



1081 Glenwood Rd

Pasco, WA 99301
MLS 293098

Contact

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SUMMARY

Winery Complex located twenty-three miles Northwest of Pasco, WA, in the White Bluffs AVA (American Viticultural Area), ready for processing.

Structures Included a Winery Complex building consisting of retail, production and office space. A Dry goods storage building connected by a covered breezeway and Barrel room that are both temperature controlled through ground water, boiler and glycol tank cooling system. Also included is an Equipment Shop attached to the south of the dry goods building.

During the summer, ground water is pumped through a vent system which cools the barrel building and the dry goods storage building. Additionally, the glycol system can be used to supplement Building 2 if needed in the summer months. In the winter, excess heat from the cooling system is distributed through the same system. This system results in substantial energy savings versus using a standard heating and cooling system.

The glycol cooling system also uses a variable speed pump which allows the system to cycle on and off based on demand, as opposed to running constantly at full pressure. The current owners have also undergone power management activities, including replacing all of the metal-halide bulb lamps with four T5 high bay lights. In an average year, a T5 high bay light uses half of the power of a metal-halide bulb. Furthermore, all excess water used in the onsite wine production process is recaptured and pumped into the adjacent lagoon for use in the irrigation system. Current pond is being reduced to approximately one third of its current size with reclaimed land going to additional parking lot.

Wine production equipment is available for purchase separately, to be negotiated if desired. A full list of current equipment available shall be provided upon request.

PRICE **\$2,695,000 (\$97.50/SF)**

Building 1 – 12,880 SF (includes shop & breezeway)

Building 2 – 11,400 SF

Building 3 – 3,360 SF

2.16 AC (94,090 SF)

ADDRESS

1081 Glenwood Rd

Pasco, WA 99301

TAX PARCEL

Franklin County ID# 126-390-171

CONTACT

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ZONING

AP-20

UTILITIES

Power: 440V – Three Phase

Domestic Water: West 15 Water District

Additional Water: 950' well w pump & 35 PSI

Pressure tank

Sewer: Septic

Internet: Starlink

LINKS

Municipal

<https://www.pasco-wa.gov/>

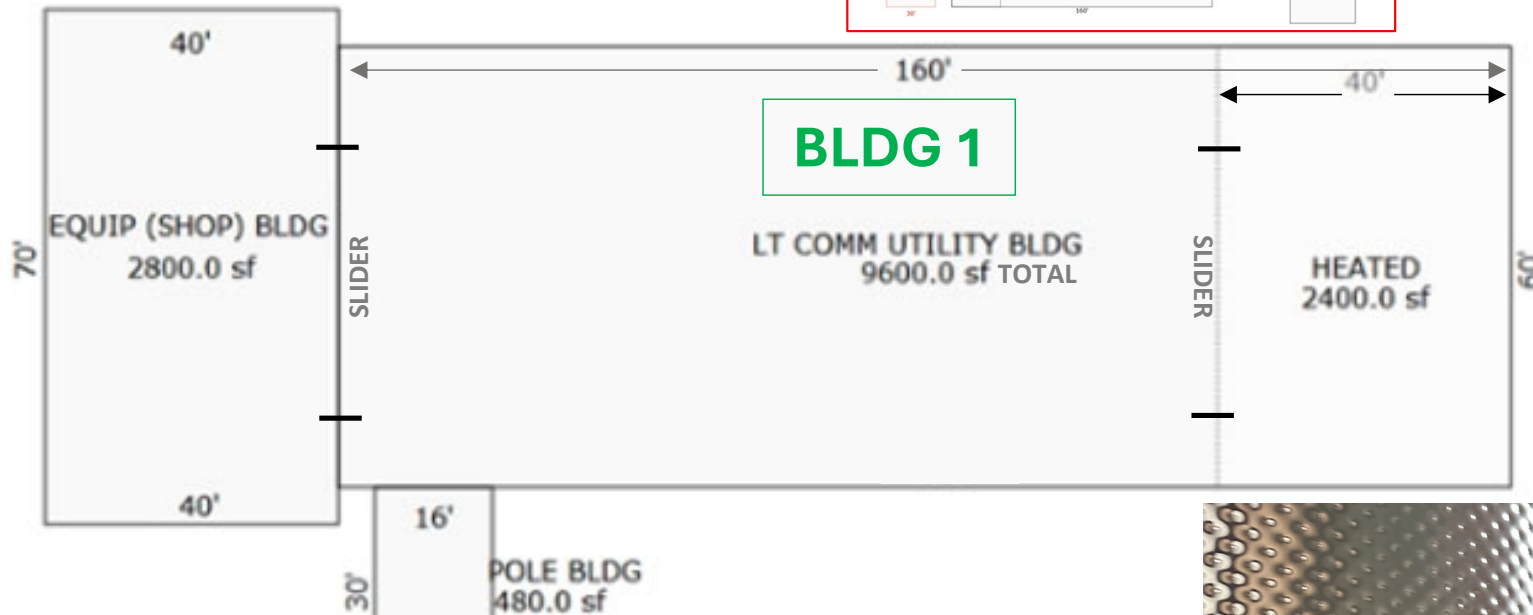
<https://www.franklincountywa.gov/>

Economic Development

<https://www.portofpasco.org/>

<https://www.tridec.org/>

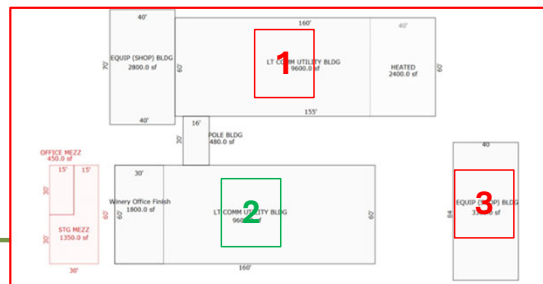
BUILDING 1



- 9,600 SF is heated and cooled
- 10' walls insulated
- R-60 insulation in ceiling
- Can maintain the building 50° - 55° year-round
- Two whole house ventilation fans
- 20' eave height
- Inside of all 12,400 SF is wrapped with metal (walls and ceilings) for easy cleaning
- Energy-efficient lighting
- South 2,800 SF insulated, not heated or cooled
- ± 8" thick concrete floor (monolithic pour)
- Breezeway between Building 1 & 2 can be isolated

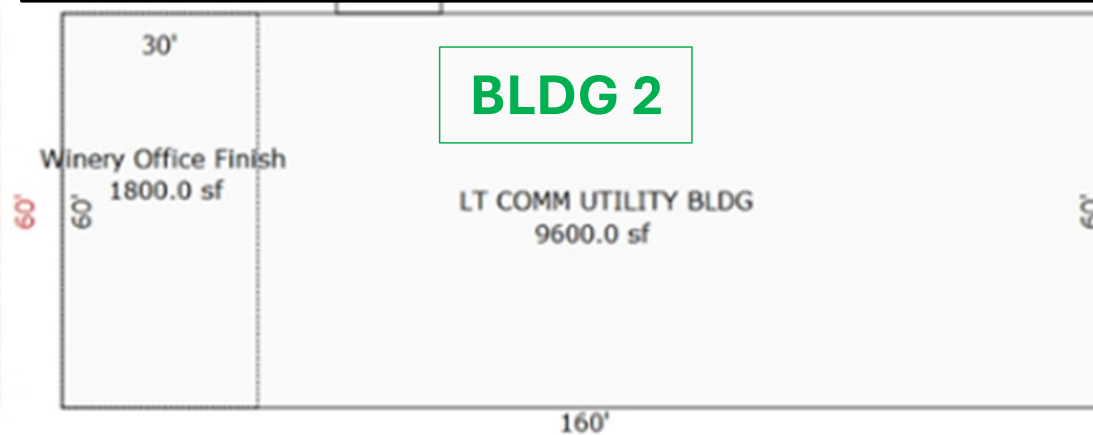


BUILDING 2

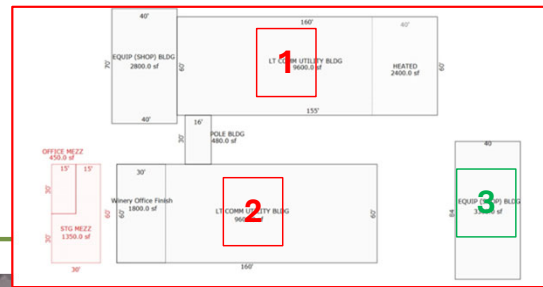


- A web steel building (steel trusses)
- Eave height 20' with peak height of $\pm 25'$
- North end of the building was capped. But can easily be opened up to add or remove the equipment
- Domestic water provided by West 15 Water District
- Septic system with drain field
- South 30' of building set up for retail wine tasting room and office
 - ADA restrooms
 - Mezzanine rated for 125 lb/sf
 - Upstairs office with Kitchenette, Restroom with shower
 - Two heat pumps (one up and one down)
- Building is plumbed for an optional a 15 ton glycol system.
- Glycol system is not a part of sales price, but is available for purchase.
- Remainder of the building
 - Boiler heat
 - 950' well with tank and pump in well
 - ❖ Tank in building provides 35 PSI
 - Gray drains
 - ❖ Collected into pond and mixed with irrigation water
- Irrigation Pond
 - ❖ Bureau provides 3-acre feet/year to pond
 - ❖ Pond is an approved wastewater pond
 - ❖ Pond has a shared common weir/turn out with neighbor

OFFICE MEZZ
450.0 sf



BUILDING 3



- Cooling and Heating
 - Uses ground water running through a condenser and then returned to the ground (Per BOR Permit)
 - Keeps building 45° - 60°
- Heavily insulated
- 6' walls inside



AERIAL VIEW



Glenwood Rd

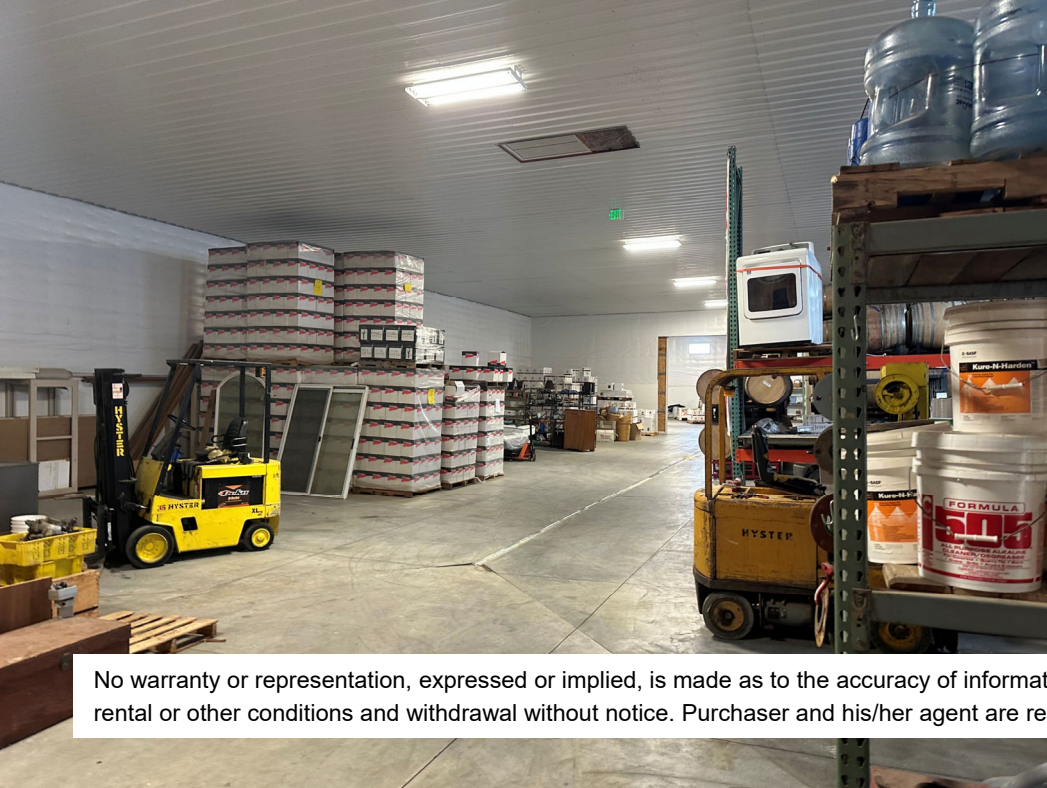
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PHOTOS (Exterior)



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PHOTOS (Interior)



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PHOTOS (Interior)




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