

FOR SALE

RARE FISHMEAL/FOOD PROCESSING PLANT

2090 SE 12TH PL, WARRENTON, OR



KIDDER.COM

km Kidder
Mathews



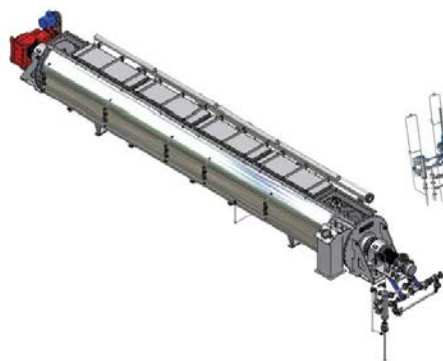
Rare 2023 construction seafood processing plant with over \$24 million invested.

PROPERTY SIZE	±16,713 SF
OFFICE SIZE	±2,800 SF
TOTAL LOT SIZE	1.46 acres (ground lease on larger parcel controlled by Port of Astoria)
LOADING	4 dock-high loading dors
CONSTRUCTION	2023 metal-framed construction with metal roof and concrete foundation
CLEAR HEIGHT	19'-25' 9 1/2"
TOTAL POWER	1,600 Amps Capacity, 480 Volt, 3-Phase (to be verified)
ZONING	I1, General Industrial, Warrenton, Oregon
LOCATION	Warrenton, Oregon, with immediate access to Astoria Regional Airport (AST) and across the bay from Astoria, Oregon
ACCESS	Easy access from Hwy 101 and Hwy 30 which are major North-South and East-West arterials
EQUIPMENT INCLUDED	Heavy power, water and gas, ammonia stripper, shrimpmeal and fishmeal line, 2-stage evaporator, packaging equipment, quality control inspection equipment, process support & general plant support equipment
PARKING	16 parking stalls
CONDITIONS	Sale subject to ground lease assumption with Port of Astoria
SALE PRICE	\$7,995,000

EQUIPMENT & INFASRUCUTRE OVERVIEW

 SHRIMP MEAL LINE EQUIPMENT	 FISH MEAL LINE EQUIPMENT	 DECANTING & OIL SEPARATION LINE	 MISC EQUIPMENT
Shrimp tote dumper	Custom designed tote dumper	SS decanter feed tank	SS live steam hot water tank/pump
Holding bins	Cone bottom SS holding bin	Decanter	Air compressor/dryer
Auger conveyors	Dewatering screen pump	Oil separator feed tank	Assorted motors pumps and filters
Screw press & screw auger conveyor	Twin screw press	Solid ejecting oil separation centrifuge	Ammonia system with stripper, filters, pumps, water tanks
Rotary dryer	Fish dryer with auger		2 stage evaporator with circulation pumps, condensers, and motors
Shrimp dryer discharge auger	Steam powered fish cooker		Natural gas duct burner
Hammermill feed auger	Fish meal cooling auger		Refrigerated water sampler
	Fish meal bagger		SS platform scales
			Pallet jacks, dock ladders, spare parts & office equipment
			Quality control lab with protein analyzer, thermogravimetric analyzer, & assorted work stations with SS sinks
			NG fired boiler
<div>480 V</div> <div>ELECTRICAL CAPACITY</div>	<div>3 PHASE</div> <div>ELECTRICAL CAPACITY</div>	<div>1.6K AMPS</div> <div>ELECTRICAL CAPACITY</div>	
<div>±8 GPM</div> <div>WATERLINE SPECIFICATIONS</div>	<div>±40K CFH</div> <div>GAS SPECIFICATIONS</div>	<div>*Electrical capacity to be verified.</div>	

SAMPLE EQUIPMENT INVENTORY



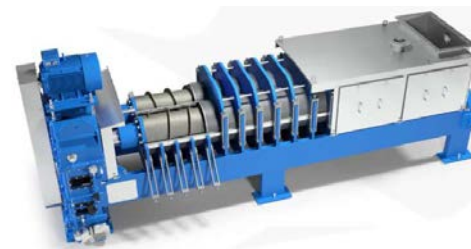
Haarslev Cooker
HM1110



Haarslev Disc Dryer
HDT 2637



Alfa Laval Decanter
NX 418B-31



Haarslev Twin
Screw Press



Alfa Laval Centrifuge
513XGD-14/-74CG



Sigfang Double Stage
Evaporator LNSJ 10000



York Shipley 5-Series
Fire Tube Boiler



Sifang FSWP Fish Meal
Hammermill

INVESTMENT HIGHLIGHTS

3X LESS THAN REPLACEMENT COST

Nearly new 2023 construction with a \pm \$24M build cost, this turnkey, food-specific facility offers unmatched value and minimal downtime for the right buyer.

FOOD EQUIPMENT/INFRASTRUCTURE

The property includes nearly \$20 million dollars of fish/shrimp processing infrastructure and associated electrical, gas and water distribution which are irreplaceable for the right buyer.

EXPANSION CAPABILITY

Nearly unlimited expansion acreage surrounding the facility with Port of Astoria providing buyer with ability to add onto the building now or in the future.

LOCATION

Property is ideally located near the Columbia River/Pacific Ocean with numerous complimentary businesses in the immediate vicinity. Property is well located near major arterial of Hwy 101 and Hwy 30 for access to entire state of Oregon/SW Washington.

HIGH QUALITY METAL CONSTRUCTION

The property was developed by in 2023 with near decades of useful life remaining.





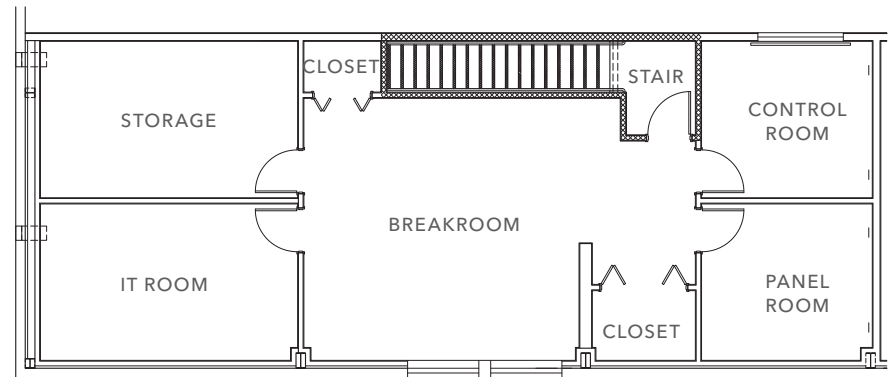
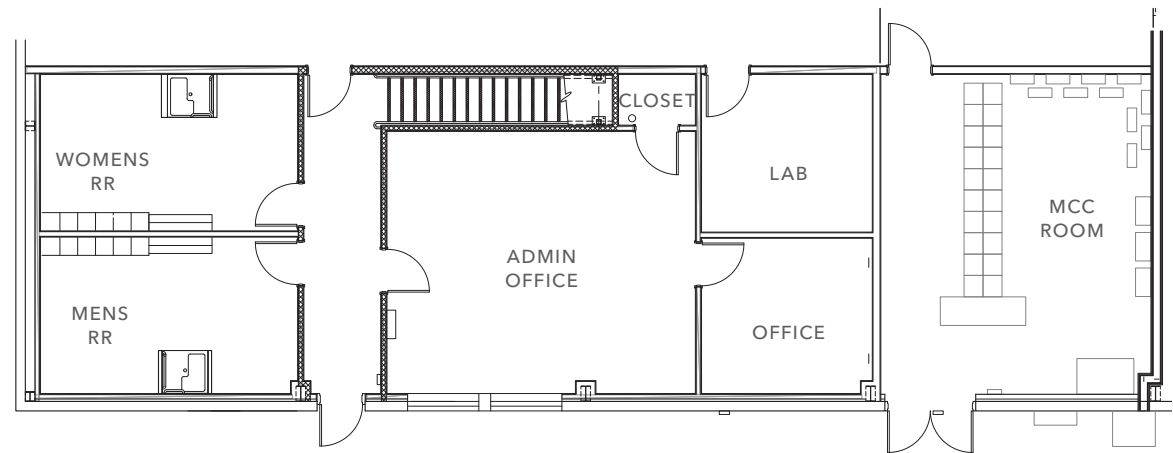


1.46 AC
TOTAL SITE AREA



OFFICE FLOOR PLANS

±2,800 SF
TOTAL OFFICE AREA









2090 SE 12TH PL

Youngs River

Pacific Seafood

ULTA

UPS
THE UPS STORE

Walgreens

YOUNGS BAY PLAZA

NATURAL
GROCERS

ROSS
DRESS FOR LESS

CHIPOTLE
MEXICAN BOWL

SUBWAY



AT&T

Fred Meyer

THE LES SCHWAB

DA YANG
Great Oceans
Seafood Restaurant

BORNSTEIN
RESTAURANT

Island

PORT OF ASTORIA

WARRENTON

101

SE 12TH PL



ASTORIA REGIONAL AIRPORT

OSHKOSH
AEROTECH



Recology
WASTE ZERO

SUBJECT
PROPERTY

US COAST GUARD
BASE ASTORIA

THE HOME
DEPOT

COSTCO
WHOLESALE

Walmart

AVAILABLE FOR SALE



KIDDER MATHEWS



2090 SE 12TH PL

*For more information on
this property, please contact*

ZACH FRANCIS
503.221.2290
zach.francis@kidder.com

KARLA HANSEN
503.721.2727
karla.hansen@kidder.com

CHRIS DOWHANIUK
503.789.5308
chris.dowhaniuk@kidder.com

KIDDER.COM

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