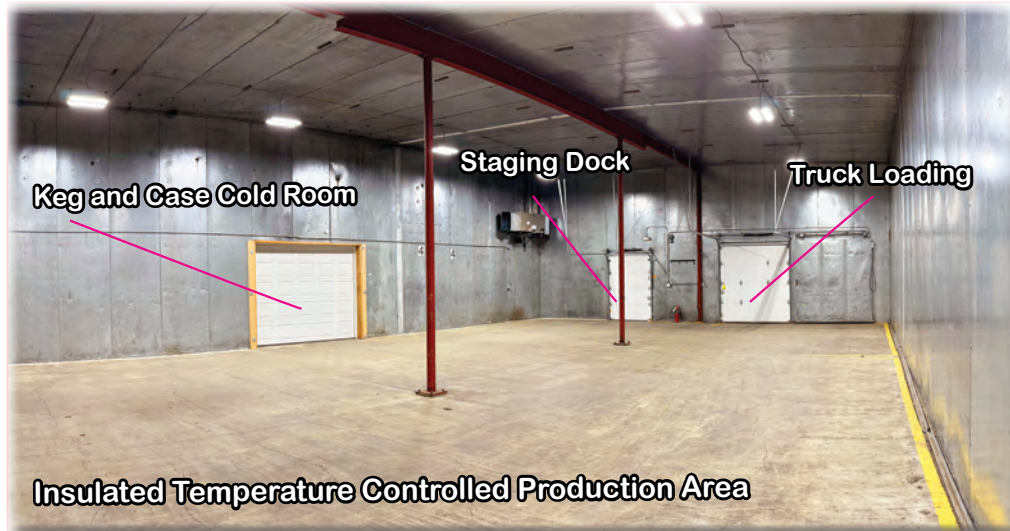
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Brewery / Winery Production Warehouse



Beer & Wine Production and Canning / Bottling Area

■ Craft Beer Brewery - Craft Wine Making - Custom Cannery Facility

■ Landlord Provided Tenant Improvements

- Insulated Temperature Controlled 2,400 sf Production Area
 - * This area has the capacity to accommodate both production and canning/bottling
- High Cube Refrigeration Area - 1,200 SF - Monitored
 - * Beer - up to 888 half-barrel kegs (111 Pallets) and 14,800 Cases of Beer (148 Pallets)
 - * Wine - up to 258 barrels (43 barrel racks) and 224 Cases (4 high pallets of 56 Cases)
- HVAC - Industrial Units to Maintain 65° - 75° in Production Area
- **600 Amps** - 277/480V 3-Phase Power for Glycol Cooler Chillers, Refrigeration, and Bottling Line
- **450 Amps** - 240V 3-Phase Power for HVAC Systems, Fermentation Pumps, Destemmer, and Crushers
- **450 Amps** - 120/240V 1-Phase Power for Lighting Systems, Smaller Machines
- Water Access: High-flow Hose Bibs for Washing Down Equipment
- Floor Drainage: Sloped Floors with Drains to accommodate High-flow Drainage
- High Efficiency Ventilation Exhaust Fans
- Forklift Access to Refrigeration Area and Loading Docks
- Dry Storage Areas outside of Production and Refrigeration Areas
- Offices: 2 Private Offices, Workroom (Labeling etc.) with 2 Restrooms
- Covered & Lighted Dock-High Loading-Staging Platform
- Dedicated and Sealed Truck Dock
- Asphalt Paved Truck and Auto Parking Areas

Brewery / Winery Production Warehouse



Possible Capacities

■ Craft Beer Brewery -

- Cooler Space Equally Divided - Kegs & Cases
- **Cooler Keg Storage on Pallets**
- Standard Pallet - 8-half-barrel Kegs
- 37 Pallets at floor level
- 37 x 3 High = 111 Pallets
- **111 Pallets x 8 Kegs = 888 Kegs**
- **Cooler Case Storage on Pallets**
- Standard Pallet - 100 Cases
- 37 Pallets at floor level
- 37 x 4 High = 148 Pallets
- **Total Case Storage = 14,800 Cases of Beer**

■ Craft Wine Making - Barrels / Bottles-

- Pallets (56 Cases of Bottles) Approximately 16 sq ft
- 37 pallets x 4 high = 148 Pallets x 56 Cases = 8,288 Cases
- Barrels - 2-Barrel Rack = 12-14 Sq Ft
- 43 Barrel Racks x 3 high x 2 barrels per rack = 258 Barrels

■ Craft Beer Cannery

- Cooler Space Equally Divided - Kegs & Cases
- Product Storage in and out
- **Beer = 888 Kegs**
- **Beer = 14,800 Cases**

■ Wine Bottling -

- Cooler Space Equally Divided - Barrels & Cases
- Product Storage in and out
- **Wine = 258 Barrels**
- **Wine = 8,288 Cases**

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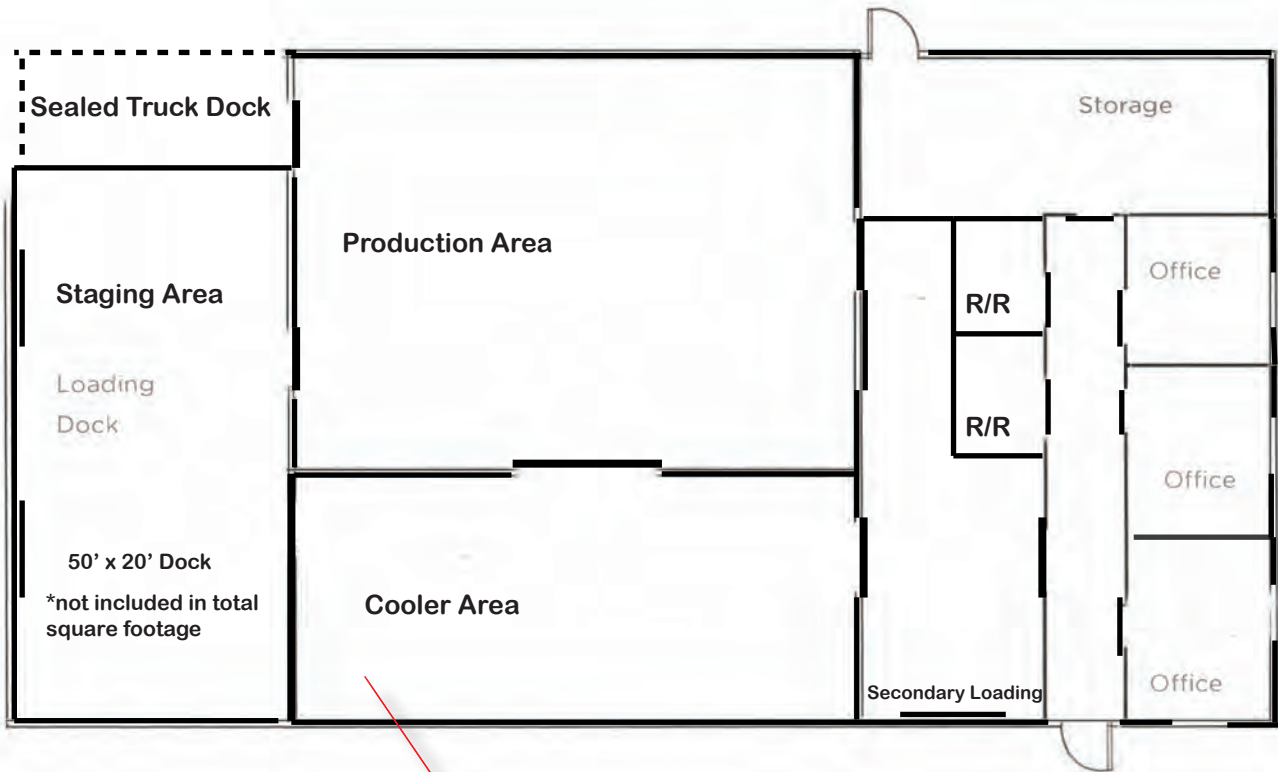


- 2 - Private Offices
- 1 - Work / Packaging Area
- 2 - Restrooms
- 2 - Storage Rooms



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