

USDA REFRIGERATED FOODS PRODUCTION PLANT FOR SALE

Columbus, Georgia-Area

87,600 Square Feet on 16 Acres



FOOD PROPERTIES
GROUP



6 DOWNING DRIVE, PHENIX CITY, ALABAMA

- Total Building: 87,600 Square Feet (SF)
- Refrigerated Production: +/-41,000 SF
- Refrigerated Storage: +/-13,000 SF
- Former USDA, BRC Refrigerated Foods Production Plant
- 2007 Construction
- DAF Wastewater Treatment System
- 16 Acres for Expansion Capability
- Corporate Business Park Environment

Scott Delphey, Founder | Food Properties Group

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SQUARE FOOTAGE ITEMIZATION

- Total building: +/- 87,600 SF
- Refrigerated production: +/- 41,000 SF
- Refrigerated storage: +/- 13,000 SF
- Refrigerated dock: +/- 3,000 SF
- Plant support: +/- 11,000 SF
- Office / welfare: +/- 19,000 SF



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FOOD INFRASTRUCTURE

- Production area
 - Refrigerated, formerly operated at 45°
 - 16' tall dropped ceiling
 - Walkable full height interstitial space
- Refrigerated storage area
 - Two rooms
 - Sub 40°
- Refrigerated dock
 - Sub 50°
 - 10 dock doors
- Office /welfare support area: +/- 16,650 SF



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UTILITY INFRASTRUCTURE

- Ammonia ~ Less than 10,000 lbs
- DAF wastewater treatment system
~ 300,000 gallon daily capacity
- 3,000 amps
- Two air compressors ~ 100 hp each
- Fully sprinklered



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CONSTRUCTION

- 87,600 SF total building
- Steel frame and metal construction
- 9 dock doors
- 2007 construction



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SITE

- Fully-fenced
- 16.29 acres
- Expansion capability
- Located within corporate business park



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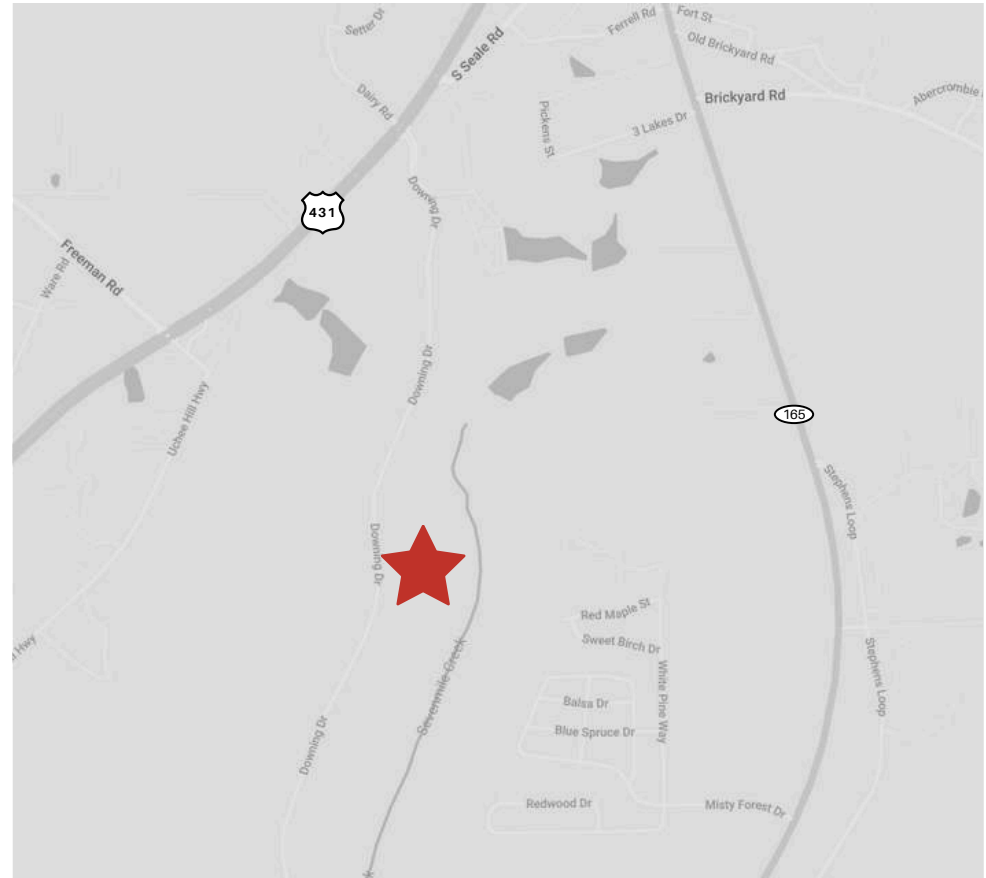
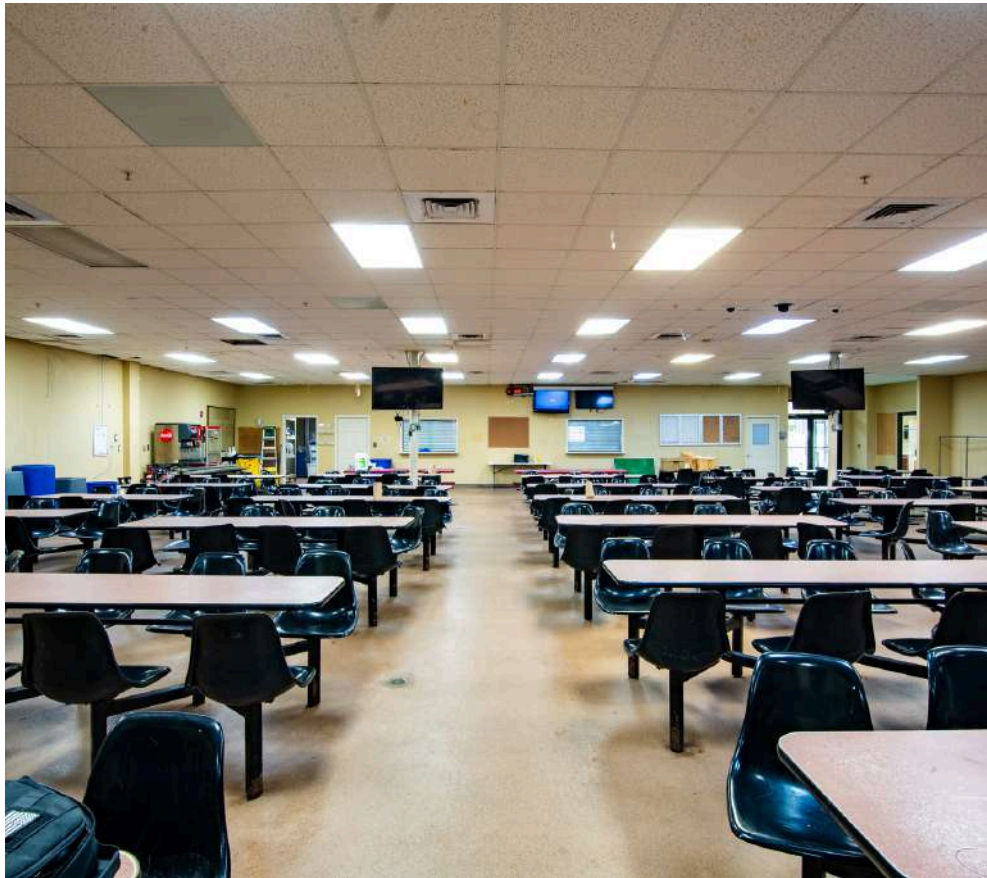
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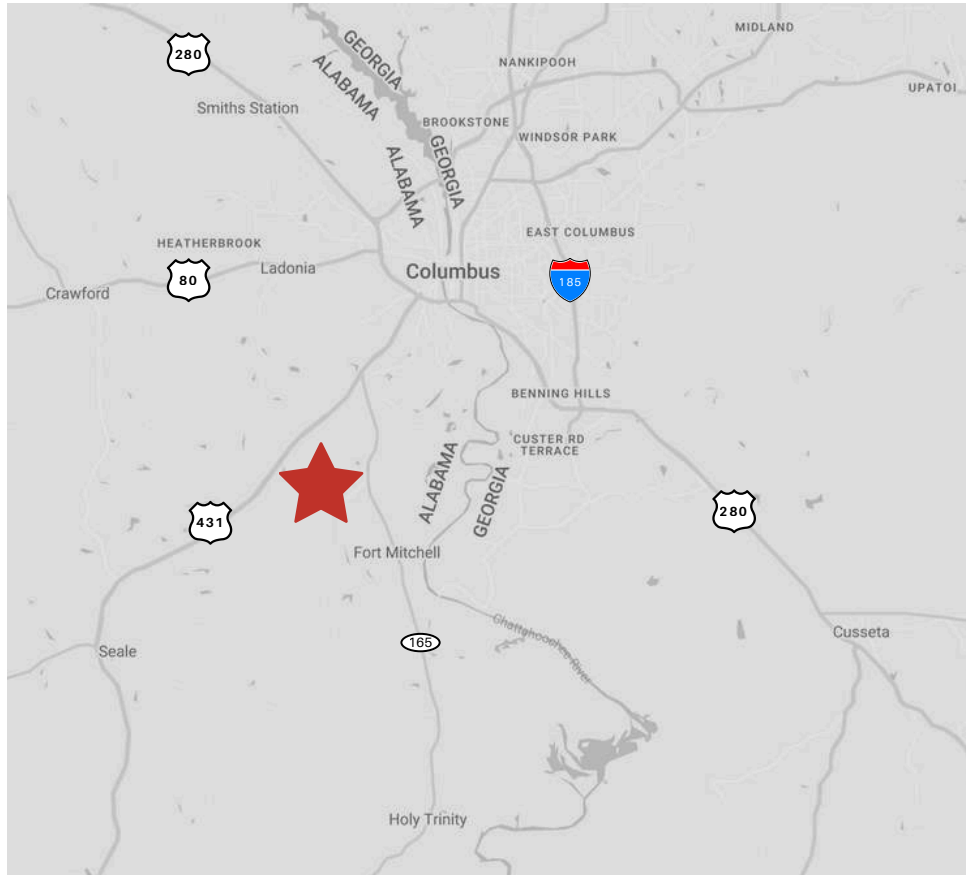
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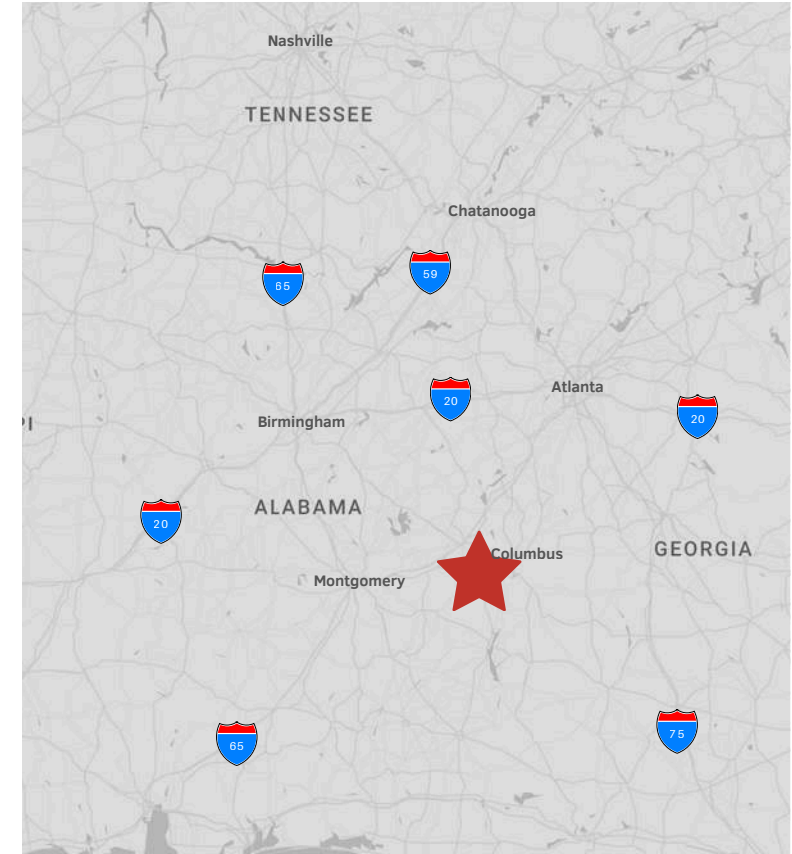
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