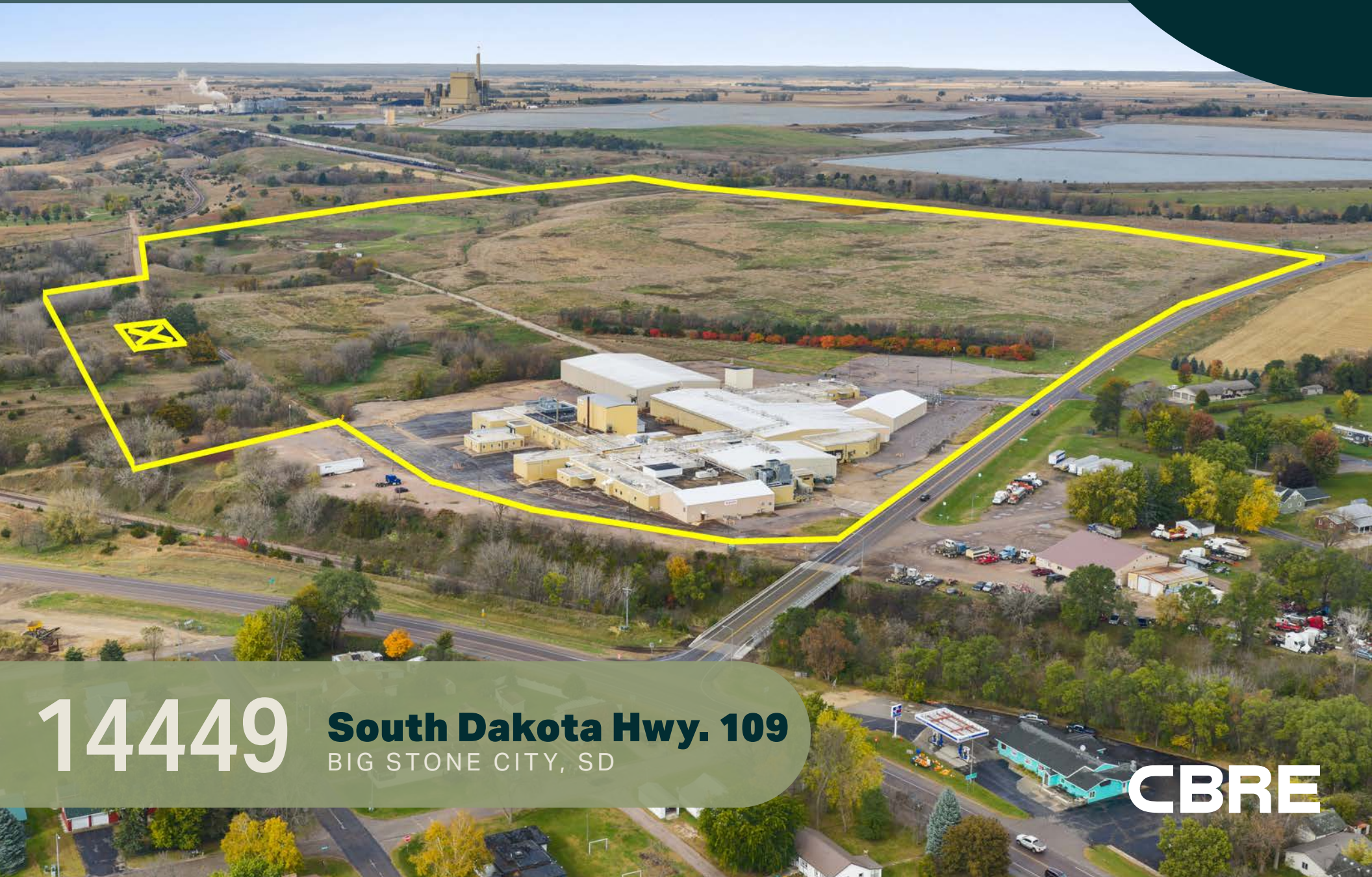
Food Processing Facility
±171,870 SF on ±158 Acres

$2.3M
($13.38/SF)
For Sale



14449 South Dakota Hwy. 109
BIG STONE CITY, SD

CBRE

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PROPERTY OVERVIEW

RBA: ±171,870 SF

Land: ±158 Acres

Office: 4,360 SF (not including Heath/Welfare/Breakrooms)

Year Built: 1970 with subsequent additions

Temperature Capacity: 34ºF to 52ºF (with some ambient)

Refrigeration: Ammonia

HVAC/Temp Control: In storage rooms and most production areas

Clear Height: 13' - 30'

Loading: 14 Dock High Doors across multiple areas of the plant

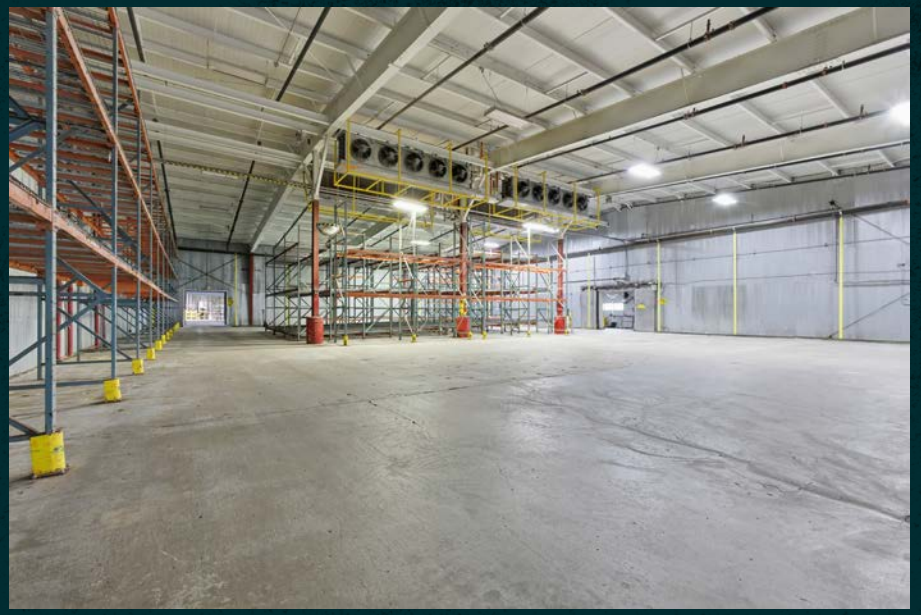
Fire Protection: Primarily wet system, with some dry in certain coolers

Parking: Heavy, not striped

Truck Parking: Heavy, not striped

Power: 5MW substation on site, can be expanded to 10MW

Drains: Yes, significant stainless spot drains throughout, and some trench drains



PROPERTY OVERVIEW CONT.

Floor:	Epoxy in some production areas
QA Lab:	Yes
Construction Type:	Combination CMU, Brick/Block, Steel, Concrete Double T, Wood Frame
Silo:	Removed - shell area remains
Nitrogen:	Nitrogen Generator System - MAXI PLUS 112
Compressed Air & Dryers:	Yes - Sullair LS-120 50H/A, Atlas Copco GA55VSD, Gardner Denver EAP99J, and Quincy Screw 448 Q235 air compressors

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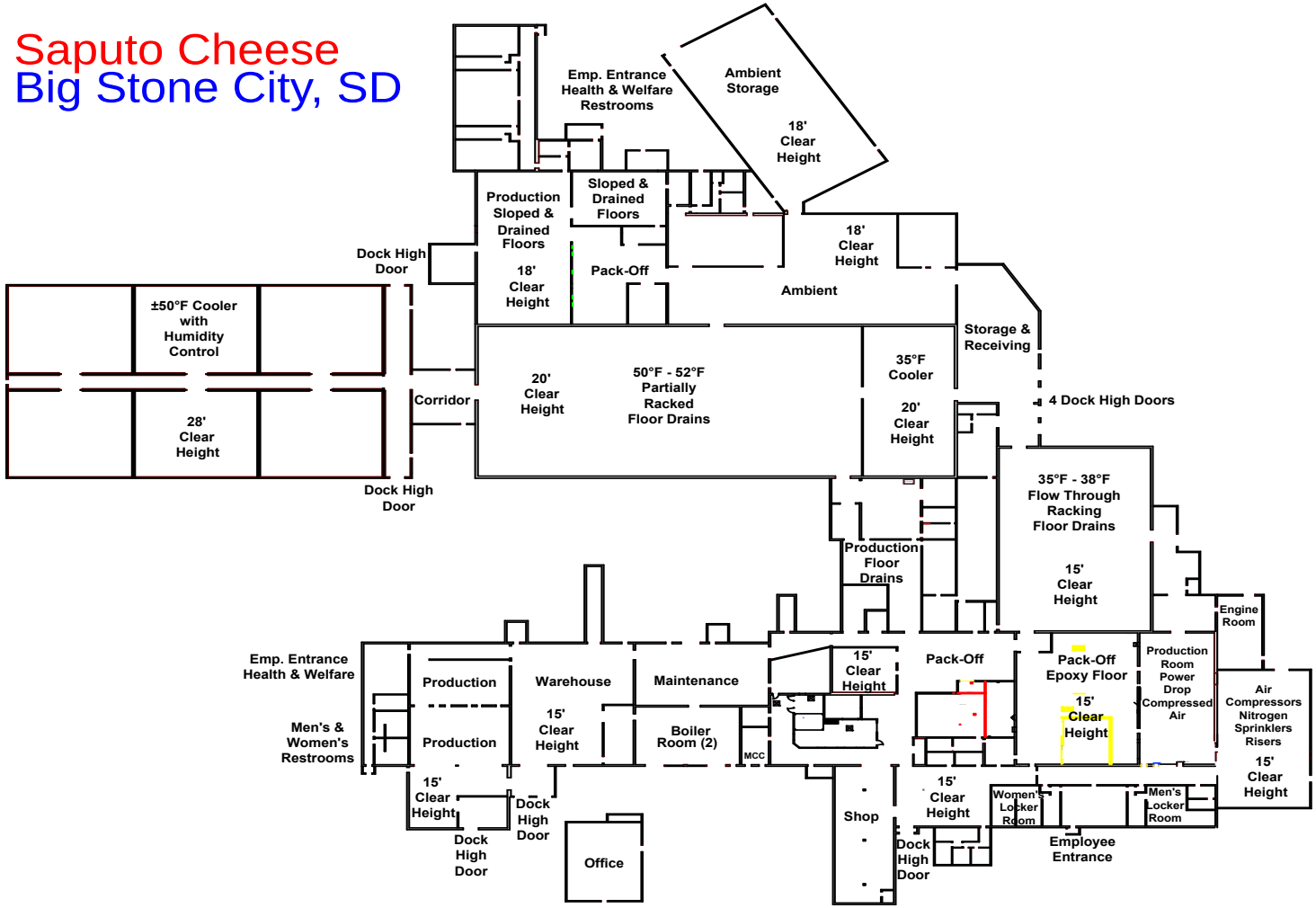
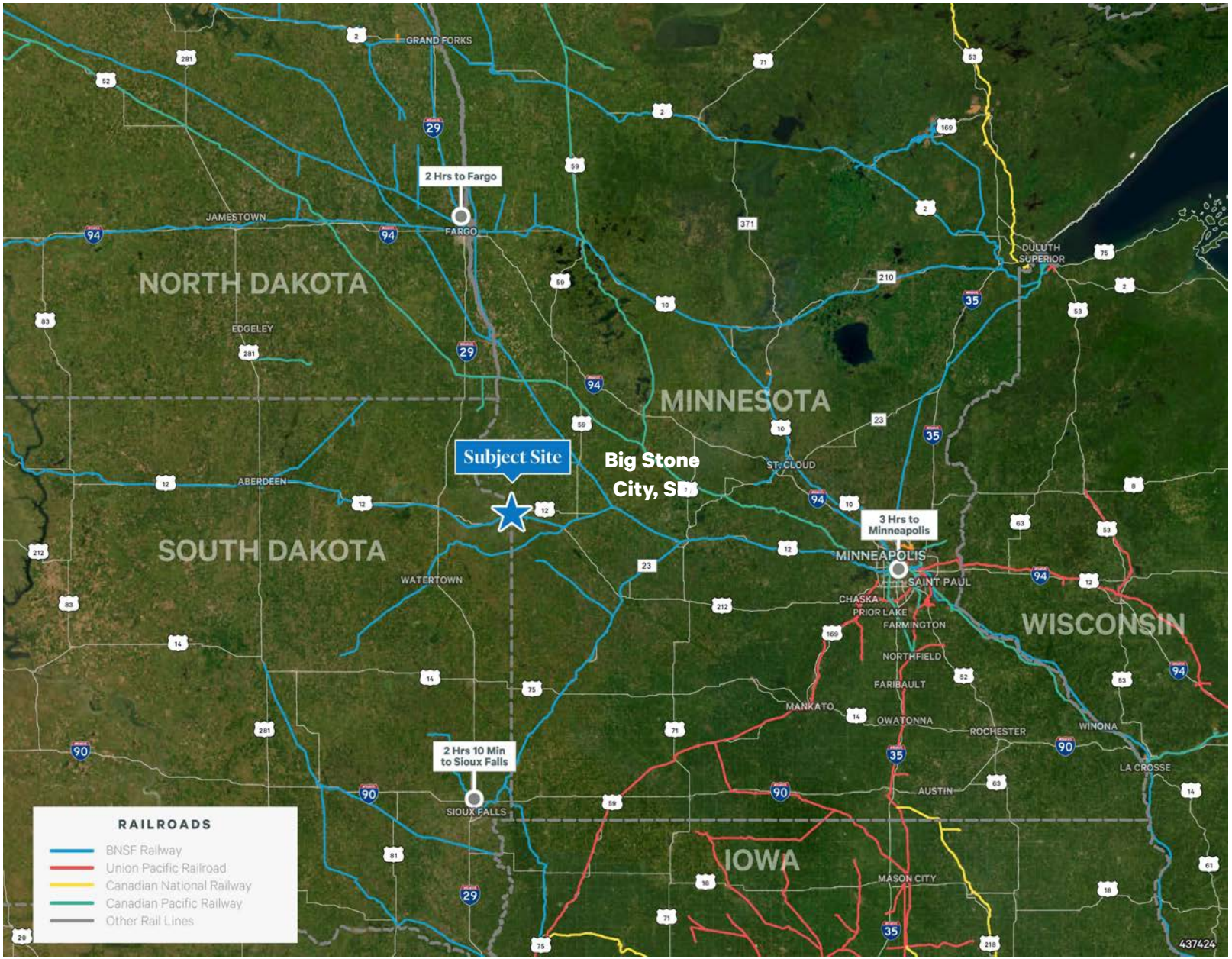
FLOOR PLAN

Saputo Cheese
Big Stone City, SD



±171,870 SF

AREA MAP


GRAND FORKS
2 Hrs to Fargo
JAMESTOWN
FARGO
NORTH DAKOTA
EDGELEY
MINNESOTA
Subject Site
Big Stone City, SD
ABERDEEN
ST. CLOUD
3 Hrs to Minneapolis
SOUTH DAKOTA
MINNEAPOLIS
SAINT PAUL
WATERTOWN
CHASKA
PRIOR LAKE
FARMINGTON
WISCONSIN
NORTHFIELD
FARIBAULT
MANKATO
OWATONNA
ROCHESTER
WINONA
LA CROSSE
AUSTIN
2 Hrs 10 Min to Sioux Falls
SIOUX FALLS
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