



FOR SALE | USDA COMPLIANT MEAT PROCESSING FACILITY

PROPERTY INFORMATION

SALE PRICE: \$2,900,000 (includes equipment)

TOTAL SQUARE FEET: ±9,450 SF

LEASED ACRES: ±1.50 Acres

GROUND LEASE: 50 Year (45 Years Remaining)

YEAR BUILT: 2021 - 2023

POWER: 600 amps of 277/480-volt, 3-phase service

FACILITY FEATURES

- » State-of-the-Art, USDA-compliant meat processing facility
- » Freezers, Coolers, and Climate-controlled production spaces
- » Four (4) grade-level loading doors
- » Modern Mechanical/HVAC, Electrical, Plumbing (MEP) infrastructure throughout
- » Floor trench drains and wastewater system
- » Full commercial processing equipment package included (additional details on last page)
- » Asking sale price is below replacement cost
- » Potential for future expansion
- » Favorable long-term ground lease terms
- » Located within the Port of Skagit's desirable Bayview Business Park, home to other notable companies: Hexcel, Washington State University (Skagit), U.S. Mower, Amazon Fulfillment Center and many others

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ISLAND GROWN FARMERS COOPERATIVE

11719 WESTAR LANE, BURLINGTON, WA 98233

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY PHOTOS



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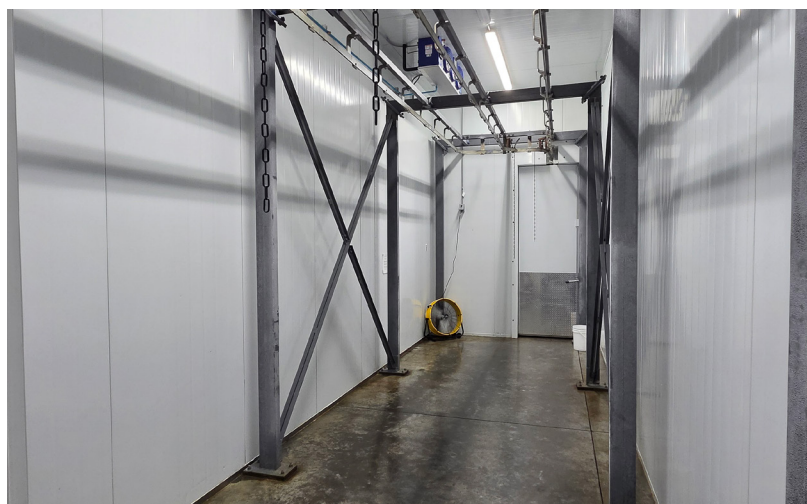
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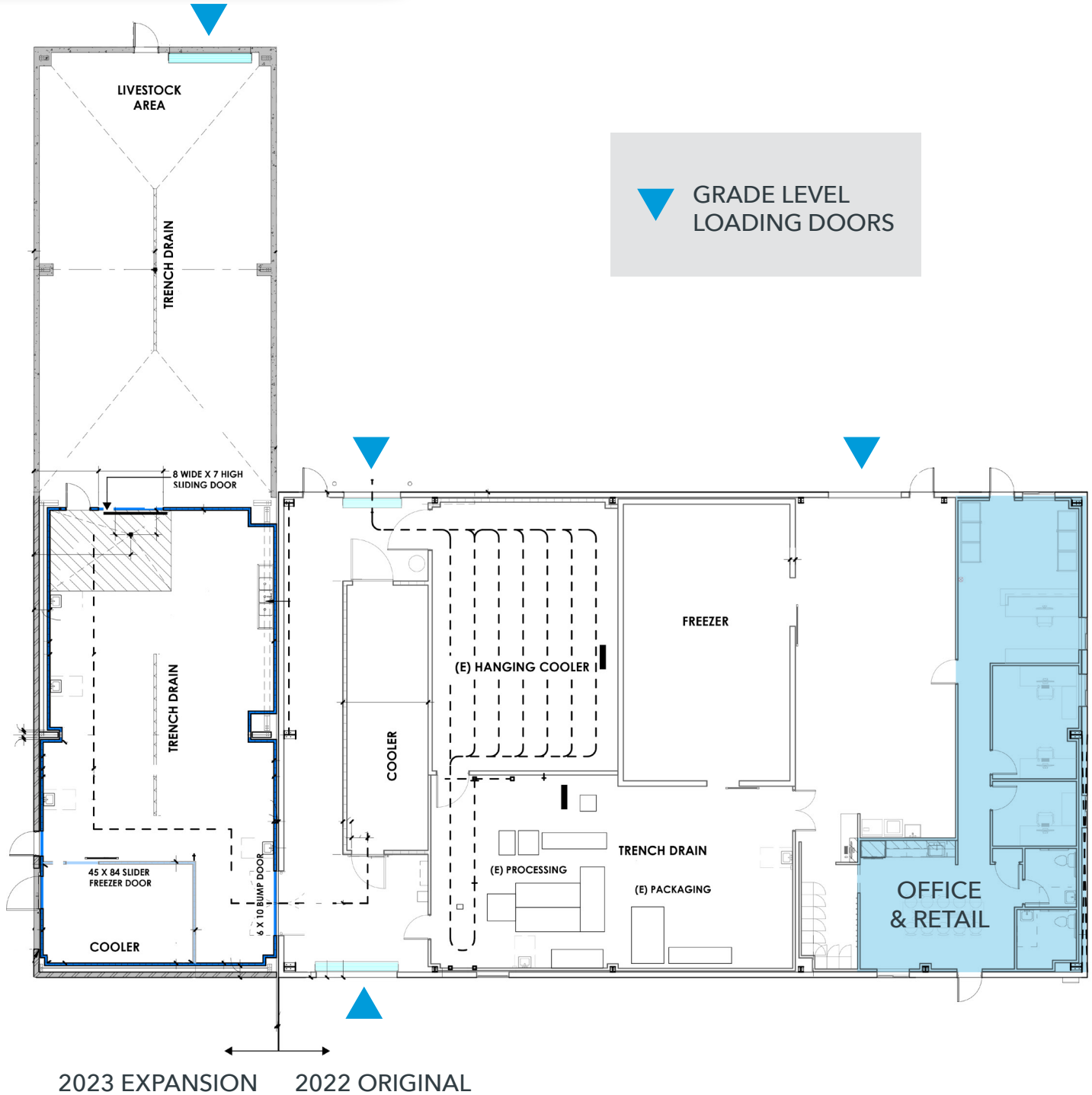
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FLOOR PLAN



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ADDITIONAL FACILITY FEATURES

- » 1,280 SF climate-controlled office suite with convertible break room and two restrooms
- » 21,000 SF paved yard with concrete sidewalks and landscaping
- » 130 kW rooftop solar system installed March 2025
- » USDA-compliant kill floor (30' x 60') with full overhead rail system
- » 10' x 30' aging cooler and 714 SF drip hanging cooler with IMP walls and rail systems
- » 748 SF walk-in freezer with pallet racks, IMP walls, and insulated slab
- » Full commercial processing equipment package included
- » Climate-controlled processing rooms with washable vinyl walls
- » Cooled offal room (20' x 14') with IMP walls and floor drains
- » Air-conditioned livestock holding area (30' x 55') with Powder River panels
- » Arrowquip squeeze chute and knock box
- » Retail storefront with display case freezers and point of sale

LEASE ABSTRACT

LANDLORD:	Port of Skagit
LEASE TERM:	50-year lease commenced January 2022 (~45 years of term remaining)
BASE RENT:	\$1,600 per month
ESCALATIONS:	CPI escalator every 10 years Adjusted Rent shall be determined by multiplying the Rent rate(s) being adjusted by a multiplier equal to the change in the Price Index since the last adjustment
REVALUATIONS:	No revaluations / fair market rent (FMR) adjustments
ASSIGNMENTS:	Assignment & Assumption requires the Port's review and approval
OTHER:	Employment targets desired

EQUIPMENT INVENTORY

- » **Over \$750,000 of equipment to be included in the sale**
- » Adjustable Loading Chute, Wheel kit, Vet Cage, Alley Gate
- » Air Compressor (7.5 HP / EMAX Silent Air 20hp)
- » Animal Handling / Penning / Gates, panels, catwalks
- » Band Saw / Bandsaw
- » Beef head wash cabinet
- » Biro 44SSFH-3 meat saw
- » Biro AFMG-48 mixer grinder
- » Bunzl Brute Barrel dolly (55)
- » Chill Cooler / Rail System for Chill Cooler
- » Compressed Air System
- » Cooler
- » EFA 287E Splitting saw / dehider / accessories
- » EFA Mod 63 Breaking Saw (x2)
- » EFA electric reciprocating saw 115V
- » Elevating platform for slaughter
- » F Dick Sharpening / Grinding Machine
- » Forklift
- » Freezer - 1x40 HR
- » Freezer (various) / Univ-Nolin chest freezer
- » Mitsubishi Turbocharger Generator
- » Globe Slicer
- » Harrington 1 ton hoist (x4)
- » Hobart HS6-1PS Meat Slicer
- » Hollymatic bulker / portioner / patty-maker
- » HVAC Direct Carcass cooler dehumidifier
- » Meat Lug Tote Lifter
- » MS202 Rail Scales
- » Office equipment
- » Pro-Cut KMG-32 Meat Grinder
- » Rail scale / Rail, Trolley, Platform / Monorail / Steel structures
- » Refrigeration cutroom / Refrigerator
- » Refrig container & shop / small tools
- » Scale (CAS-LP2, CASLP11, Yamoto, etc.)
- » Skinning cradle (various)
- » Smith sealer
- » Special Doors Food Manuf
- » Specialized Kitchen Equipment
- » Splitting Saw (various)
- » Stunning Equipment / Jarvis stunners / ES Electric Stun
- » Tempac labeling system
- » Trim Lift / UltraSource Trim lift
- » Vacuum Packer (multiple) / Vacuum Sealer MVS285
- » Vemag Link Cutter
- » Vemag Robot 500 / Sausage machine
- » Vemag sausage machine

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