

FOR SALE

21,827 SF Turn-Key USDA Refrigerated Production Plant

900 66th Avenue SW

Cedar Rapids, IA 52404

**FOR MORE INFORMATION
PLEASE CONTACT:**

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USE & OCCUPANCY

- Approximately 21,827 SF on 2.03 acres
- Rigorous food and employee safety compliance: USDA, GMP, HACCP, and third-party audits; former certifications include Halal, State of Iowa (Organic), and EV
- Original construction in 1971 with USDA food production finishes including sealed, sloped, curbed, drained, epoxy floors and metal clad walls; ceiling heights range from 10' (production) to 18' (dry storage)
- Brand new 6" main water line installed
- Multiple refrigerated production rooms, smokehouses, blast freezer, finished goods freezer, and two (2) refrigerated dock doors
- Approximate areas by use: Processing: 4,524 SF, Cooler: 2,304 SF, Freezer: 3,807 SF, Blast Freezer: 270 SF, Dry Warehouse: 1,392 SF
- Production infrastructure includes five (5) Vilter ammonia compressors, two (2) Kellogg air compressors, and one (1) Kaeser air compressor
- 2018 RE Taxes: \$10,686.00 (\$0.49 SF)
- **Asking \$1,565,000 including real estate, processing equipment, and infrastructure**

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