

Commercial Food Processing Plant

304 Armstrong Blvd North, St. James, Minnesota

For Sale or Lease

- Former Tony Downs Food Processing Plant
- Large Office Area
- Bathrooms
- Large Lot

Sale Price: \$499,500



PLANT: Approximately 59,000 square feet

OFFICES: Approximately 2,000 square feet

LOT SIZE: 6.6 Acres

Large food processing plant located in St. James, MN. Owner would consider lease, sale or would operate or co-pack for a potential new company.

CONTACT INFORMATION:

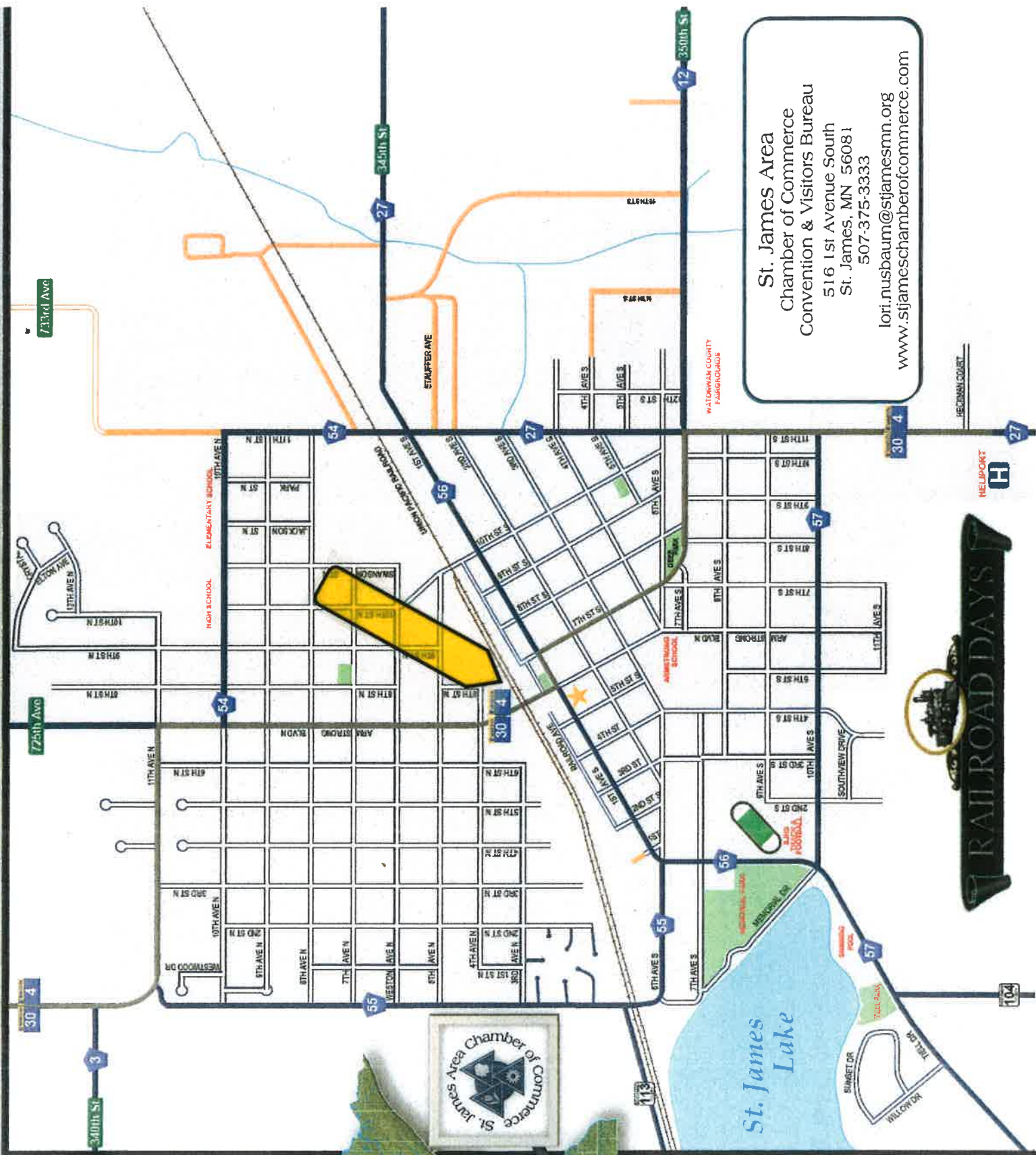
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Remarks: The information on this sheet is believed to be accurate, but we are not responsible for any errors regarding this information.

FACILITY QUESTIONNAIRE		Tony Downs Foods 304 Armstrong Blvd N., St. James, MN
For Sale or Lease?		Monthly Lease \$4,000 Triple Net
Asking price		\$495,000
Building Square Footage (total)		61,000
Lot size		6.6 Acres
What is the year of construction of the facility?		Old Plant 1950 +/- & New Plant 1990 +/-
What type of construction? (Precast/Panel/Block)		Block & Concrete walls, Truss Rafters
If the factory located in the city, country, or edge of town?		City
Is the facility located within a flood plain?		No
Factory Purpose (Former use prior to vacancy)		Food Processing
What type of products were produced?		Ready to eat food products
How long has the factory been idle?		Since June 2014
Is there any production equipment included with the building? If so, what?		No
Was factory a USDA inspected factory when it was last operating? (Yes/No)		Yes
Are CAD files of the plant layout available? (PDF files are difficult to work with regarding doing equipment lay ins.)		Yes, if needed
What is the nearest major road & how far away from factory?		State Hwys 4 & 30 go right by property. State Hwy 60 less than 1 mile. Hwy 4 & 60 are all weather roads. See attached map
Services:		
Water (City, County, or Well)?		City of St. James 507-375-3241
Sewer (City, County, or Well)?		City of St. James 507-375-3241
Natural Gas (Yes/No)		Center Point Energy 1-800-245-2377
Electric (Who is the supplier?)		City of St. James 507-375-3241 **see attached comparison
Utility/Services Capacities:		
Electrical total service size?		1,000 - 1,500 KVA, can add transformers
Size of natural gas service?		2 Meters - 3.4 Million, more available as needed, possible interruptable service
Tons refrigeration (TR) of the system and;		320 Tons, approximately 7,000 pounds ammonia
Type of system (ammonia or Freon)?		Ammonia
If ammonia, what is or was the total ammonia charge?		Less than 10,000 pounds
Was the refrigerant drained from the system?		Drained
Normal operating temperatures and type of equipment service?		Refrigerated to mid 30s - Piston compressors
Age and condition of system?		40 +/- Fair Condition - Newer Condensor 12 +/- years
What equipment was served by the refrigeration system?		Holding coolers
Boiler system capacity?		500 Horse Power
Compressed air capacity?		Small Sul-Air compressor, think 50 HP



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