

COLD STORAGE AND FOOD PROCESSING FACILITY

1011 SOUTH 1ST STREET
MOUNT VERNON, WA


Windermere
COMMERCIAL





Exclusively Listed by

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OFFERING SUMMARY

\$13,000,000

SALES PRICE

Windermere Commercial Real Estate is pleased to offer For Sale approx. 153,671 square feet of processing, cold storage and dry storage in 4 principal structures situated on approximately 6.75 acres of fee simple land along the Skagit River in Mount Vernon, WA.

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The City of Mount Vernon finished construction of a 1.7 mile flood wall in 2018 that has removed the downtown corridor including this site from the 100 year flood plain.

PROPERTY DETAILS:

153,671 SF OF IMPROVEMENTS

30,285 SF OF PROCESSING AREA

89,004 SF COLD STORAGE

17,177 SF DRY STORAGE

17,205 SF ANCILLARY USES INCLUDING OFFICE AREA

LAND AREA | FEE SIMPLE

6.75 ACRES (293,594 SF)

(6.35 ACRES WEST OF SOUTH
1 ST STREET ALONG THE
SKAGIT RIVER AND .40 ACRES
EAST OF SOUTH 1ST STREET)



02



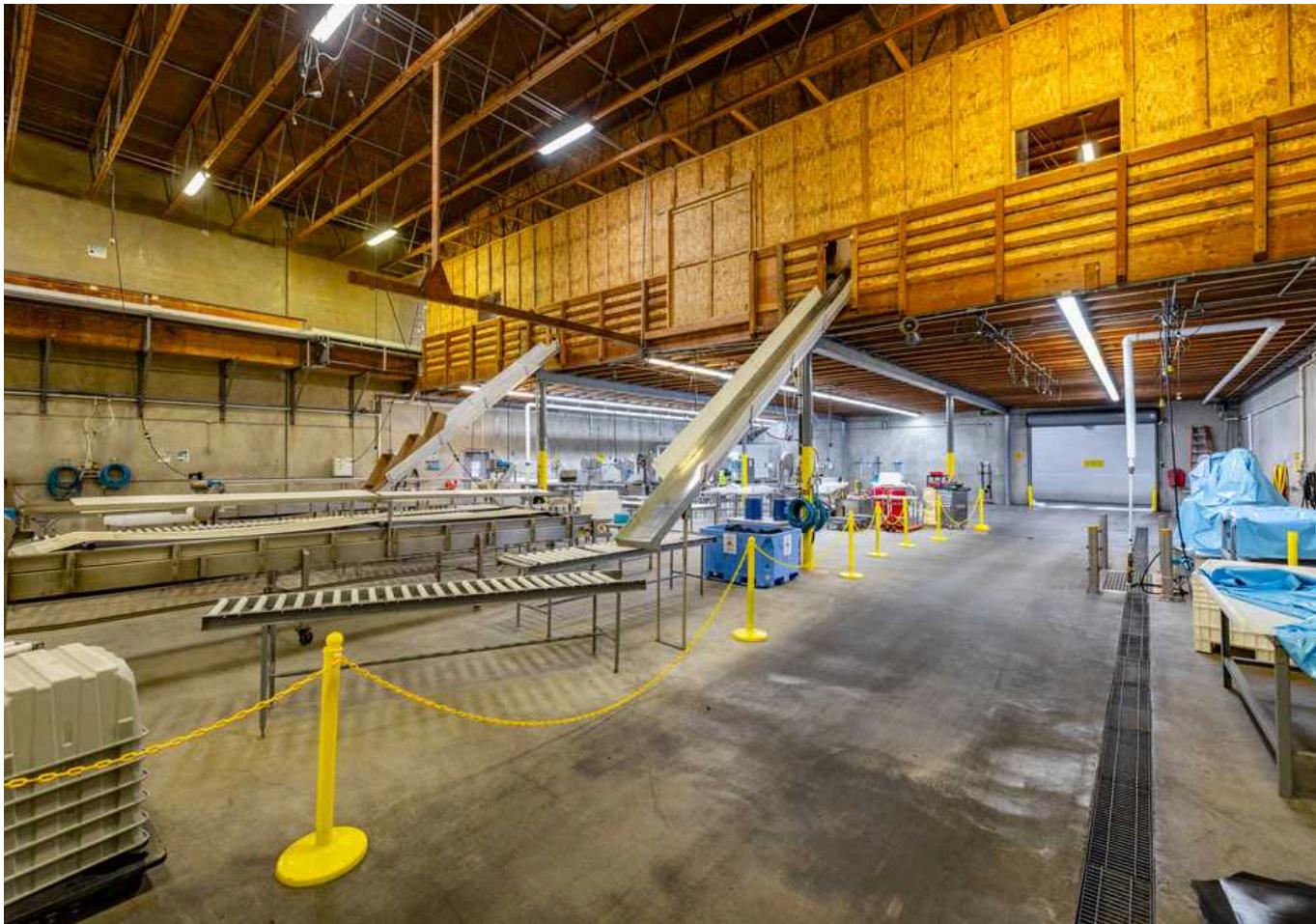
ZONE - C-L
COMMERCIAL LIMITED INDUSTRIAL

LOCATION HIGHLIGHTS

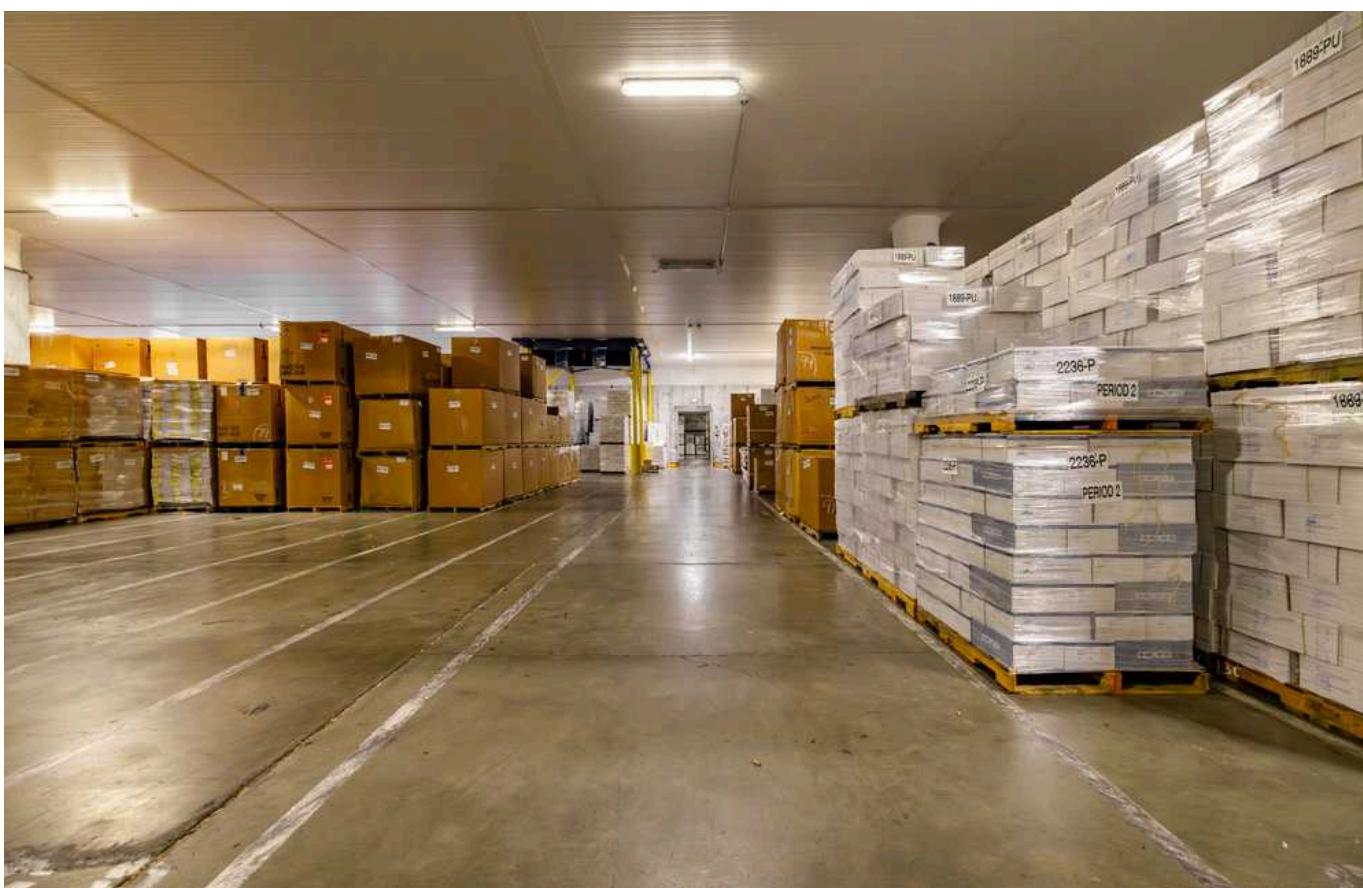
- Conveniently located in Downtown Mount Vernon along the Skagit River the Commercial Cold Storage facility is situated on 6.75 acres with 153,671 SF of processing, cold storage, dry storage.
- Easy access to I-5 both north and south bound via Anderson Road (Exit 225)
- Mount Vernon is approx. 60 miles north of Seattle and 70 miles south of Vancouver, BC; it is one of the fastest growing cities in the Northwest and the largest city in Skagit County.
- This site has a close proximity to Skagit Regional Airport, International Airports, Deep-Water Seaports, Rail and Truck Routes throughout the United States and Canada.
- Skagit County provides a skilled workforce and a strong education system.



BUILDING HIGHLIGHTS



03



- NORTH COLD STORAGE WAREHOUSE: 62,587 SF
30,285 SF IS CRAB AND FISH PROCESSING,
27,404 SF COLD STORAGE AND BLAST FREEZER,
- SOUTH COLD STORAGE WAREHOUSE: 66,660 SF
61,600 SF COLD STORAGE, 4,140 SF MECHANICAL,
920 SF OFFICE AND RESTROOM
- CITY DOCK WAREHOUSE: 22,576 SF
17,177 WAREHOUSE, 2,366 MACHINE SHOP
3,033 SF EMPLOYEE AREA
- OFFICE BUILDING: 1,848 SF
- LOADING DOCKS: 7,236 SF
- LOAD DOORS 16
(10 ARE HIGH DOCK W/ LEVELERS)
- COLD STORAGE AND PROCESSING HAVE
CLEAR CEILING HEIGHTS OF 20 AND 24 FEET



MAJOR REFRIGERATION EQUIPMENT

- **NORTH WAREHOUSE:**

Six Evaporators @ 25 TR Each
Six Valve Groups
Support Piping
Insulation
Low Pressure Receiver 54" X 12"
Main Lines LPR to Compressor Room

- **SOUTH WAREHOUSE:**

Six Evaporators @ 25 TR Each
Six Valve Groups
Support Piping
Insulation
Low Pressure Receiver 54" X 12"
Main Lines LPR to Compressor Room

- **BLAST FREEZER:**

Four Evaporators @ 50 TR Each
Four Valve Groups
Support Piping
Insulation
Low Pressure Receiver 54" X 12"
Main Lines LPR to Compressor Room

- **COMPRESSOR ROOM**

Compressor A VSS-601 200HP
Compressor B VSS-451 125 hp
Compressor C VSS-751 200 hp
Compressor D VSS-751 200 hp
High Pressure REciever 48" x 16"
Cold Storage Subcoller 20" Vert
Blast Freezer Subcoller 24" Vert
Oil Regenerator
Hansen Purger
Condenser #1
Condenser #2
Condenser #3
VFD Control Panel Condenser #1 and #2
Starter Panel Compressor A, B, C, & D
Hench Computer Control System
Compressor Room Piping
Insulation

- **ICE MACHINE:**

North Star Model 40 (20 ton capacity)
Amonia Detection System and misc. to support eight processing lines.

- **FILETING EQUIPMENT:**

Northern Light Salmon Fillet
MachineTrio Skinning
Machine FDS 104
KAJ Olsen Type 104

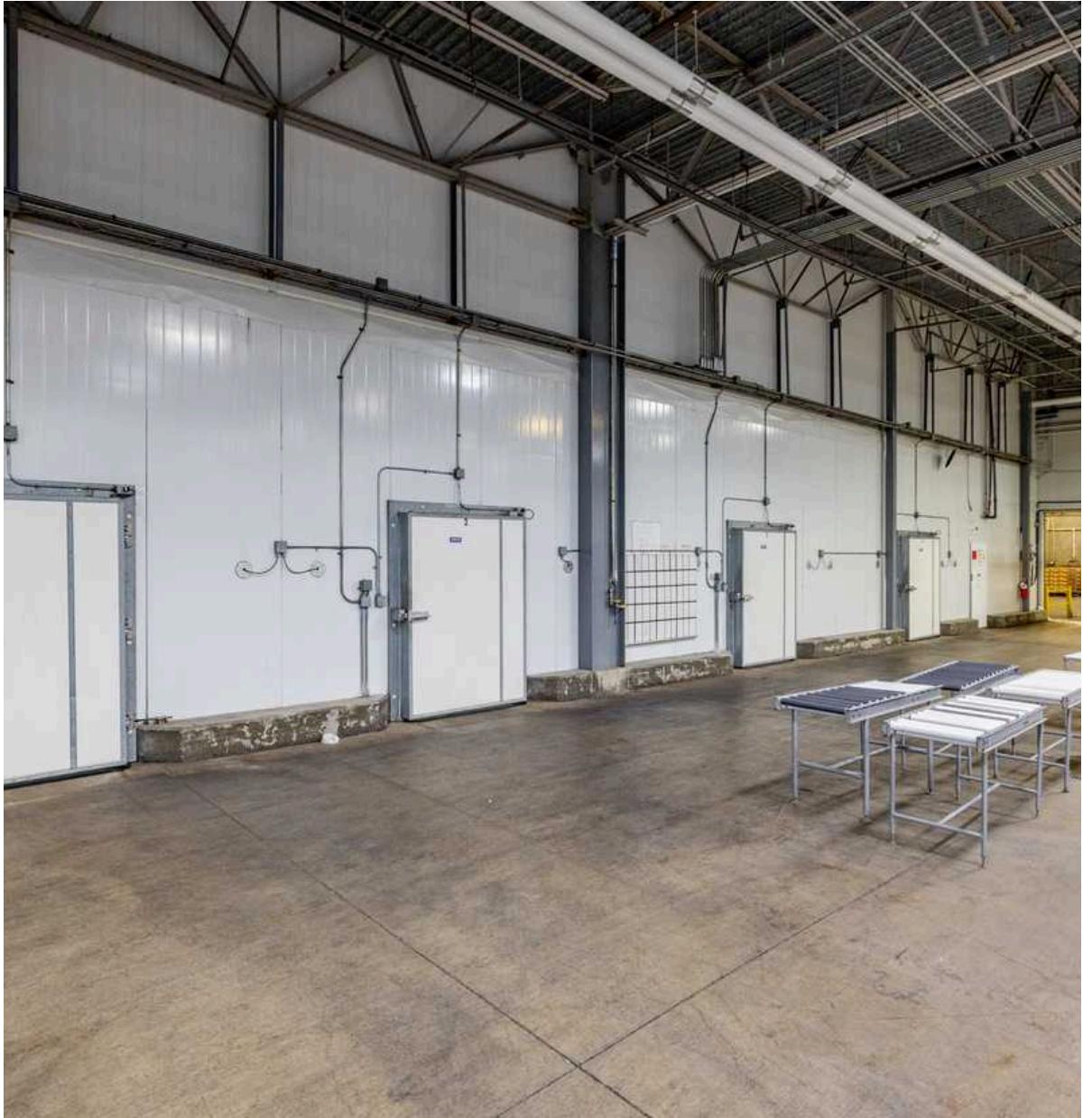
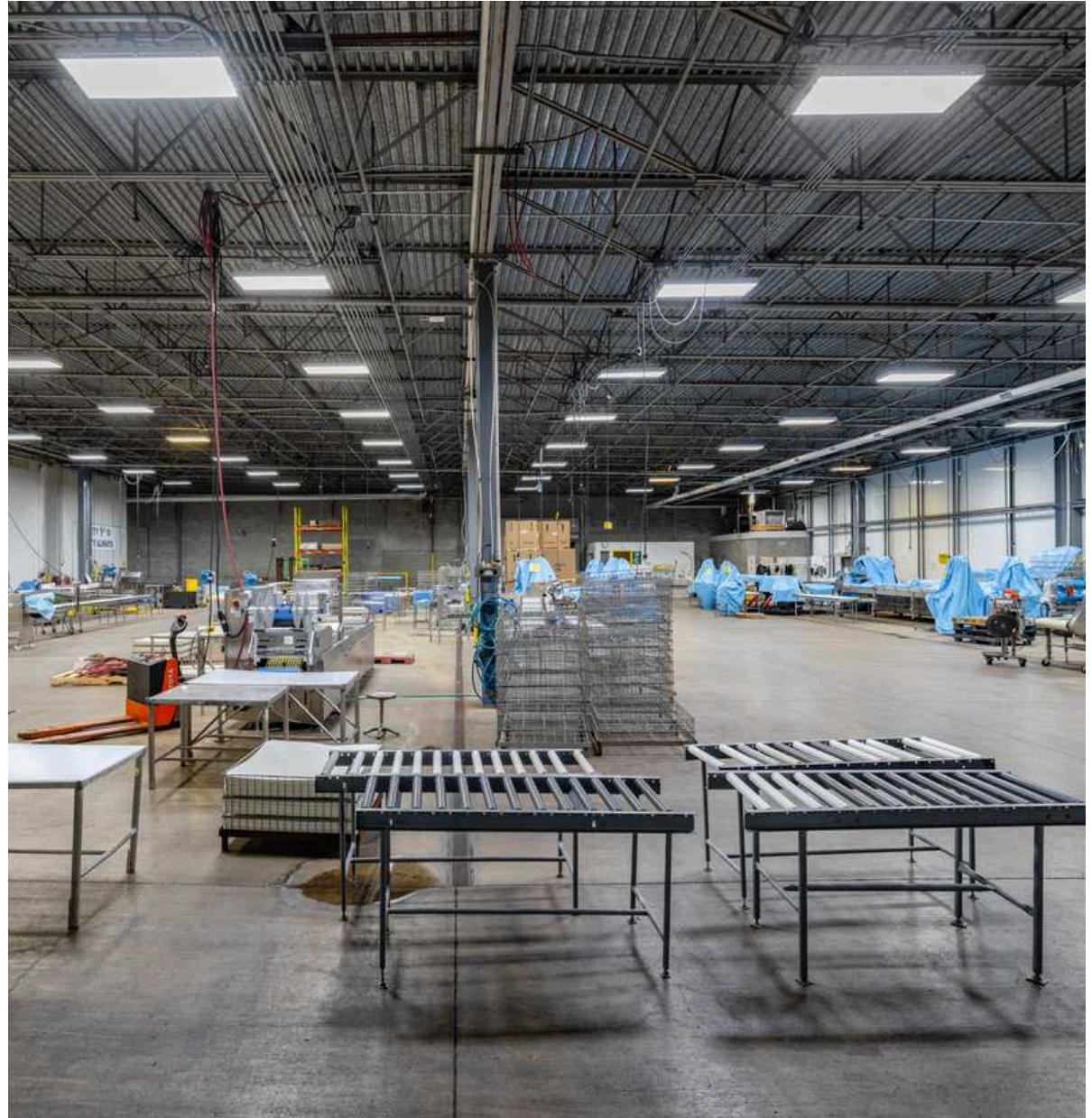
- **VACUUM PACKAGING EQUIPMENT**

Variovac Optimus



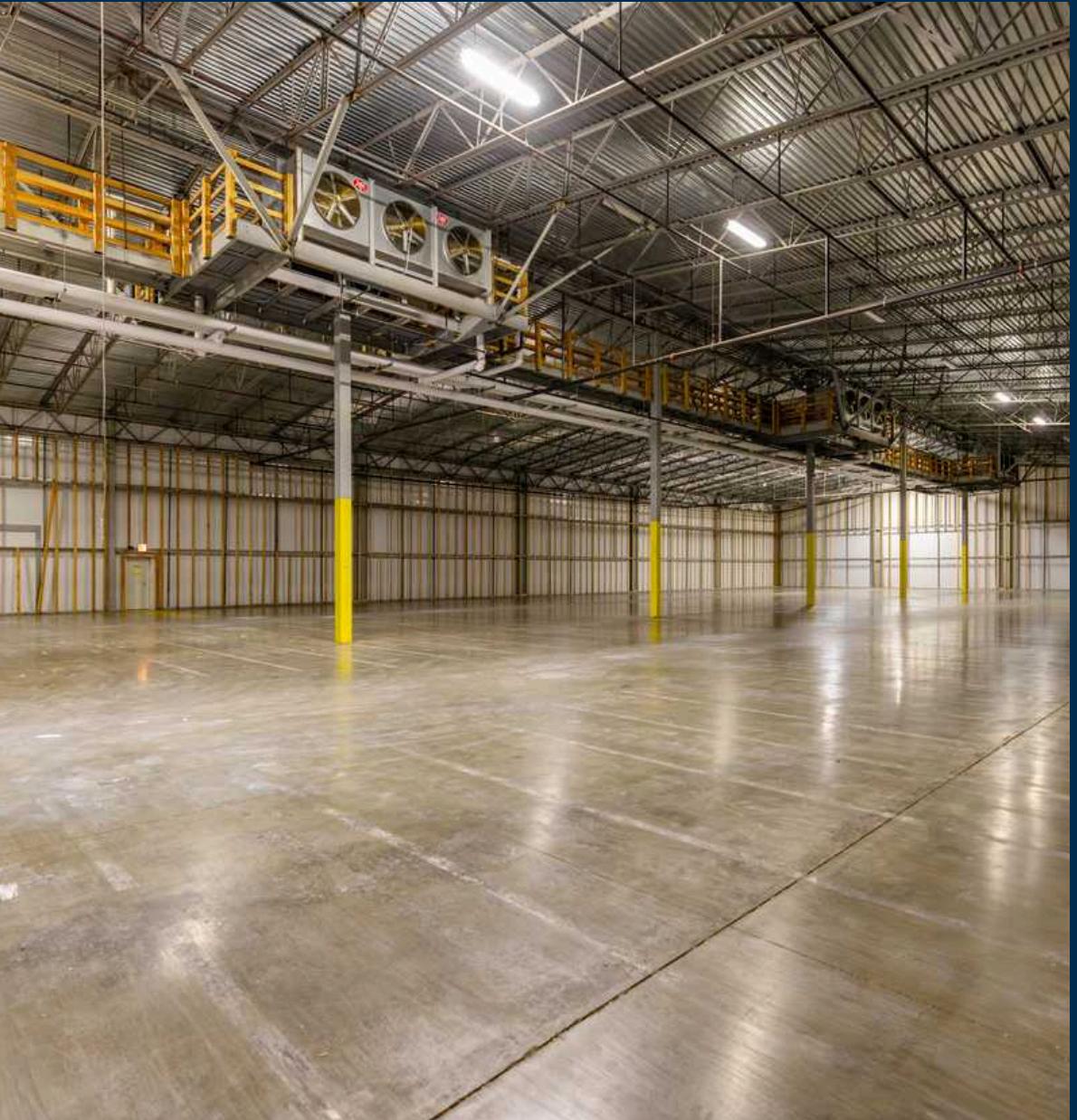
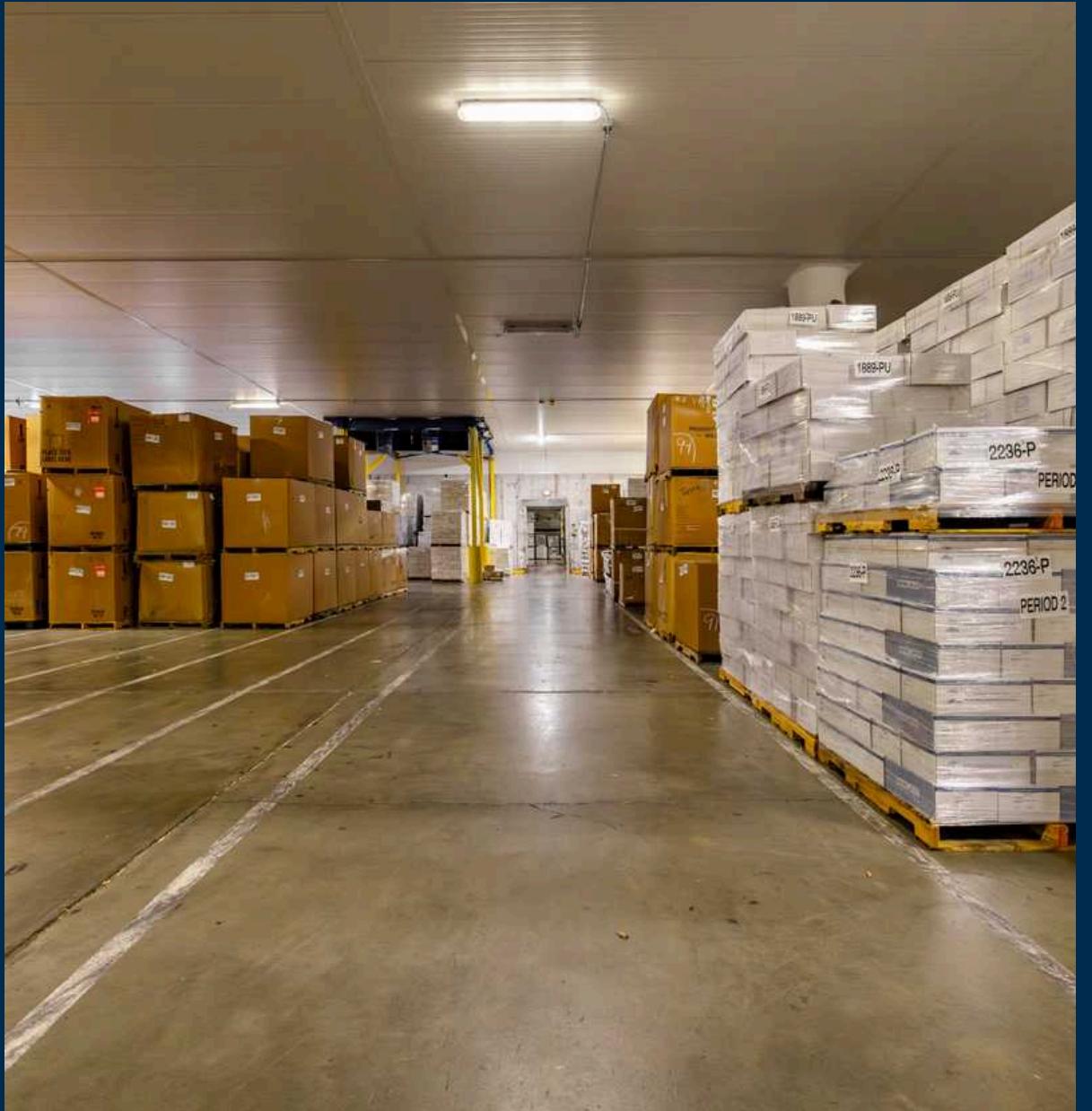
FOR SALE

CRAB AND FISH PROCESSING | BLAST FREEZER CELLS



FOR SALE

COLD STORAGE WAREHOUSES AND COMPRESSORS



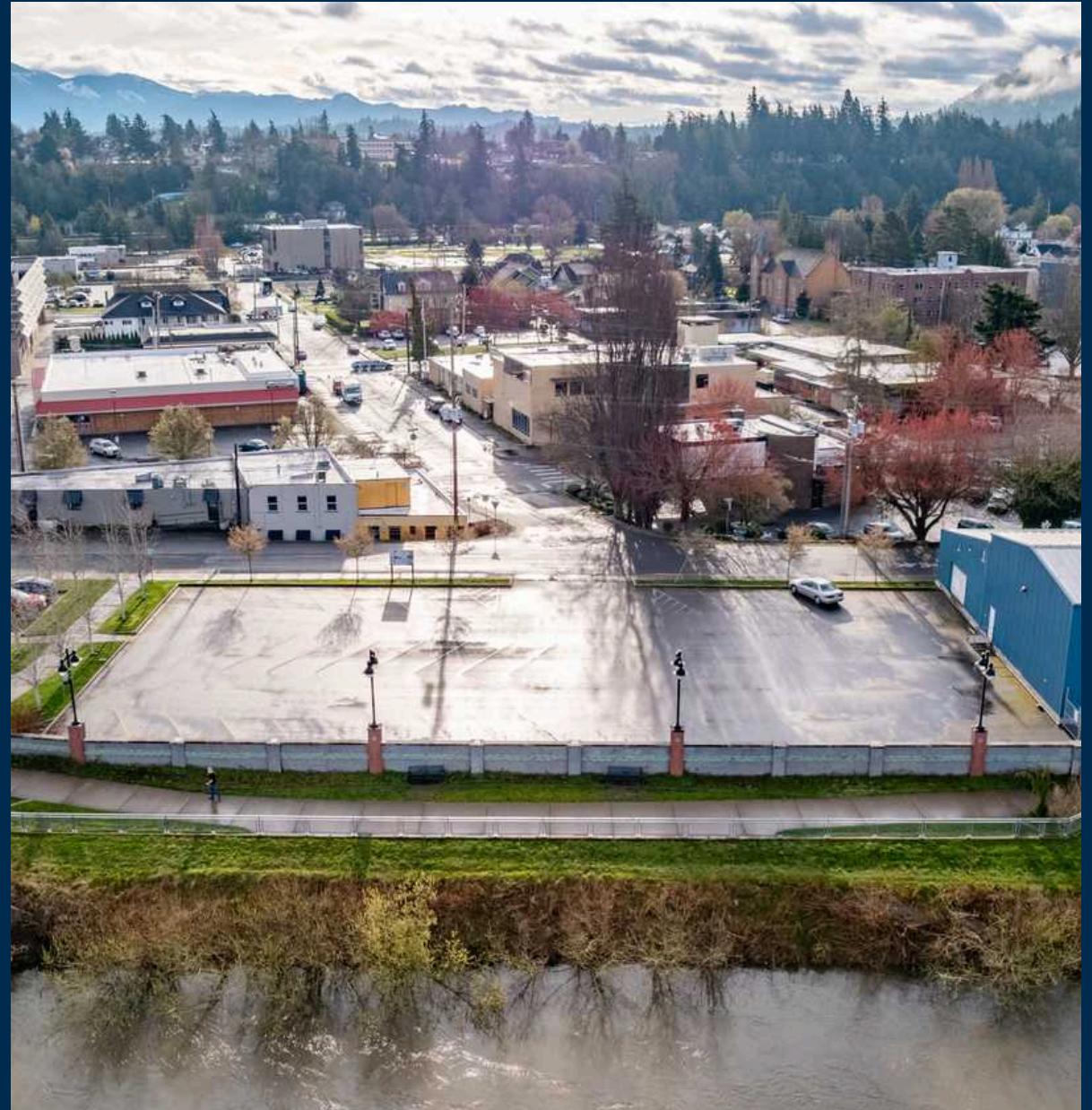
FOR SALE

SOUTH COLD STORAGE WAREHOUSE AND NORTH DRY STORAGE



FOR SALE

OFFICE BUILDING & VACANT LOT | PARKING



AERIAL VIEW TO THE SOUTH AND PARKING

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PROPERTY OVERVIEW

MOUNT VERNON AND SURROUNDING AREAS

STRATEGICALLY LOCATED BETWEEN SEATTLE AND VANCOUVER, BC, MOUNT VERNON IS ONE OF THE FASTEST GROWING CITIES IN THE NORTHWEST AND THE LARGEST CITY IN SKAGIT COUNTY.

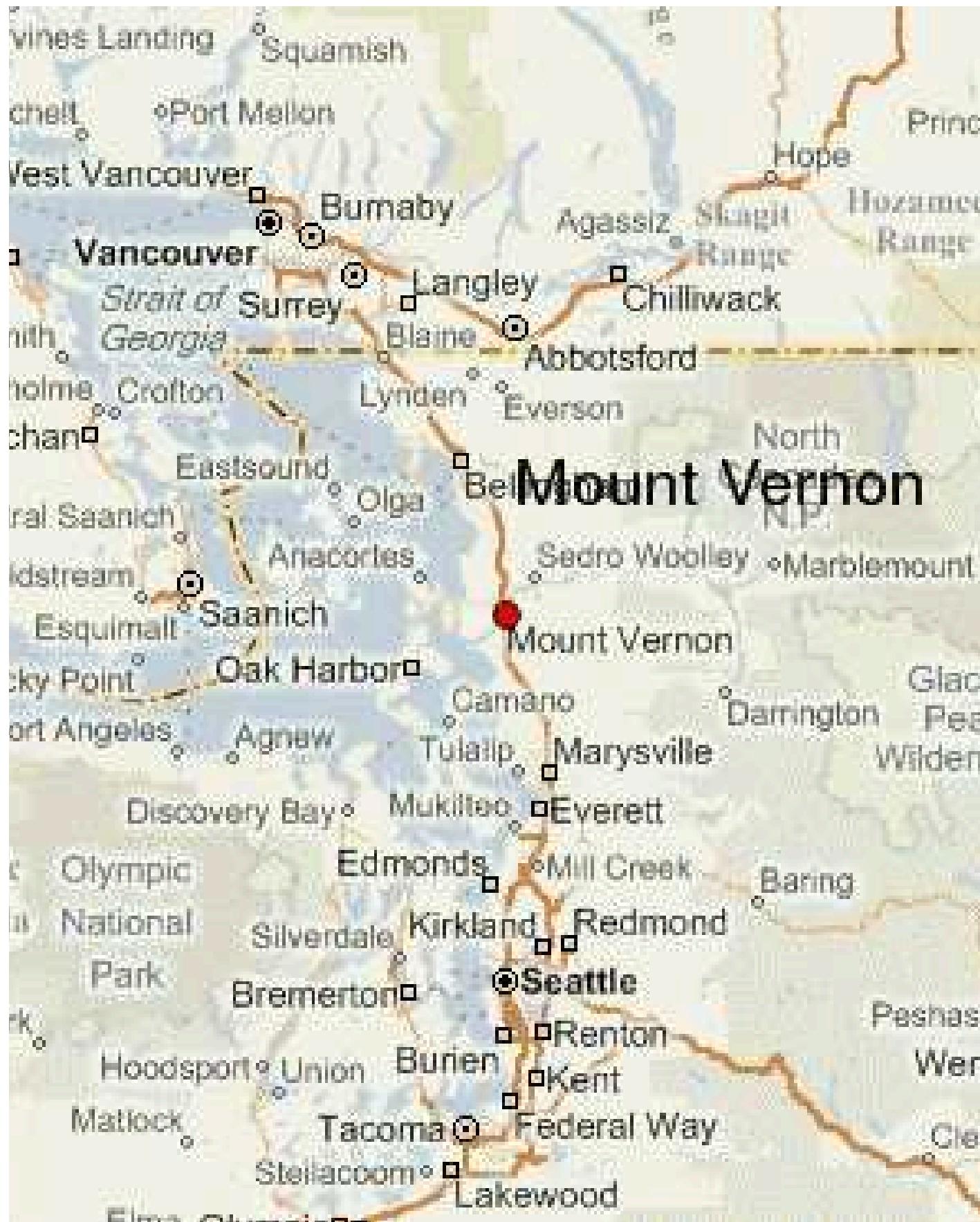
10 SUPPORTED WITH ACCESS TO DEEP-WATER SEAPORTS, INTERNATIONAL AIRPORTS, AND RAIL; WITHIN CLOSE PROXIMITY TO WORLD-LEADING RESEARCH INSTITUTIONS, ADVANCED MANUFACTURING, INFORMATION TECHNOLOGY CENTERS AND WORLD CLASS HEATH CARE, SKAGIT COUNTY PROVIDES A SKILLED WORKFORCE, STRONG EDUCATION SYSTEM, AND ENVIABLE QUALITY OF LIFE STRETCHING FROM PUGET SOUND TO THE NORTH CASCADES.

ADD IN THE LOCAL INDUSTRY OF AGRICULTURE, TOURISM, QUINT SURROUNDING TOWNS, THE GATEWAY TO THE SAN JUAN ISLANDS AND THE HIKING, CLIMBING, SKIING AND SNOWBOARDING IN THE NORTH CASCADES ... ONE WILL FIND ENDLESS PLAY TO REWARD ONES HARD WORK.



DEMOGRAPHICS

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SKAGIT COUNTY: MOUNT VERNON, BURLINGTON, SEDRO WOOLLEY, ANACORTES

DEMOGRAPHICS

CENSUS 2023

| | |
|-------------------|----------------|
| Population | <u>132,736</u> |
| Total Households | 57,732 |
| Median HH Income | \$85,474 |
| Median Home Value | \$486,200 |



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