

Former USDA Permitted Meat Processing Facility

13245 SE FLETCHER ROAD | DAYTON, OR 97114

PRICE REDUCED!

**FOR SALE &
LEASE**

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

Tyler Collins
503.416.0088
tcollins@macadamforbes.com
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



PROPERTY DESCRIPTION

Formerly occupied by Dayton Natural Meat, this unique offering provides local agricultural-related operators with a fully functional meat processing facility with excess land for future development. All the former equipment and modular wastewater treatment system currently housed on-site can be purchased along with the Real Estate.

At the height of production, the facility was processing chickens 3-4 days a week with an average of 24 batteries/day (~5,000 birds); max processing days swung up to about 7,200 birds. During that time Beef was also being processed with a maximum of 30 cows per day. Most recently the facility was used for beef and hogs, with lamb, turkey and chicken also historically processed on site.

OFFERING SUMMARY

Sale Price:	\$3,750,000
Lease Rate:	Call for Rates
Available SF:	24,740 SF
Lot Size:	27.09 Acres
Building Size:	24,740 SF



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PROPERTY HIGHLIGHTS

- The operating plant is currently organic certified, holds animal welfare approved, and is in good standing with USDA.
- Animal Welfare certified animal handling systems and barns.
- Modular water treatment system currently on site and can be included in the sale, inquire for further details.
- Fully functional and DEQ approved waste water processing system.
- On-site well with water softener.
- Hot water heating system.
- 2 boilers, 1 operational and the 2nd in hibernation status as it is not currently needed.
- Compressed Air System.
- 17,000 gallon propane tank.
- Loading dock with rail system for loading animal carcasses on a rail.
- New drains in old chicken processing area (2017)
- Landside erosion control project completion (2017)
- Zoning is a mix of Heavy Industrial (HI) and Agricultural/Forestry (AF-10).
- Power with multiple voltage feeds; plant primarily operates off of 220v, but 480v at the property (electrical upgrades 2015 and 2017).
- USDA permitted office on site.
- Fully paved parking lot.
- *Equipment list can be provided upon request.



LOW & MID REFRIGERATION SYSTEMS, FREEZER AND REFRIGERATED STORAGE

- Drip Cooler: 23.8 x 13.8 ft (328.44 sq ft) - Beef - ~30-35 head & Hogs - ~80-85 head.
- Large (sales) Cooler: 29.5 x 23.5 ft (693.25 sq ft) - Approximately double the amount that fits in the drip cooler.
- Small (organic) Cooler: 19.0 x 14.8 ft (281.2 sq ft) - Slightly smaller than the drip cooler, but not as much spaces is needed for cooling.
- Freezer: 35.3 x 25.4 ft (896.62 sq ft) No rails for carcasses.



Building	Size (SF)
Processing Facility	14,900
Holding Barn	5,200
Shop	1,440
Warehouse	3,200
Hoop House	1,950

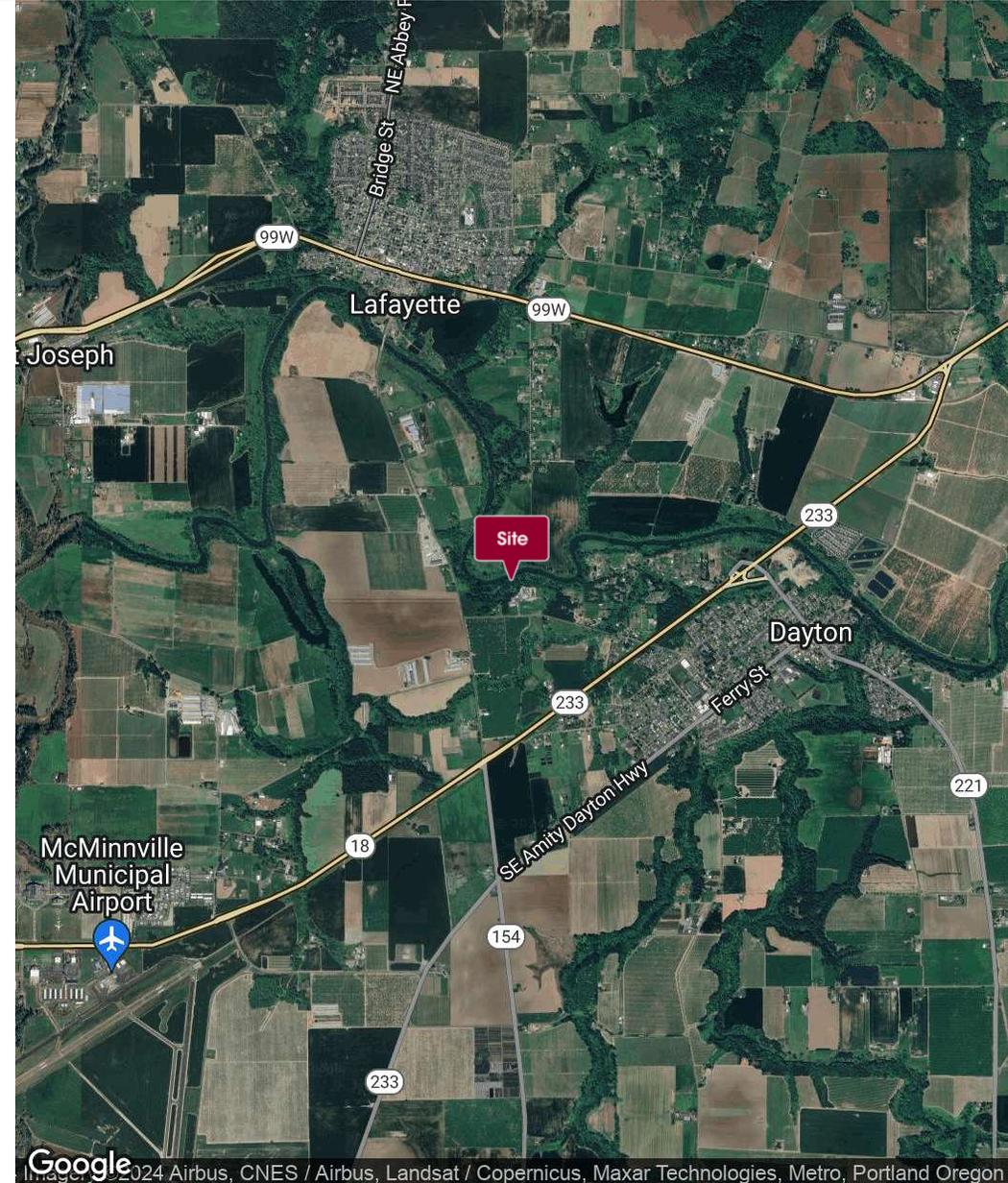


LOCATION OVERVIEW

Dayton is a small city located in Yamhill County, Oregon, United States. It is situated in the heart of the Willamette Valley, known for its picturesque vineyards and rolling hills. Dayton has a population of approximately 2,700 people and is situated along the Yamhill River. The subject property is currently located outside of the Urban Growth Boundary, but it's fair to anticipate that it is only a matter of time before the property will be annexed into the UGB.

POINTS OF INTEREST

	DISTANCE	TIME
Highway 233	1.1 mi	2 min
Highway 99	4 mi	6 min



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