

**FOR SALE**

# USDA FROZEN FOOD PLANT

## 186,968 Square Feet

101 14<sup>TH</sup> Street Southeast :: Orange City, Iowa

*The CBRE Food Facilities Group specializes exclusively in the real estate sale, leasing, development, & sale-leaseback of cold storage distribution and food production plants nationally.*

**FOR MORE INFORMATION PLEASE CONTACT**

**Scott Delphey**

CBRE Food Facilities Group  
Vice President  
Lic. 01488628  
310.550.2531  
scott.delphey@cbre.com

**Art Rasmussen**

CBRE Food Facilities Group  
Senior Vice President  
Lic. 00918691  
310.550.2564  
art.rasmussen@cbre.com

**Candy Kennett**

Schneider Industries  
314.863.7711  
candyk@schneiderinc.com



**FEATURES:**

- Use. Fully-cooked beef and poultry products for the retail industry.
  - Beef. Burgers, meatballs, steak fingers, BBQ rib patties, steak patties, tacos, and chili.
  - Poultry. Breaded and grilled filets, tenders, popcorn, & wings.
- Building Size: 186,968 Square Feet
- Acreage: 11.33 acres
- Capacity. 100M lbs per annum demonstrated; Likely capable of up to 150M lbs per annum. Six (6) lines.
- Majority of Production Equipment for Sale with Real Estate.
- Compliance. SQF Level 3, USDA, & HACCP.
- History. Previous owners include Harker's, Tyson, & Cargill/Excel.
- 1972-2005 construction.



© 2011 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**CBRE**

FOR SALE

# USDA FROZEN FOOD PLANT

## 186,968 Square Feet

101 14<sup>TH</sup> Street Southeast :: Orange City, Iowa

### Building

#### SQUARE FOOTAGE ITEMIZATION

- Total Building: 186,968 Square Feet (SF)
- Production: 67,063 SF
- Frozen Storage: 14,280 SF. +/-21' ceiling.
- Refrigerated Storage: 14,170 SF. +/-21' ceiling.
- Dry Storage: 26,476 SF. +/-22' ceiling.
- Dock Area: 12,360 SF
- Utility/Engine Rooms: 14,317 SF
- Welfare Facilities: 5,568 SF
- Office Areas: 9,100 SF

#### UTILITIES

- Electrical. 13,000 KVA. 4160 / 2400 / 480 / 277 / 208 / 120 Volt.
- Natural Gas. 4" main at 50 psi.
- Water. 6" main at 60 psi, with a 4" backup main.
- Sewer. Max flow of 380,000 gallons per day.

#### REFRIGERATION

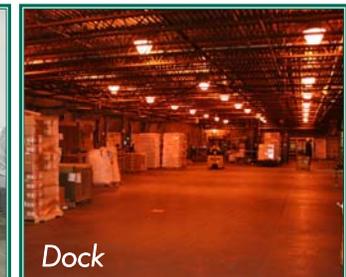
- Seven (7) high stage Mycom/FES compressors. Three (3) 700 horsepower (hp), one (1) 600 hp, & three (3) 350 hp.
- Five (5) low stage Mycom/FES compressors. One (1) 500h hp, three (3) 300 hp, & one (1) 200 hp.
- Six (6) Evapco/Frick condensers.
- Ammonia. 72,000 lbs.

#### CONSTRUCTION

- Plant. Insulated metal panel.
- Office. Cinder block construction.

#### PLANT INFRASTRUCTURE

- Air Compressors. Three (3) Sullair compressors. 150, 75, & 60 hp, respectively.
- Boilers. Two (2) Johnston boilers. 400 & 250 hp, respectively.
- Water Softeners. Three (3) softeners. 1,000 gallons per minute maximum flow.
- Sanitation. Two (2) hi-pressure ROTO-JET pumps. 420 gallons per minute maximum flow.
- Water Heater. One (1) Kemco (15 MBTU) heater. 300 gallons per minute maximum flow feeds a 100,000 gal hot water storage tank.
- Hydraulic System.
  - North. Three (3) Dakota Fluid Power Kawasaki (Piston) pumps. 50 hp per pump.
  - South. Six (6) Dakota Fluid Power Continental (Vane) pumps. 40 hp per pump.
- Thermal Fluid Transfer. Three (3) Fulton heaters. 50 hp per pump.



© 2011 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR SALE

# USDA FROZEN FOOD PLANT

## 186,968 Square Feet

101 14<sup>TH</sup> Street Southeast :: Orange City, Iowa

### Equipment

- (6) Self Stacking Spiral Freezers: Frigoscandia and Areo Freeze
- (3) Stein Fry Lines
- (1) Stein/Pro-Grill Charmarker
- (1) Heat and Control Charmarker Grill
- (1) VersaTherm Steam Jacketed Cooking Line
- (4) Yamato Rotary Scales. (1) 16 Head, (3) 14 Head
- (5) Triangle Baggers
- Other equipment includes: Amfec and Wolfking Blending equipment, Reiser VMAG Stuffer, Formax Formers, AMF Case Packers, Ossid Packaging equipment, KUKA Robot, Lantec Stretch Wrapper, and much more

### General

- Central boosted pressure and chemical system throughout the plant.
- Sprinklers. Majority of plant sprinklered with a combination of wet and dry systems.
- Key card security access.
- Auto Parking: +/-250 positions.
- Labor.
  - 250+ floor non-union employees. Average tenure is 8+ years.



Processing



Processing



Processing Packaging



Freezer



Raw Cooler



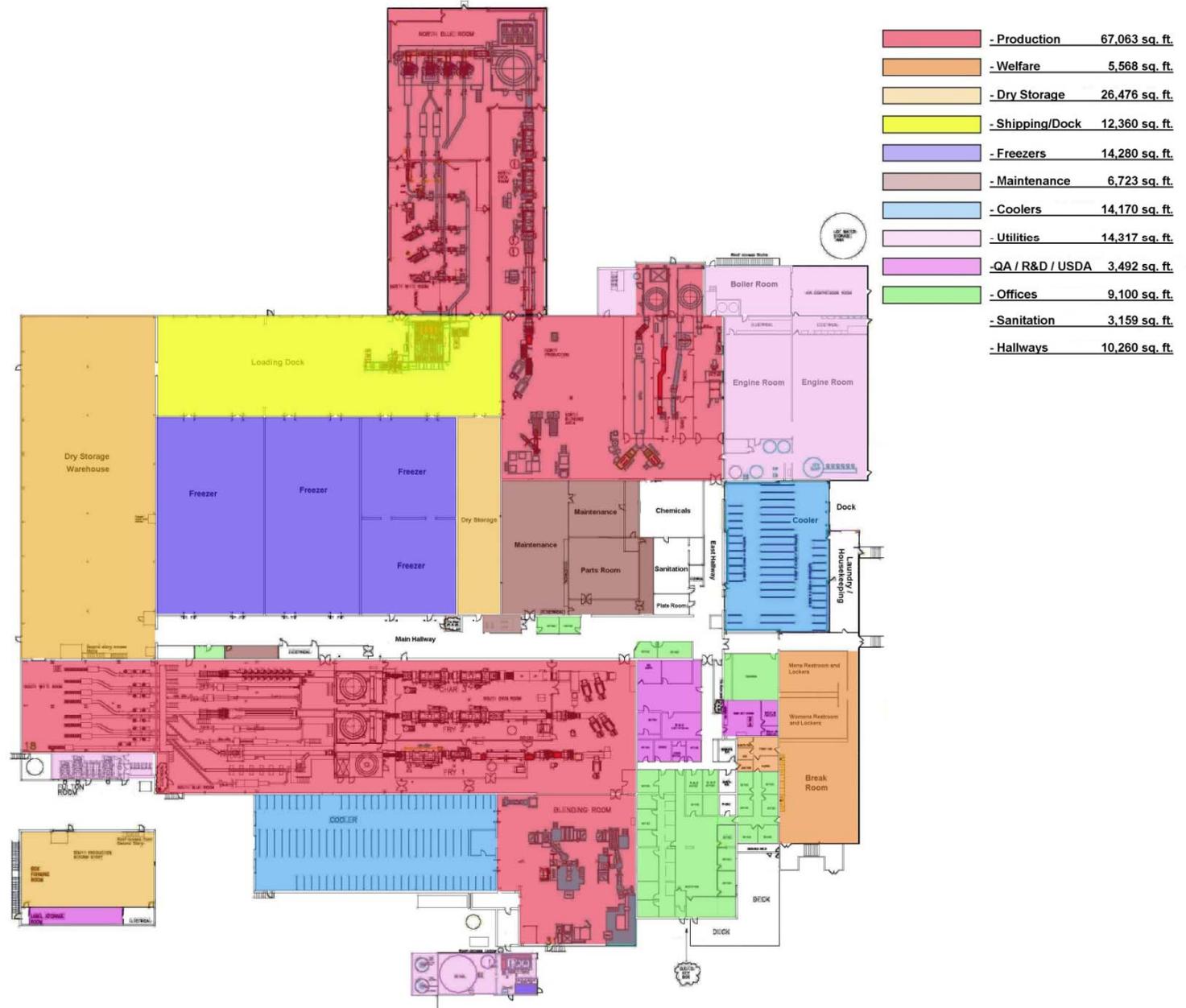
Dry Storage

FOR SALE

# USDA FROZEN FOOD PLANT

## 186,968 Square Feet

101 14<sup>TH</sup> Street Southeast :: Orange City, Iowa



FOR SALE

# USDA FROZEN FOOD PLANT

## 186,968 Square Feet

101 14<sup>TH</sup> Street Southeast :: Orange City, Iowa

### Location

- Highway 60.
- Airport.
  - Sioux City, IA: 50 miles away.
  - Sioux Falls, SD: 72 miles away.
  - Omaha, NE: 137 miles away.



Market	Proximity	Approximate Drive Time
Omaha	122 miles	2 hours
Des Moines	223 miles	4 hours
Kansas City	304 miles	5 hours
Minneapolis	277 miles	5 hours
Chicago	556 miles	9 hours
St. Louis	555 miles	9 hours
Denver	658 miles	11 hours
Dallas	840 miles	14 hours
New York	1,329 miles	22 hours
Los Angeles	1,671 miles	27 hours

FOR SALE

# USDA FROZEN FOOD PLANT

## 186,968 Square Feet

101 14<sup>TH</sup> Street Southeast :: Orange City, Iowa

### State

#### GENERAL

- Iowa has the lowest cost of doing business in the country. (CNBC, 2011)
- Right-to-Work state.
- Average worker stays with one job an average of 12+ years. (Iowa Workforce Development, 2010)

#### FOOD INDUSTRY

- 1st in Pork Production. 37.4 million head marketed per year (30% of total U.S. production).
- 1st in Egg Production. 14.5 billion eggs produced per year (15% of total U.S. production)
- 1st in Corn Production. 2.35 billion bushels per year (19% of total U.S. production).
- 1st in Soy Bean Production. 466 million bushels per year (15% of total U.S. production).
- 2nd in Red Meat Production. 6.6 billion pounds per year (13% of total US Production).
- Food Companies within the State: Ajinomoto, Cargill, Barilla, Heinz, Kraft, Hormel, Nestle, Tyson, & Quaker.

### County & City

- Orange City boasts two school systems with growing enrollment (approximately 2,000 students K-12), plus a 1,300-population four-year liberal arts college that has been recently recognized as the second-best baccalaureate college in the nation. A strong commitment to quality education results in over 30% of adults here holding a college or graduate degree.
- Many—16,500 of the 113,600 in our workforce—tell the community that they are “likely to change or accept new employment” when new employment opportunities come available. While many Orange City/Alton employees live in our immediate area, our workforce is bolstered by commuters from the surrounding cities, towns, and farming communities of Iowa, Minnesota, and South Dakota. According to the 2010 Orange City/Alton Laborshed Survey & Analysis that was conducted by the Iowa Workforce Department, the workforce originates from over 50 zip codes in the quad-state area.
- Visitors are often impressed by the skills, education, and unique work ethic in this region, an enriching legacy of the region’s heartland heritage. In addition, Orange City is raising an impressive young workforce; Orange City’s 2010 high school graduate rate was 98.47%, versus the state average of 87.21%, and the average ACT Score is 24. The workforce is very well-educated; boasting 32% with college degrees, 60% with post high school, technical, or some college experience, and 84% are high school graduates.

#### County & State Facts

County & State Facts	Sioux County	Iowa
Population, 2010	33,704	3,046,355
Population, percent change, 2000 to 2010	6.70%	4.10%
Population, 2000	31,589	2,926,324
Persons under 5 years, percent, 2010	7.80%	6.60%
Persons under 18 years, percent, 2010	26.80%	23.90%
Persons 65 years and over, percent, 2010	14.30%	14.90%
Female persons, percent, 2010	50.10%	50.50%

