



Reser's Fine Foods Pasco Building

5310 Industrial Way, Pasco / Franklin County
MLS 262718

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com



EXECUTIVE SUMMARY

This is a 110,458 SF building constructed for food production built in 1998 with an ambient temperature area, refrigeration area, dry storage area, and shop space with mezzanine storage.

The building has staff support areas with offices, large and small conference rooms, multiple break rooms, a lunch room, laundry room and staff locker rooms. The building site has an additional ±116,300 SF paved area including 134 parking spaces.

SALES PRICE

\$14,995,000

Building Size: 110,458 SF
Lot Size: 20.00 AC

ADDRESS

5310 Industrial Way,
Pasco, WA 99301

CONTACT

Tippett Company
Kirt Shaffer
Mobile 509.521.9183
Office 509.545.3355
2815 St, Andrews Loop, Suite F
Pasco, WA 99301

TAX PARCEL

113-120-558



LOCAL BUSINESS & DEVELOPMENT ACTIVITY

The City of Pasco has experienced a tremendous amount of recent development including two 1M+ SF Amazon distribution centers, an AutoZone distribution center, and a 360,000 + SF Reser's food processing facility. In addition, in September 2022 Darigold will be hosting a groundbreaking ceremony in the Port of Pasco's Reimann Industrial Center for a four hundred thousand square foot milk drying plant. Other nearby businesses include Twin City Foods, Syngenta Seeds, Old Dominion Freight Lines, Americold/Pasco Processing, Kenyon Zero Storage, Conagra Foods, and LambWeston.

DEMOGRAPHICS (Information derived from trytricitysites.org)

<u>Within 3 Miles</u>	<u>Within 5 Miles</u>	<u>Within 10 Miles</u>
Population: 31,865	Population: 74,219	Population: 232,538
Average Age: 28.12	Average Age: 30.16	Average Age: 33.75
Households: 9,061	Households: 22,710	Households: 82,090
Avg Household Income: \$69,824.15/yr.	Avg Household Income: \$77,050.84/yr.	Avg Household Income: \$86,144.98/yr.

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BUILDING AMENITIES

The building is constructed of Class S Steel Frame on a concrete foundation. The Roof consists of a Low Pitch, Metal trusses with a membrane cover that was replaced in 2020.

Building Power includes Three Phase, 3,200-amp service (2 ea. 1,600 amp).

Ambient temperature production area has 24,382 SF with 20 ft clear height divided into 3 separate rooms with food grade partition walls.

Refrigerated production space has 26,160 SF with 30 ft clear height that is conveniently located adjacent to both the refrigerated storage space and the dry storage area. Cooled by an ammonia-based refrigeration system (See EQUIPMENT section for more details) with overhead banks of fans in sets of 2/3 units. Piping is enameled in production areas. Three evaporators on elevated frames are located adjacent to the engine room. This space includes a 1,910 SF freezer room (+5 °F).

Dry warehouse space of 27,556 SF plus a 1,060 mezzanine all under a 30 ft ceiling. Located in this area is 15,100 SF of Rack Storage (See details in EQUIPMENT section). Both Men's and Women's locker rooms that contain 100 lockers each.

Office area includes 9,658 SF with a 12 ft drop ceiling holding the lobby area a large conference room with kitchenette, offices, lunchroom with seating for 60.

ZONING

I-2 Medium Industrial

UTILITIES

Water – City of Pasco

Sewer – City of Pasco

Electricity – Franklin PUD

Natural Gas – Cascade Natural Gas

LINKS

Municipal

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

<https://www.co.franklin.wa.us/>

Economic Development

<https://portofpasco.org/>

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

LOCATION

The subject property is situated within the Pasco Processing Center (PPC), originally developed by the Port of Pasco. The PPC is a 250-acre park along US HWY-395 within the fertile Columbia Basin. The PPC includes a city-owned industrial wastewater treatment plant, sewer, water, natural gas systems which exceed standard capacity and an electrical substation. The PPC offers a central location with easy links to rail, barges, highway, and air. A Burlington Norther Santa Fe rail spurs runs along the south boundary of the property.

The subject property is located less than 1 mile from the Hwy 395 and less than 1½ miles from the Hwy 395/Hwy 397/Hwy 12/I-182 interchange leading to all points North, South, East and West.



BUILDING EQUIPMENT LIST

<u>Equipment</u>	<u>Make</u>	<u>Model</u>	<u>HP</u>	<u>Tonnage</u>
Boiler #1	Cleaver Brooks	CB1700350250	350hp	N/A
Boiler #2	Cleaver Brooks	CB1700350250	350hp	N/A
Ammonia Compressor C-1	Frick	RWB II 60	150hp	73
Ammonia Compressor C-2	Frick	RWB II 100	250hp	125
Ammonia Compressor C-3	Frick	RWB II 177	400hp	224
Ammonia Compressor C-4	Frick	RWF 134 H	284hp	163
Freezer (40' X 40')	Freon Century	DS30L4	N/A	N/A
Office HVAC	Lennox	LGH150H4MH1G	N/A	Cooling BTU: 140,000
Break Room HVAC	Lennox	LGA150SH2G	N/A	Cooling BTU: 235,000
Green Air Compressor	Sullivan/Palatek	SP20-150	150hp	N/A
Blue Air Compressor	compare	I12SR-13A	128KW (171hp)	N/A

*Equipment not included in price:

-Industrial Storage Racks

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LOCATION MAP



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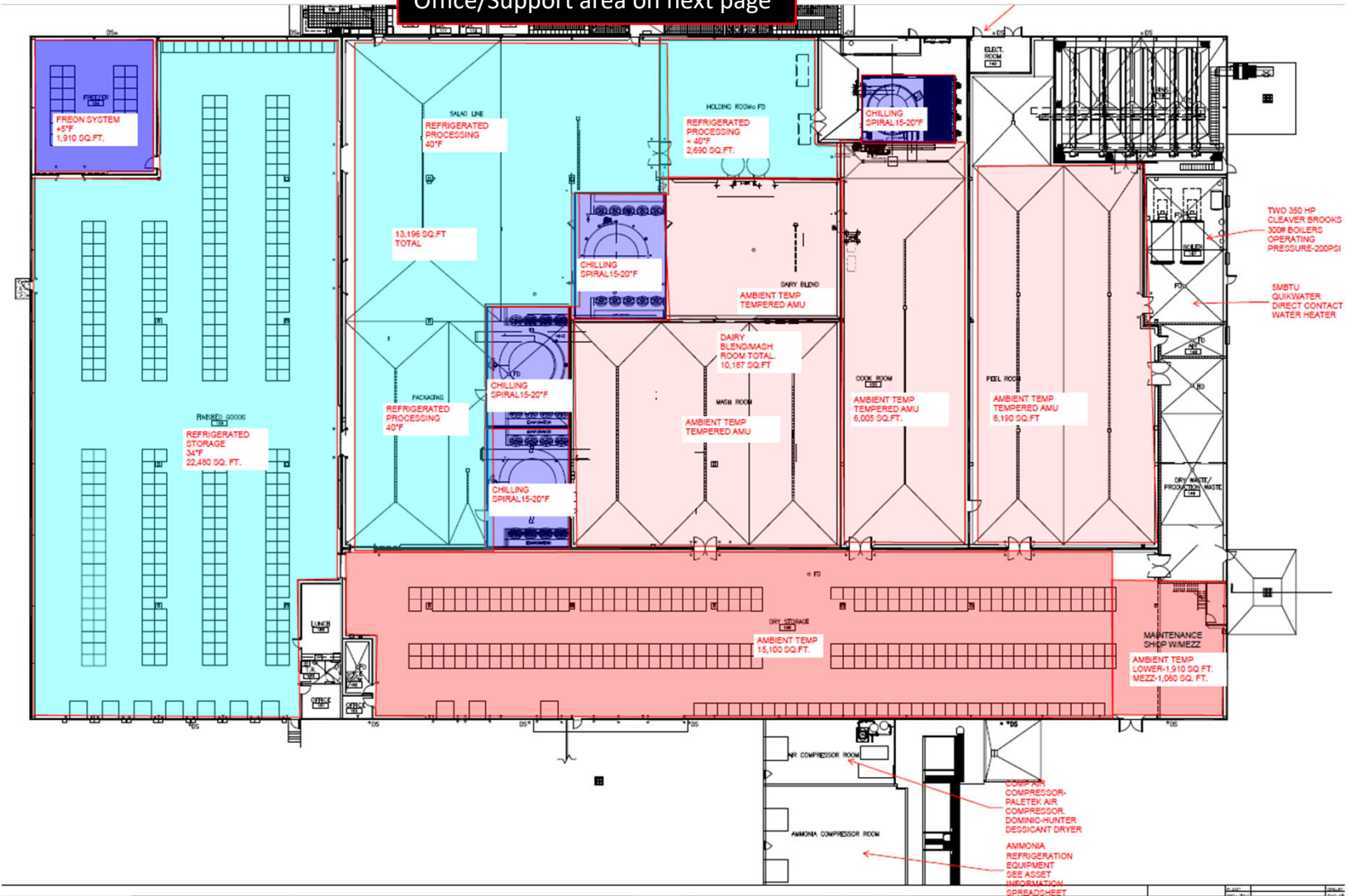
AERIAL VIEW



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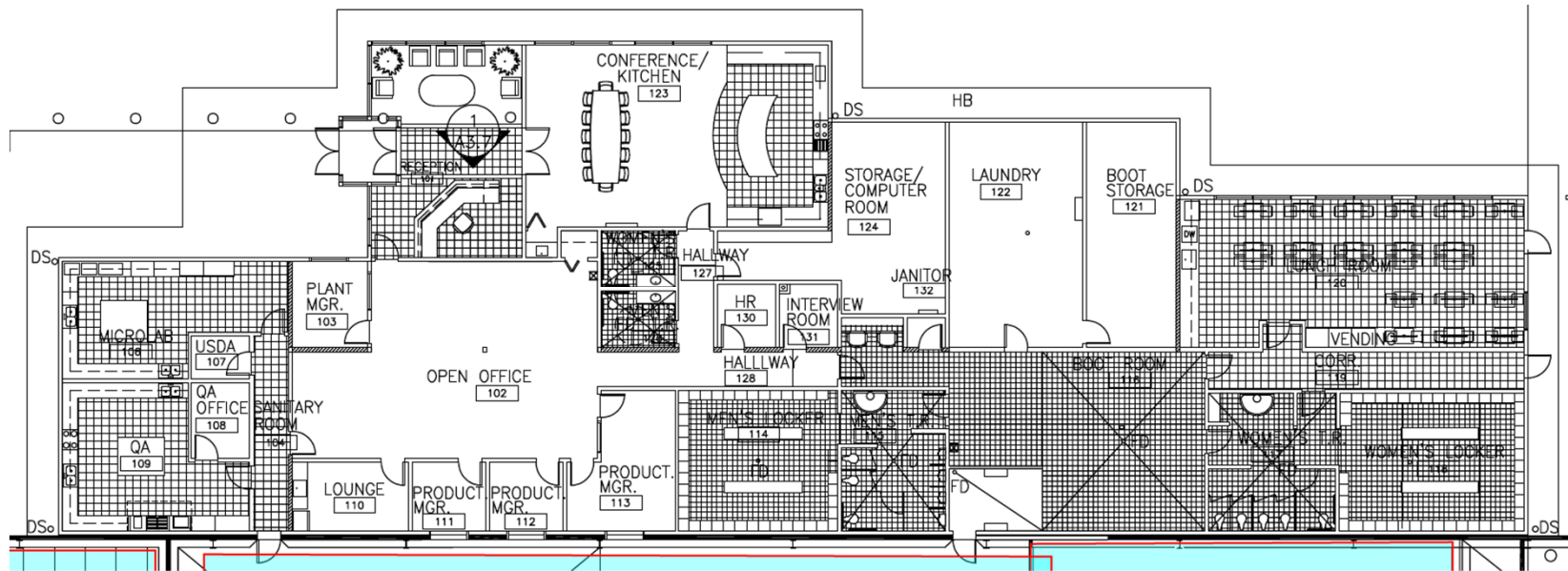
WAREHOUSE FLOOR PLAN

Office/Support area on next page



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OFFICE/SUPPORT AREA FLOOR PLAN



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EXTERIOR PHOTOS

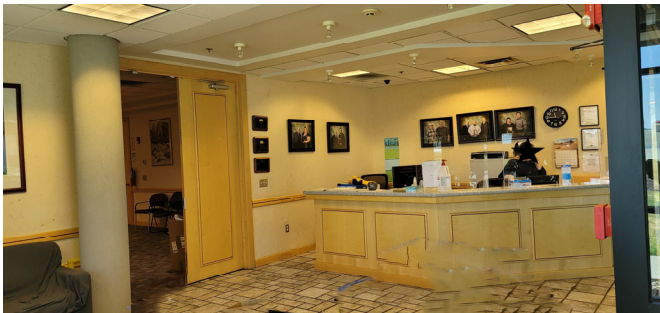


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EXTERIOR PHOTOS Cont.

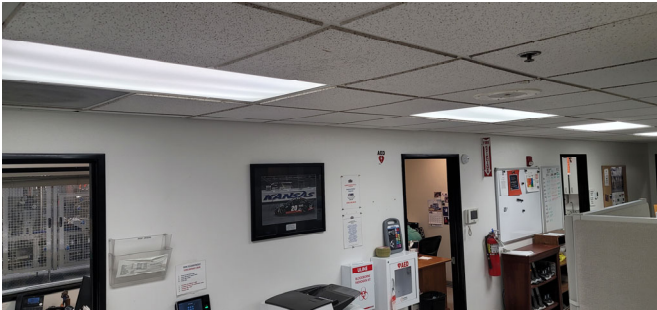
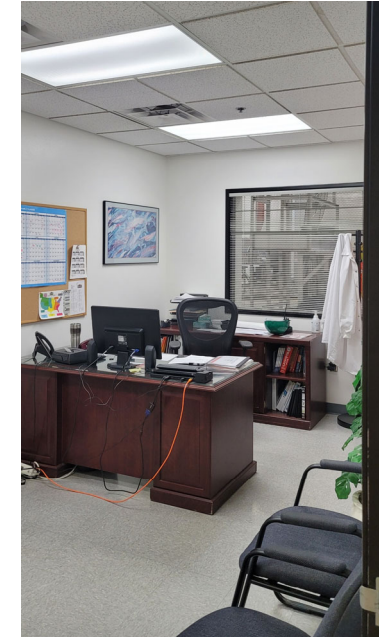
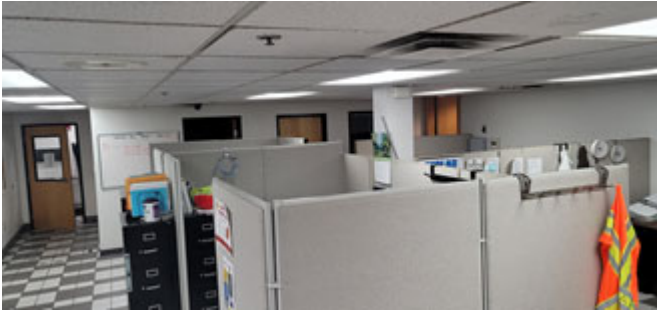


INTERIOR – Lobby, Conference Rooms & Breakrooms



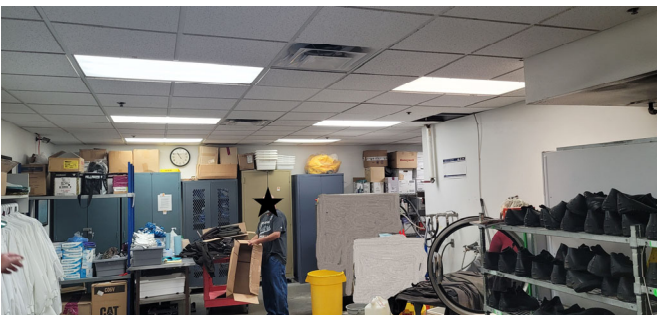
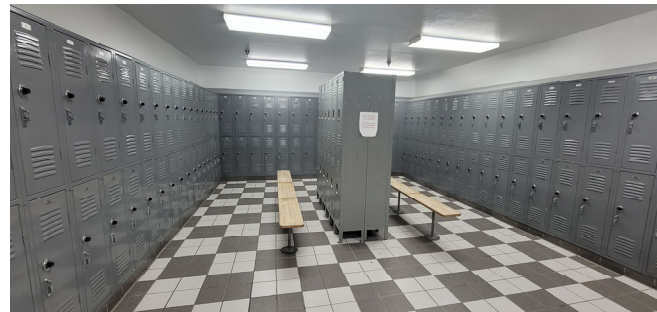
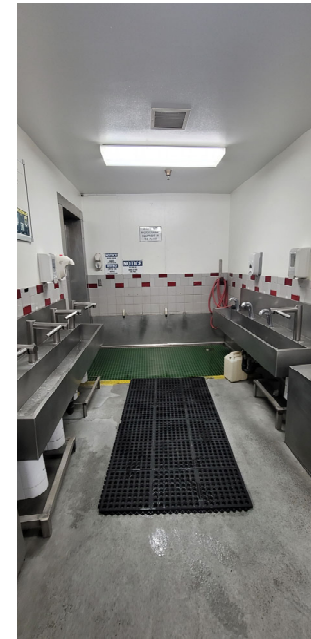
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OFFICES



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INTERIOR – Laboratories, Laundry, Sanitization & Locker Rooms

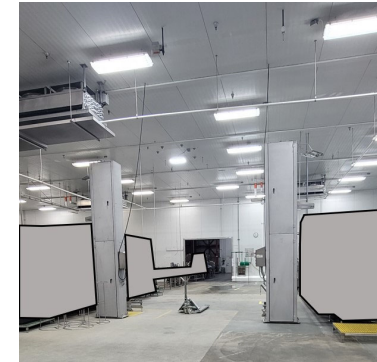


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INTERIOR – Production Area

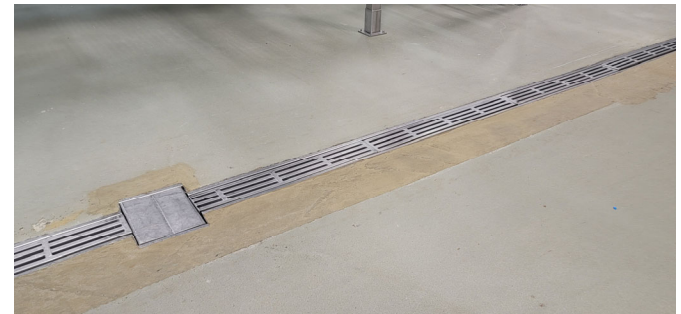


Please note:
Photos containing
proprietary
equipment have
been obscured.



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INTERIOR – Plant Management



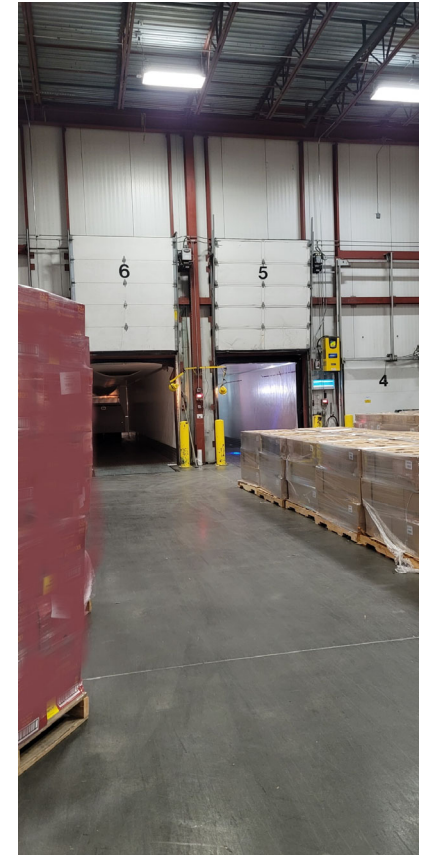
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INTERIOR – Storage & Shop Area



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INTERIOR – Shipping & Receiving with Additional Storage



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