

Custom Seafood Services Inc. asset sale information. \$1.5mm
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The property and specific other assets are available for immediate sale.

The property is located in Pacific County, at 3088 Kindred Ave. Tokeland, WA. It is located in an Opportunity Zone.

The real estate consist of around 1.5 acres with total building improvements of around 18,500 ft.².

The food production facility is reinforced block construction with around 12,000 ft.² main floor processing area plus 4500 ft.² of packaging loft storage. There are also three support buildings. Offices and storage 4400 ft.² a shop building around 1200 ft.² and a storage building around 1000 ft.²

Additional expansion land, around one acre is available but not included.

Refrigeration is ammonia as described below.

Electrical capacity is set at 2000 amp 3-phase.

Water is provided by a high capacity well with owned water rights for 625 gallons per-minute and 252 acre feet per-year.

An NPDES Waste Discharge Permit allows waste water discharge directly to the ocean.

While the facility has many possible uses, it has been in operation as a seafood cannery for many years and therefore the local workforce is well trained. Supervision and maintenance persons are local and fully trained.

The corporation and facility have seafood third party food safety certifications.

A 10' X 15' Enviro-Pak drying room is in place as is a 50 HP steam boiler.

The equipment to prepare and freeze dungeness crab sections and whole cooked crab can be included in the sale.



Pic.Stitch

Fish processing and freezing is another use the facility is set up for. A blast



freezer and freezing baskets are in place and while any product could blast frozen expected species would be salmon and tuna. Black cod is another.



Refrigeration is in place for the freezing operations. A 150 HP low temp Howden screw compressor and a "brand new" Frick 70 HP is in place. For crab chilling and freezing, there are several chillers connected controlling temperatures of circulating water.