

**FOR SALE | FOOD & BEVERAGE INDUSTRIAL CAMPUS**
**Logistics-ready Industrial**
**\$15,250,000**

**Industrial Facts**
**Serving Size** 1 Industrial Campus

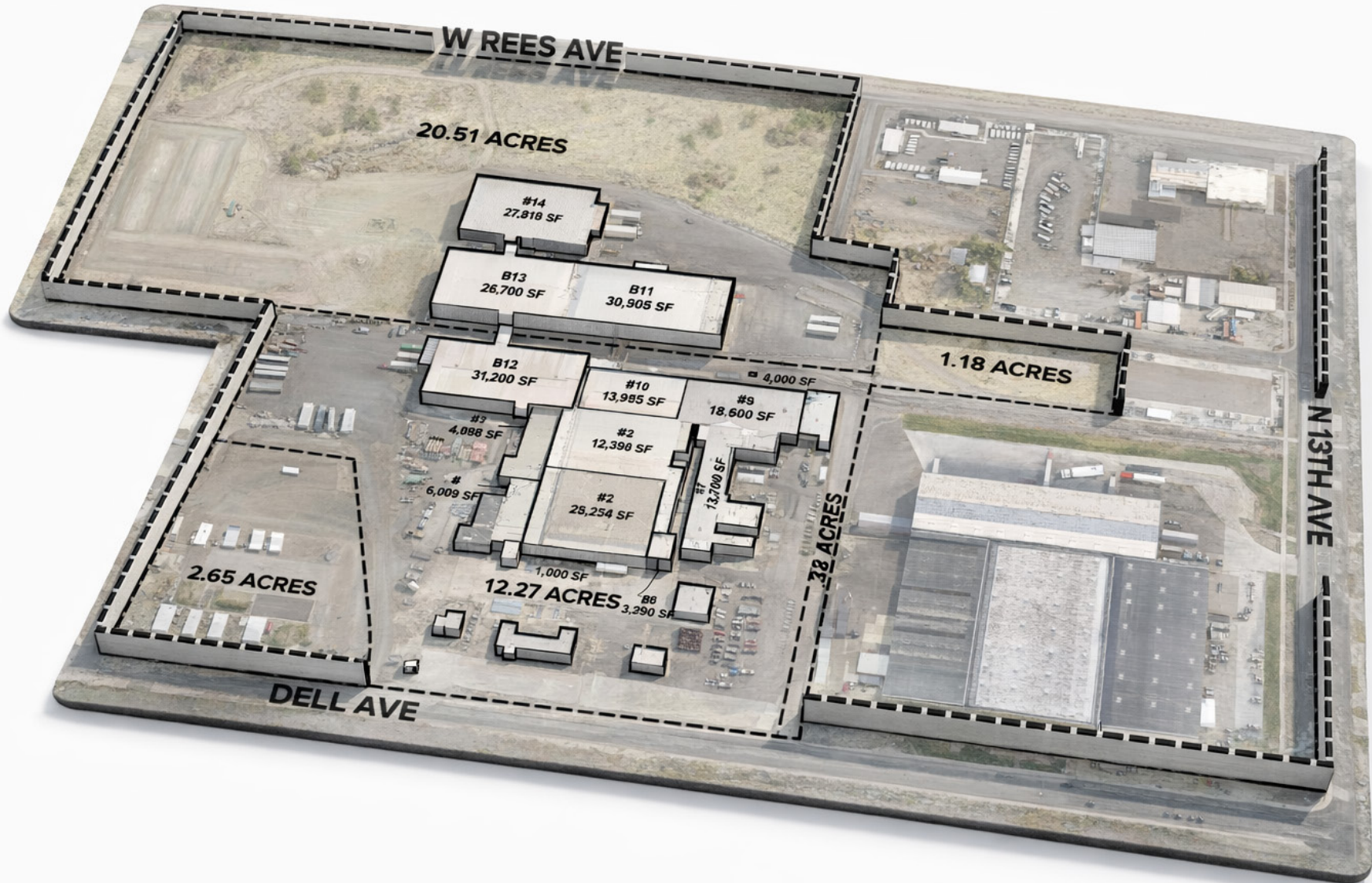
**Amount Per Facility**

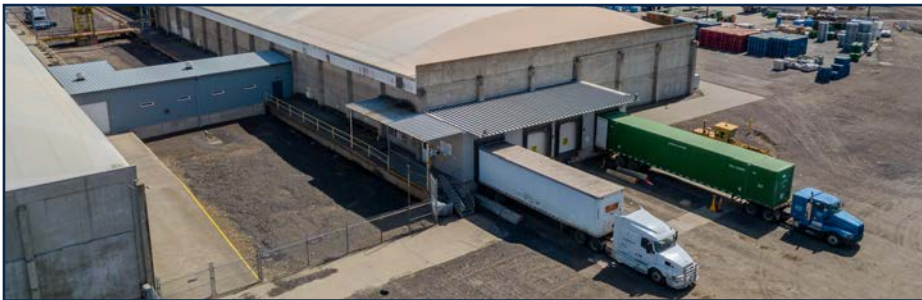
Dry Storage	120k SF
Production Area	60k SF
Cold Storage	25k SF
General Warehouse	25k SF

\*SF = Square Feet
**±230,000 SF Industrial Campus with Storage, Production and Rail**

±230,000 SF of industrial scale across a multi-building campus on approximately 34 acres, supported by heavy power infrastructure including a 2000 kVA transformer, 4000A service, and dedicated wastewater treatment already in place. Formerly operated by Refresco/Cliffstar, the property is configured for food and beverage production with an existing layout that includes approximately **120,000 SF of dry storage**, **25,000 SF of cold storage**, **25,000 SF of general warehouse space**, and **60,000 SF of production area**, plus packaging and support areas. With core infrastructure, circulation, loading, and site functionality already established, the campus offers a direct path to occupancy or repositioning without the time and cost required to replicate these improvements today.

- 34-ACRE FULLY-FENCED CAMPUS
- HEAVY INDUSTRIAL POWER | 2000 KW TRANSFORMER
- 14-BUILDING CAMPUS ON 4 PARCELS
- RAIL SPUR INTO LOADING DOCK
- 120K SF DRY STORAGE/DISTRIBUTION SPACE





### Current Facility

- ±230,000 SF multi-building industrial campus
- Approx. 34 acres plus ±15 acres for expansion
- 14 buildings across 4 parcels
- Existing production-to-distribution layout in place

### Circulation

- 9 dock-high doors with levelers (+7 Grade Doors)
- Active rail spur into loading dock area
- Strong truck circulation and site flow
- Over 120,000 SF for dry storage/distribution

### Production / Industrial Capability

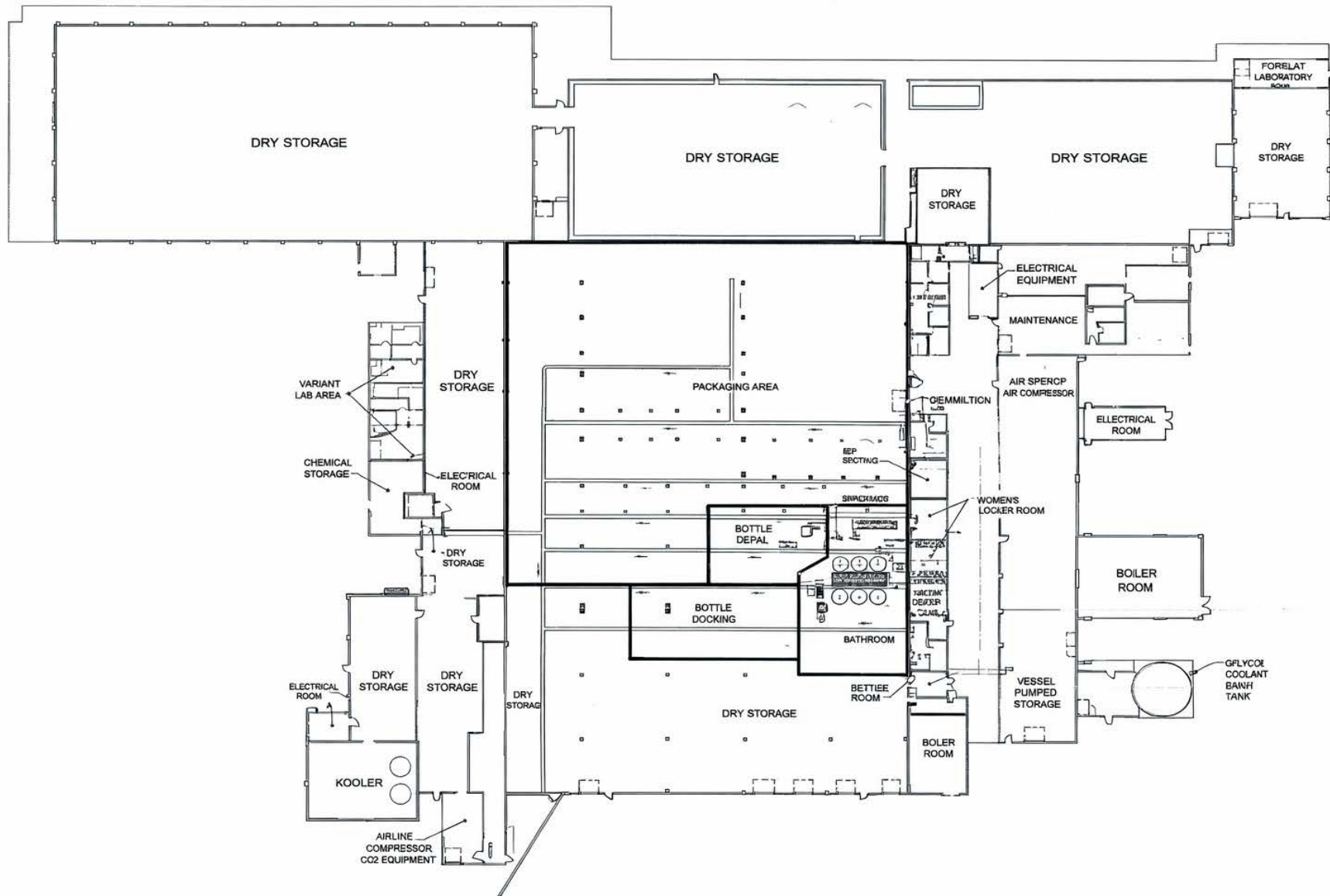
- Former food and beverage production campus
- Processing, packaging, and support areas in place
- QC lab and industrial support infrastructure

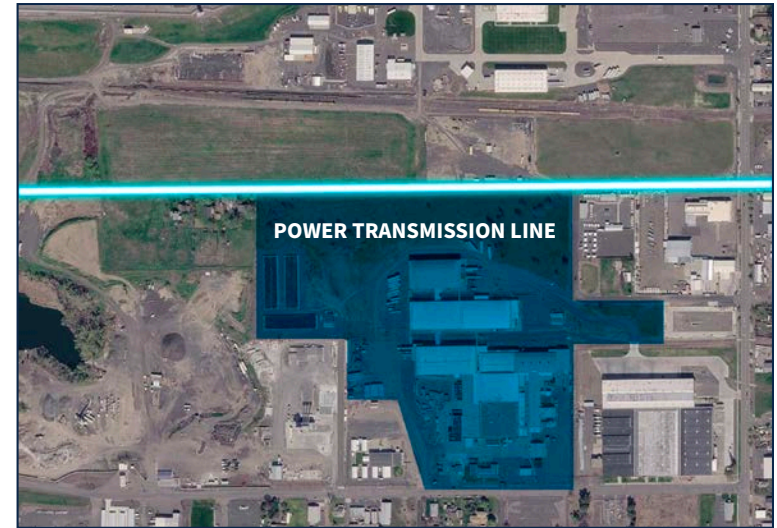
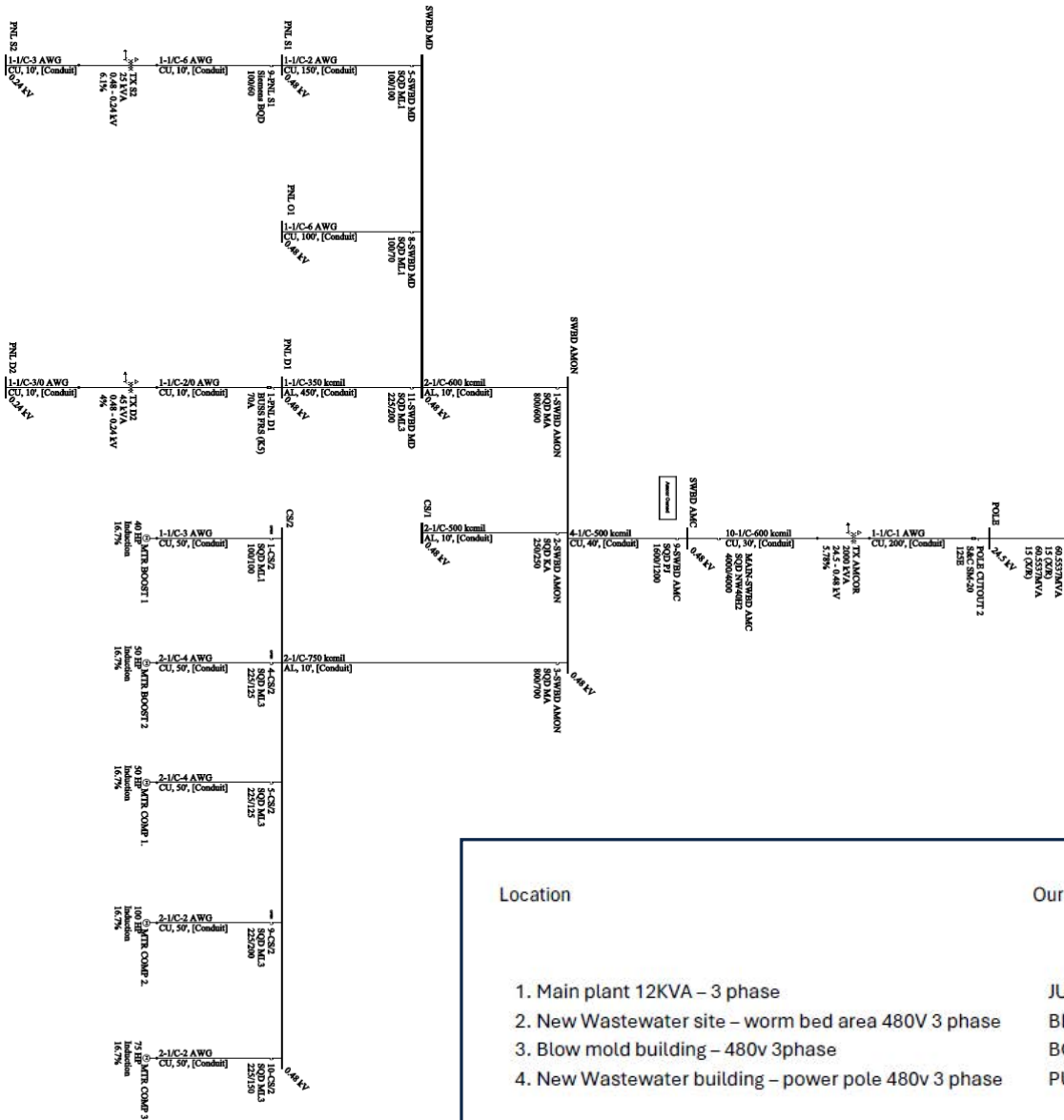
### Power, Utilities & Building Systems

- Entire facility has ESFR sprinklers
- Heavy industrial power throughout campus
- 2000 kVA transformer and 4000A service
- Multiple 3-phase power connections
- Dedicated on-site wastewater treatment facility

### Yard, Site & Expansion Potential

- Fully fenced industrial campus
- Large yard and outdoor operational capacity
- Additional land for expansion
- Additional 100k SF of distribution SF Available



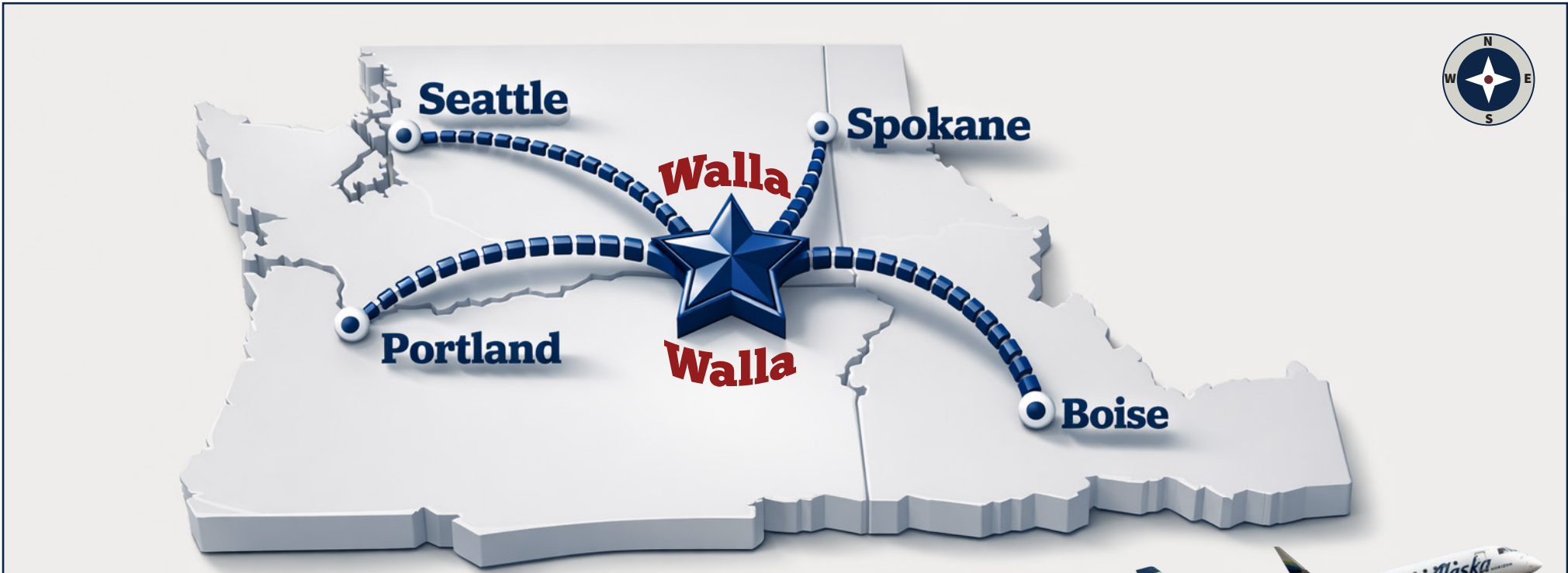


Location	Our name	S Map Loc	Transformer size KW	Primary Volts	Secondary volts
1. Main plant 12KVA – 3 phase	JUICE DISTRIBUTOR	W07-35-0099	2000	24940	12470
2. New Wastewater site – worm bed area 480V 3 phase	BIO-FILTRO STATION	W07-35-0060	112.5	14400	277
3. Blow mold building – 480v 3phase	BOTTLING MANUFACTURING	W07-35-0100	2000	14400	480
4. New Wastewater building – power pole 480v 3 phase	PUMP STATION	W07-35-0080	75	14400	277

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**EXPANSION SPACE AVAILABLE**





**Getting  
< Here >**



**BY CAR**

**4 Hour  
Drive**

from Seattle, Portland  
& Boise, under 3 hours  
from Spokane

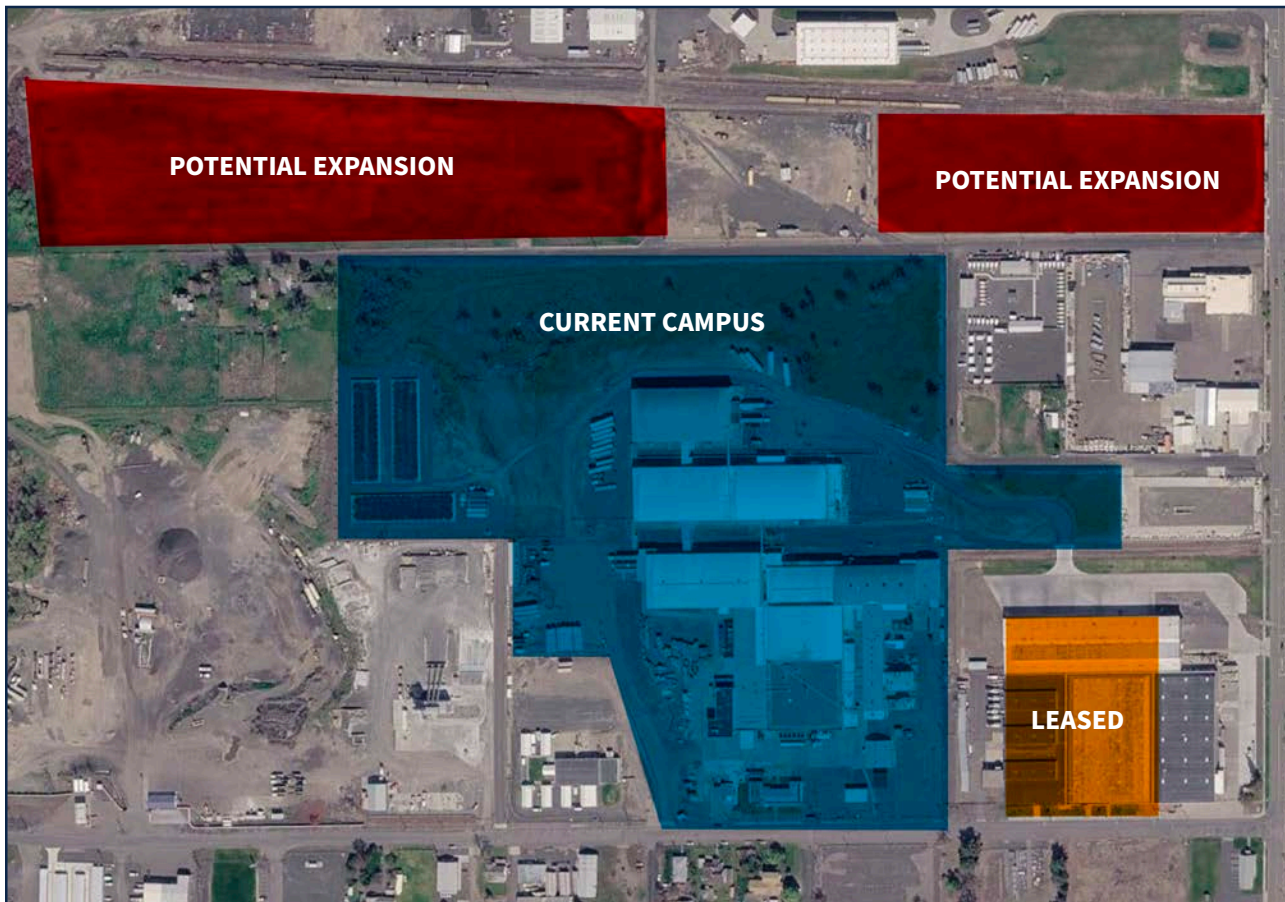
**BY PLANE**

**40 Minute  
Flight**

from Seattle's  
SeaTac Airport

Walla Walla offers a strategic location within the Inland Northwest, positioned to efficiently connect businesses to four key metro areas: Seattle, Portland, Spokane, and Boise. This central access can help streamline regional distribution, shorten drive times to major population and commerce centers, and improve the flow of goods across multiple markets from a single operating point. For businesses with logistics in mind, that means stronger reach, more flexible transportation planning, and the ability to serve customers, vendors, and partners across the region with greater speed and efficiency.

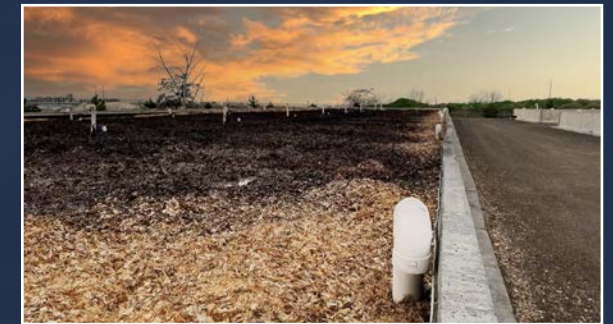




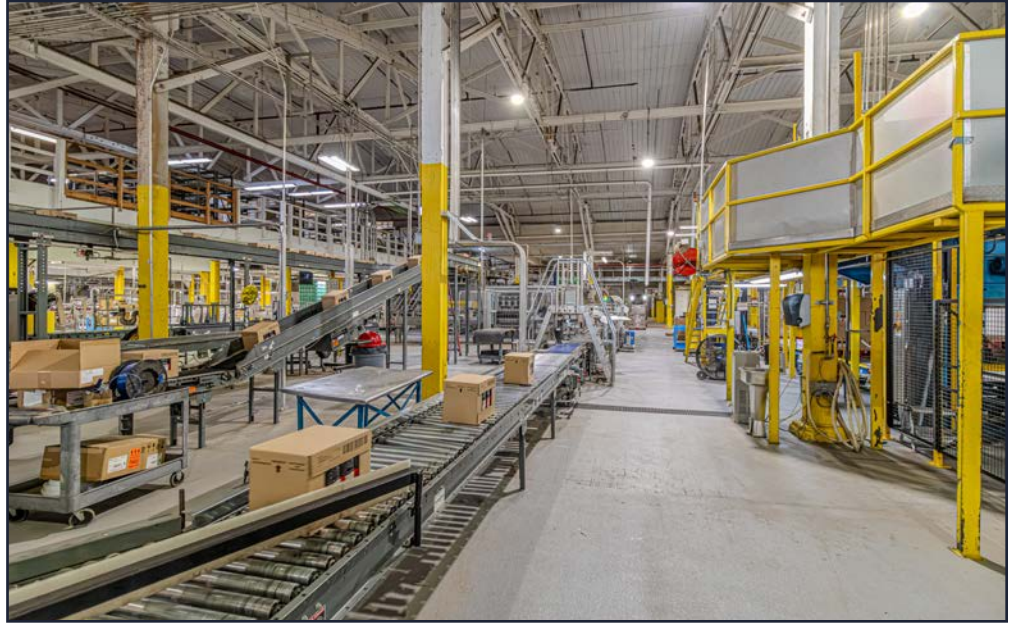


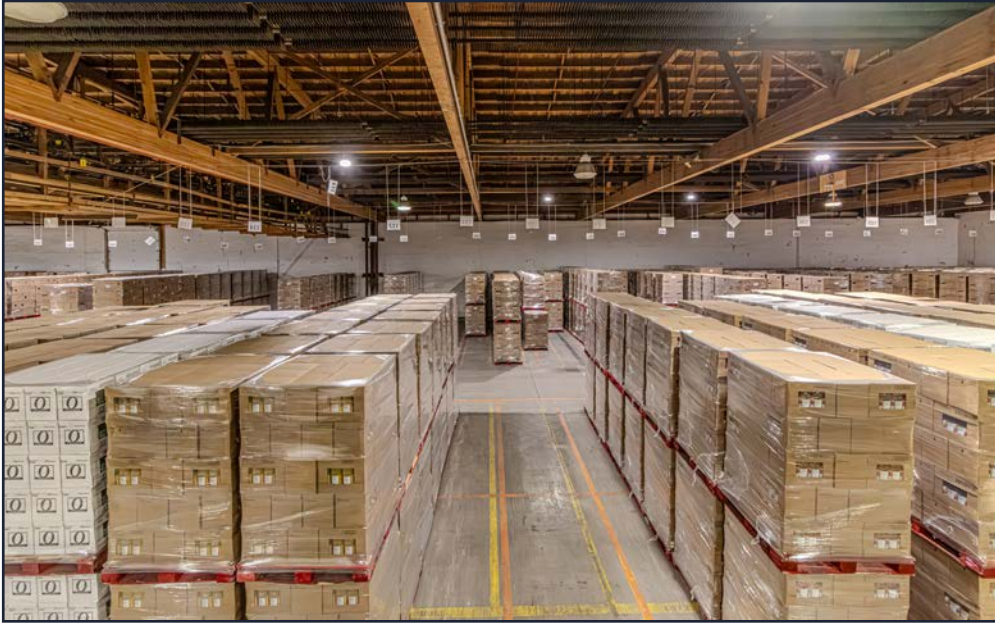
These large on-site vermifiltration beds are integrated into the facility's wastewater treatment system and help manage organic effluent through a biological filtration process. As part of the property's established utility infrastructure, they represent a valuable component for users with water-intensive operations, particularly those in food, beverage, or other processing-related industries. Their presence reinforces the site's readiness for industrial use and highlights infrastructure that can be difficult and costly to replicate.

- **Existing biological wastewater treatment component**
- **Designed to support organic waste processing needs**
- **Valuable for production and processing-oriented operations**
- **Brand-new system installed in 2020**
- **Serves as waste-water treatment for entire campus**
- **3-Phase power serves directly to the worm beds**

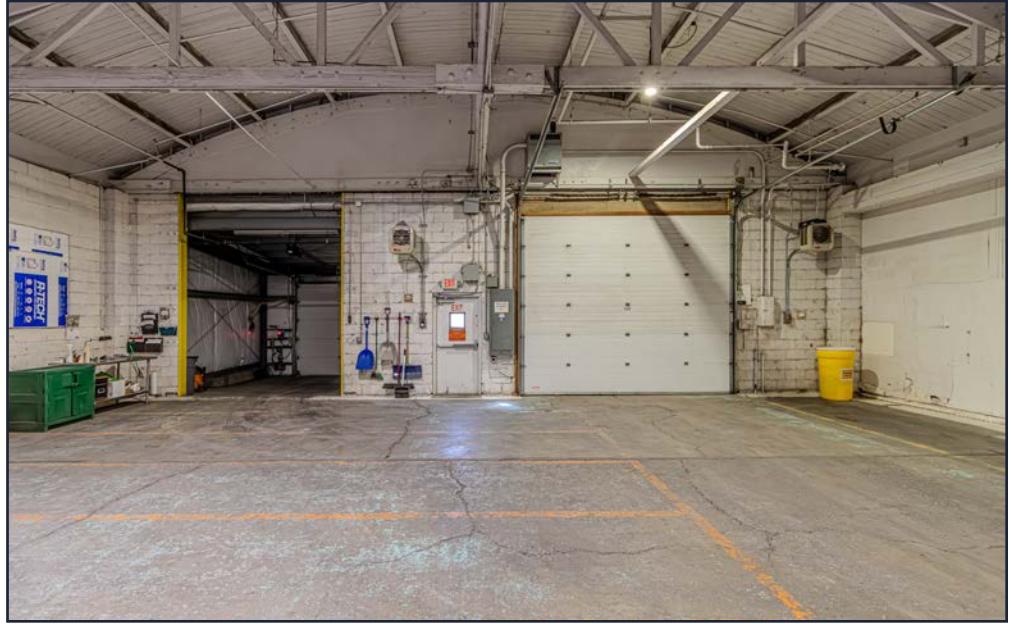


















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