



FOR SALE

11793 FORT ROAD

WHITE SWAN, WA 98952

**FOOD MANUFACTURING FACILITY WITH SPECIALIZED
PRODUCTION EQUIPMENT, AND ADVANCED ANALYTICAL
LABORATORY, STORAGE WAREHOUSE, OFFICE & RESIDENCE**

Russ Roberts, CCIM
+1 509 594 7989
rroberts@ccim.net

Greg Millerd
+1 206 779 1692
greg.millerd@cushwake.com

Stephen Fife
+1 602 224 4447
stephen.fife@cushwake.com

Quinn Millerd
+1 206 471 3416
qmillerd@iowaca.com

kw YAKIMA
VALLEY
KELLERWILLIAMS.

 **CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES

±45,818 SF OVER 5 BUILDINGS ON ±40 ACRES



[CLICK HERE TO VIEW PROPERTY PHOTOS](#)

LABORATORY:

Advanced lab for analytical support of FSMA & GFSI compliant food manufacturing. Designed for future expansion as client and regulatory requirements increase analytical requirements. 2,300+ SF analytical and preparations lab. 400+ SF in 8 offices, 5 cubicles, conference room and break room.

- All existing analytical equipment included
- Ventilation system designed to NIOSH recommendations
- Lab equipment is protected by Uninterruptible Power Supply (UPS) and backup generator
- Fiber Optic to the lab building has been extended to other buildings on the campus
- Much more premium engineering

WAREHOUSE/PRODUCTION:

32,000 SF of grade level warehouse suitable for production or storage with loading dock. Internal space is 14' clear at the eave. 3,300 SF in 2 offices and break room.

OFFICE:

5,784 SF office with 9 privates and a conference room.

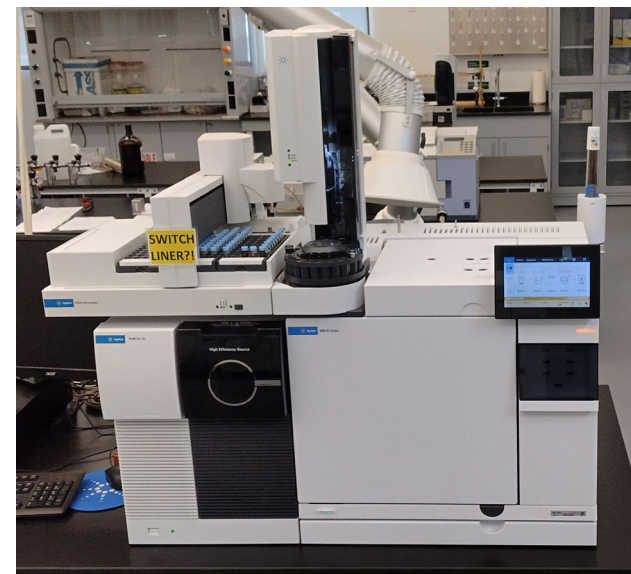
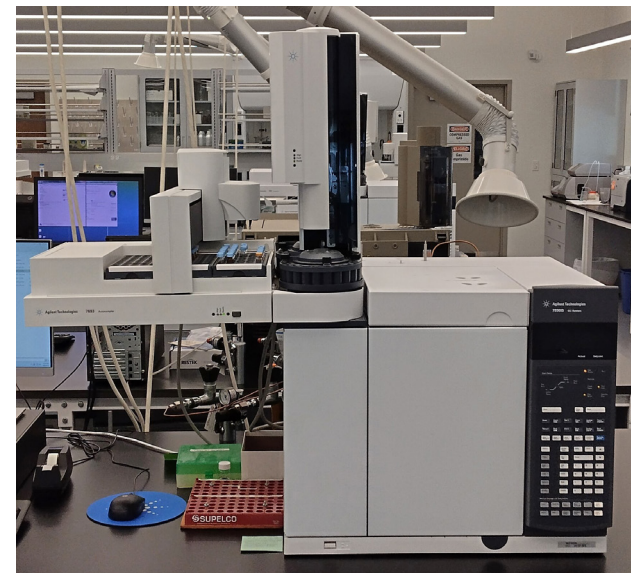
FARMHOUSE:

3,492 SF - 5 bed, 3 bath residence with finished basement and outdoor pool.



PRODUCTION SPACE / LAB EQUIPMENT

Description	Details
QC/QQQ	Gas Chromatograph w/ Multimod Inlet
	Triple Quad Mass Spectrometer
	Autoinjector & Tray with heater, mixer, bar code reader
GC/MS	Gas Chromatograph w/FID
	Inert XL Mass Selective Detector
	Autoinjector & Tray
3 x GC/FID/FID	Gas Chromatograph w/FID/FID
	Dual Autoinjector & Tray
HST/GC/FID	Head Space Trap w/ 40 position tray
	Gas Chromatograph w/FID
	Mass Selective Detector
Density Meter	Anton Paar - DMA 4500
Polarimeter	Anton Paar - MCP 100
Refractive Index	Anton Paar - Abbeemat 300
Rotary Evaporator System	10-L Solvent Pro Rotary Evaporator and -40° C Chiller



SPECIALIZED PROCESSING EQUIPMENT

ROLLING WIPED FILM EVAPORATOR (WFE)

2 Stage Thin Film Distillation Plant with 28" fractionation column

- EA250-300M, VD 630-650-WRS-T
- Manufactured by VTA Verfahrenstechnische Anlagen GMBH & Co.

The material to be distilled is rolled as a thin film on the inside of the evaporator column for efficient heat transfer. Vacuum assisted distillation in a range of 0.01 - 1 mbar reduces the temperature and residence time protecting thermally labile compounds. As currently configured, 10 different distillation profiles have been successfully applied to commercial scale distillations of peppermint and spearmint oils. These include Top Cut, Heart Cut, Bottom Cut and Pesticide removals. The current technical experts are available to discuss your intended operations.

CONFIGURATION:

- 21 theoretical plates per design documents
- Max feed rate: 400kg/h
- Max temperature: 392°F (200°C)
- Column Height: 21' 1/2" | Column Diameter: 28"
- Evaporator Height: 21' | Evaporator Diameter: 28"
- Reflux splitter for optimizing separations
- 38 drum feed tank and 2x110 drum distillate receiving tanks

UPGRADES:

- All gaskets have been upgraded to Teflon or similar due to the aggressive nature of mint oils
- Witte Chem 10.2 Gear Pumps with Zirconium Oxide bearings for long operational life
- Chiller system capacity ensures stable distillation profiles when ambient temperatures is >38°C
- Additional upgrades can be explained in discussion with technical experts.



SPECIALIZED PROCESSING EQUIPMENT

HORIZONTAL SHORT PATH DISTILLATION:

The Eckey system is a Horizontal Distillation unit configured for “Short Path” flash distillation processing of mint oils. Internal screens and weirs act as a simulated column providing 15 theoretical plates according to Eckey design documents.

The 1960's era system has been completely modernized

- Control systems were converted to digital sensors and electrically controlled valves
- Highly efficient water ring pump achieves Full Vacuum with cryo-trap for solvent capture
- Condenser has 800 SF of cooling surface
- Chiller system capacity ensures stable distillation profiles when ambient temperatures is $>38^{\circ}\text{C}$
- Modern bearings were installed
- 29 drum input tank and choice of output tanks 80 or 16 drums



STANDARD THROUGHPUT

- ~320+ kg/hr for peppermint & spearmint oils.
- Select other oils have been toll processed on this equipment.
- The technical experts are available to discuss your intended operations.



ADDITIONAL PROCESSING EQUIPMENT

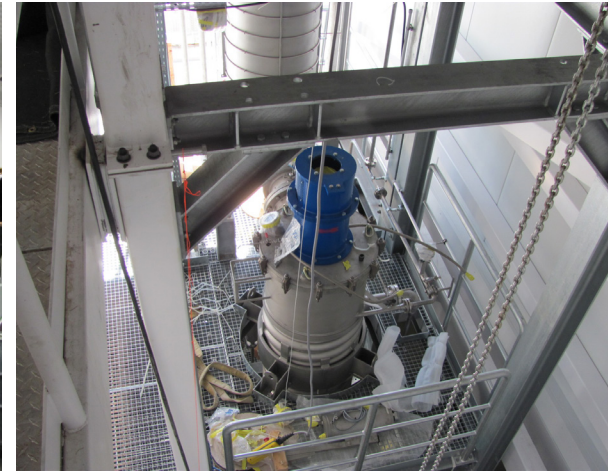
Hot Box with a 24 drum capacity liquify low melting point materials allowing them to be pumped or poured for easier materials handling. Current use was to melt menthol crystals.

Chillers System with in ground reservoir, this supports both the Rolling Wiped Film Evaporator and Horizontal Short Path Distillation.

Tanks for Blending, Receiving and Feed

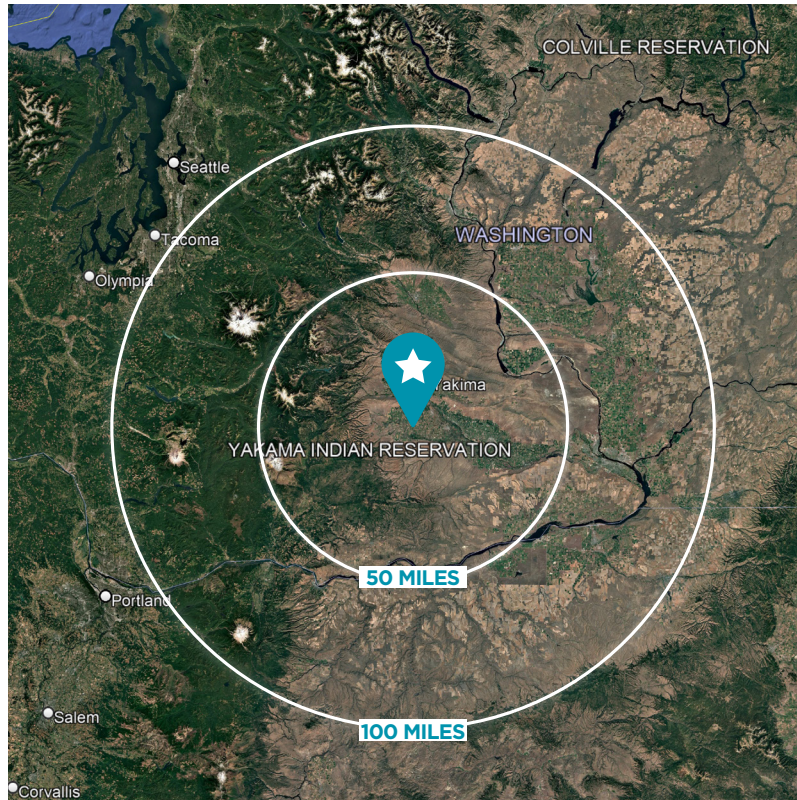
- 2 - 206 Drum Blending Tanks
- 2 - 110 Drum Receiving/Blending Tanks
- 1 - 80 Drum Receiving/Blending Tank
- 1 - 38 Drum Feed/Blending Tank
- 1 - 29 Drum Feed/Blending Tank
- 4 - 15 Drum Blending Tanks

Process Centrifuge.

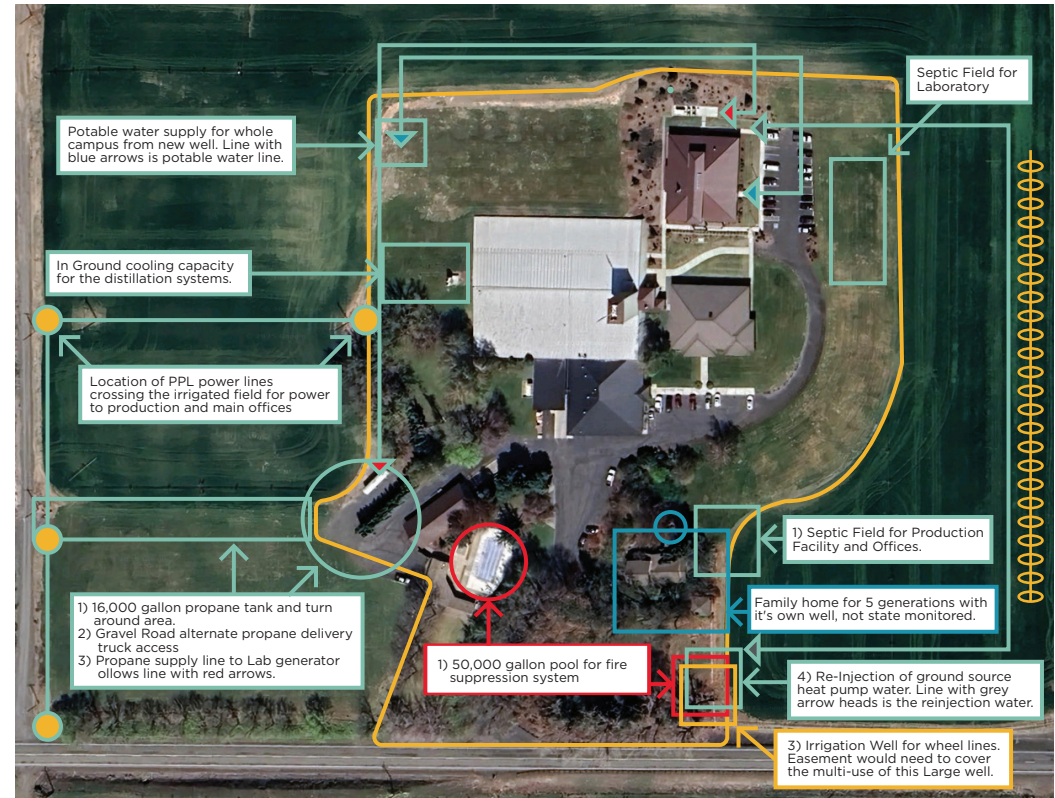


PROPERTY LOCATION

FOR SALE - \$12,699,000



Property served by 2 electrical power providers, creating redundant power supply to ensure maximum operational reliability.



164 MILES
SEATTLE, WA

180 MILES
PORTLAND, OR

290 MILES
SPOKANE, WA

Russ Roberts, CCIM
+1 509 594 7989
rroberts@ccim.net

Greg Millerd
+1 206 779 1692
greg.millerd@cushwake.com

Stephen Fife
+1 602 224 4447
stephen.fife@cushwake.com

Quinn Millerd
+1 206 471 3416
qmillerd@iowaca.com

kW YAKIMA VALLEY
KELLERWILLIAMS.

CUSHMAN & WAKEFIELD