

Colliers

FOR SALE - 811 W Gum Street, Connell, WA



INVESTMENT, DEVELOPMENT, OWNER USER OPPORTUNITY

State-Of-The-Art Processing Plant,
Storage Sheds & 1,500 Acres of Farmland

Site Overview

Located at 811 W Gum Street, Connell, WA, this property presents a unique opportunity for industrial investment, redevelopment, or owner user use. The site includes a modern processing plant, brand-new storage sheds, and adjacent farmland. Strategically positioned with great access to labor, this property is suitable for a range of uses, including food processing, storage, or other industrial applications. With multiple options for sale or lease, the property offers flexibility to meet diverse business needs.



Demographics & Drive Time Map

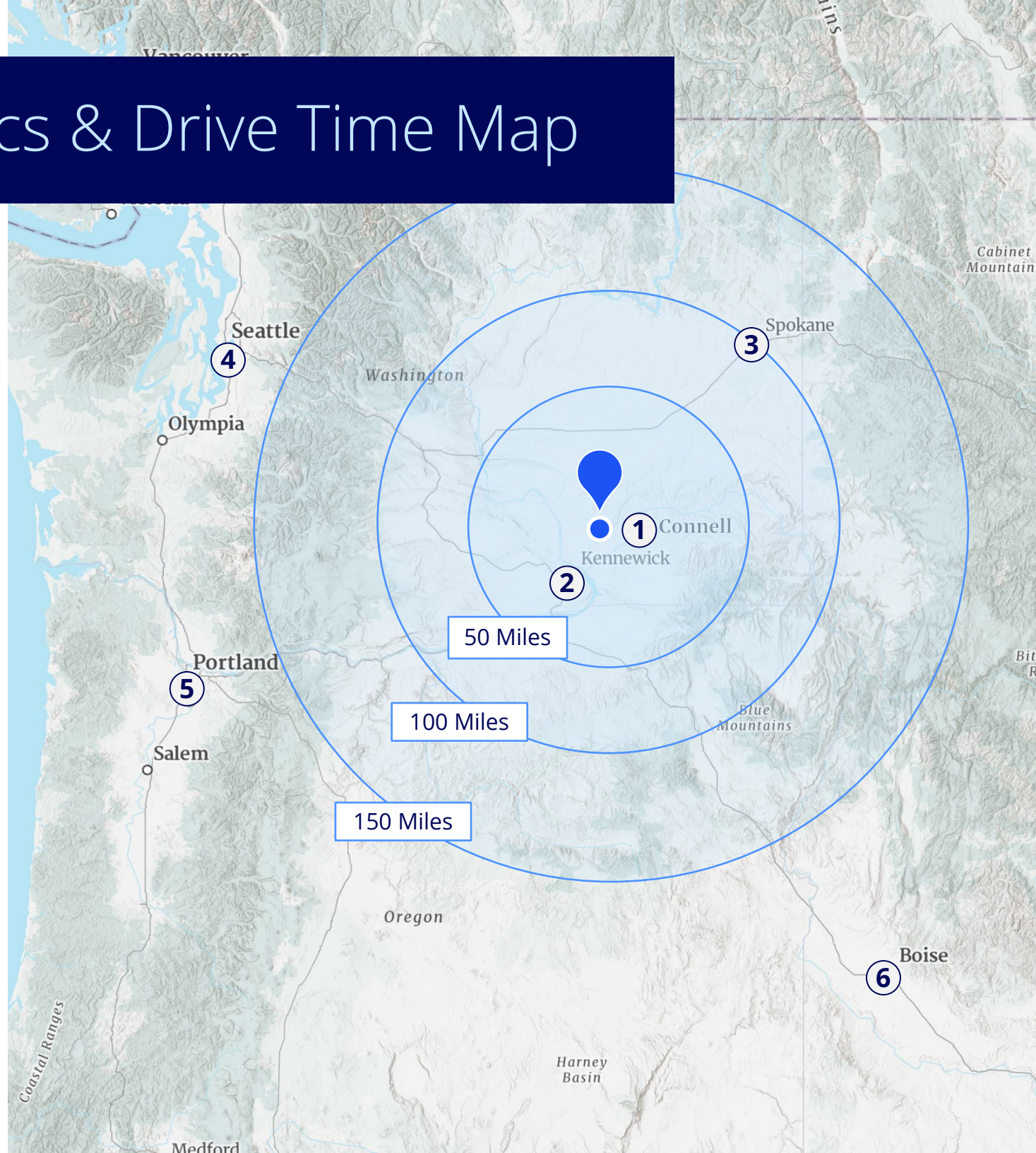


Distance

#1	1 Miles	Connell, WA
#2	35 Miles	Tri-Cities, WA
#3	100 Miles	Spokane, WA
#4	177 Miles	Seattle, WA
#5	198 Miles	Portland, OR
#6	246 Miles	Boise, ID



[Link to Demographics](#)



The Offering



Site 1
The Plant

- 450,000 SF industrial food processing facility
- Includes 230,928 SF manufacturing area, 191,160 SF dry storage, and 28,185 SF non-production area.
- Equipped with in-house boiler, refrigeration system, and on-site water treatment plant.
- Active rail spur for transportation logistics and ample parking for employees and visitors.
- On-site water treatment system processes 1.4 million gallons of water per day for efficient, sustainable management.



Site 2
The Sheds

- Four (4) total sheds.
- Two (2) newly constructed sheds of 98,000 SF each, completed in 2023.
- Existing 90,000 SF shed and an additional 30,150 square foot shed.
- Strategically located adjacent to the plant and an active rail spur for operational efficiency.



Site 3
Residence & Sheds

- Site three features a 3,551 SF residential home.
- Includes two 30,200 SF food storage sheds.
- Contains additional equipment storage sheds measuring 11,160, 4,968, 3,876, and 2,218 SF,
- Positioned in the northern half, providing direct access to 575 acres of irrigated farmland.

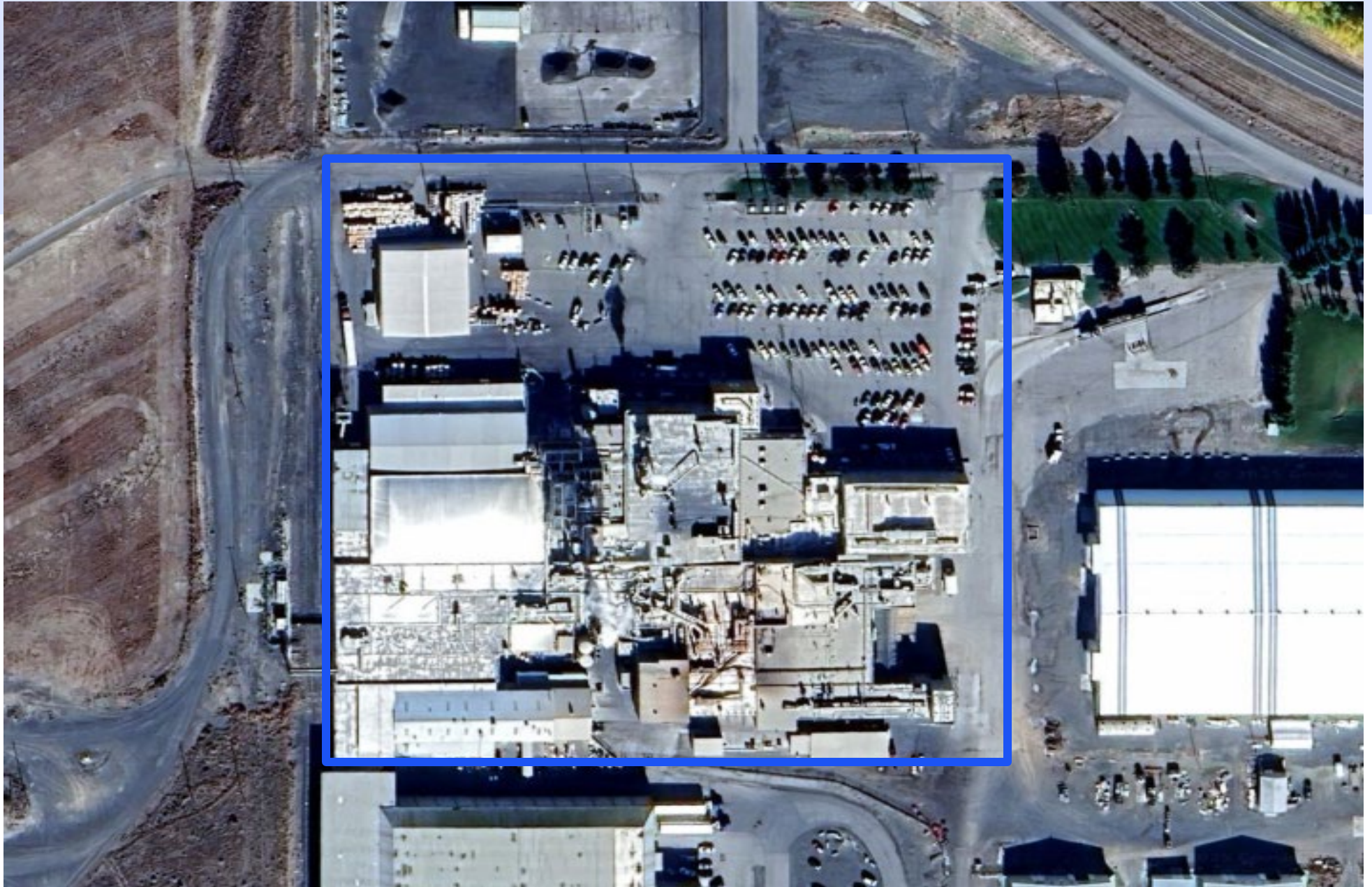


Site 4
The Farmland

- Comprises 1,553 acres of farmland, including 964 irrigated acres and 589 unirrigated acres.
- On-site water treatment system processes 1.4 million gallons of water per day for efficient, sustainable management.
- Features a 160-million-gallon winter water storage pond for reliable year-round water resources.

Site 1

The Plant



Site 1

The Plant

Specifications

Total SF 450,273 SF

Food Processing Area 230,928 SF
Dry Storage 191,160 SF
Non-Production 28,185 SF

Components

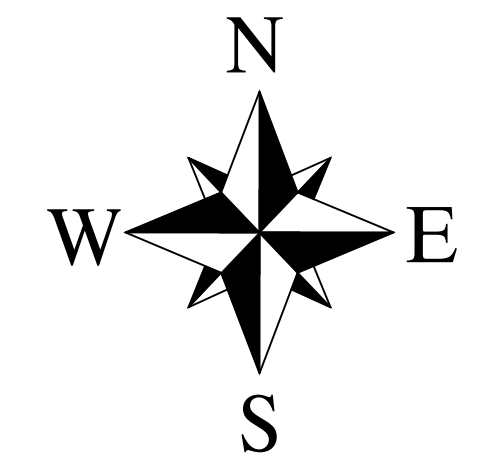
In-house boiler & refrigeration
Dry Storage
Cold Storage
Non-Production Area
On Site Water Treatment
Active Rail Spur
Office & Cafeteria
Maintenance Shop



State-of-the-art industrial food processing facility encompasses a total of 450,000 square feet under one roof. The facility includes both dry storage and non-production spaces, catering to diverse operational needs. One of its key features is the direct access to a 237,000 square foot cold storage facility owned by Americold, providing essential temperature-controlled storage, crucial for industries such as food processing.

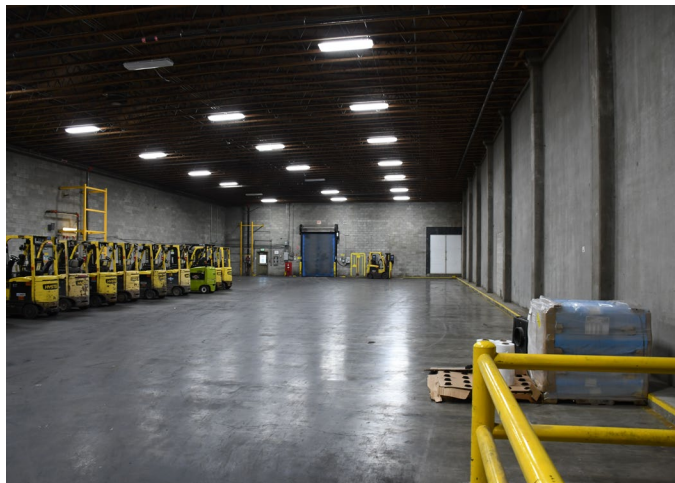
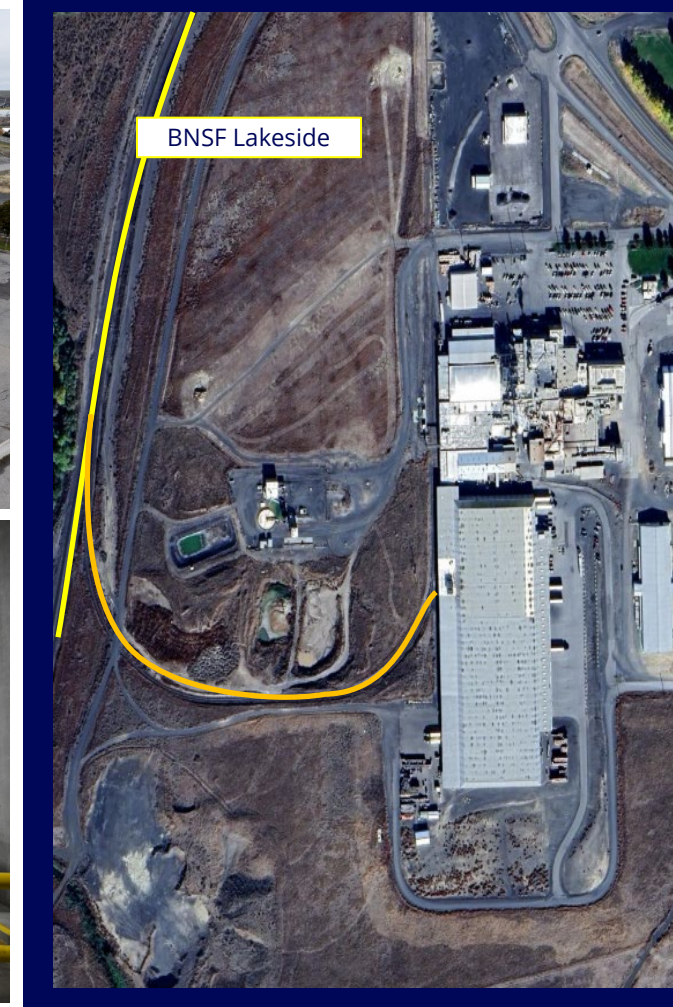
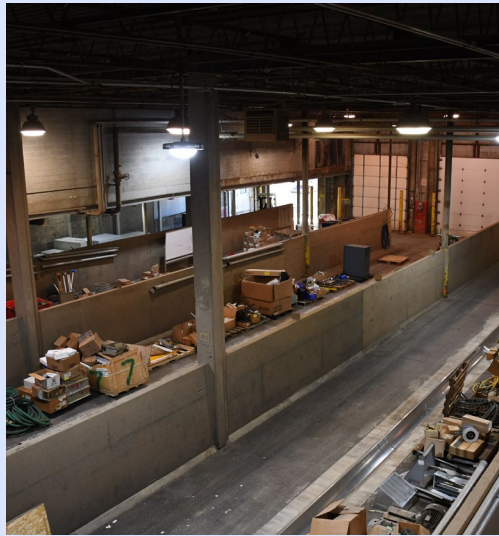
The building is well-equipped, with an in-house boiler and refrigeration system, as well as an on-site water treatment plant, supporting efficient and sustainable operations.





Site 1

The Plant



Site 2

Storage Sheds



Site 2

Storage Sheds

Specifications

Total Sheds	Four (4)
Total Size	317,000 Square Feet
Comments	Two existing storage sheds (90,000 & 30,150 SF) + Two (2) brand new 98,000 sheds built in 2023

Site two includes four food storage sheds that together span approximately 117,000 square feet. It boasts two newly constructed sheds, each measuring 98,000 square feet, completed in 2023. In addition, there is a 90,000 square foot existing shed and another existing shed measuring 30,150 square feet, offering ample space for diverse operations. Currently, the property is leased to a local entity. Strategically located adjacent to the plant and an active rail spur, the site ensures maximum operational efficiency.



Site 3

Residence & Storage Sheds



Site 3

Residence & Storage Sheds

Specifications

Home SF	3,551 Square Feet
Total Sheds	Six (6)
Total Shed SF	82,622 Square Feet

Site three includes a 3,551 square foot residential home, two (2) 30,200 square foot food storage sheds, an 11,160 square foot, 4,968 square foot, 3,876 square foot, and 2,218 square foot equipment storage sheds. This site is positioned well along the northern half of the offering, providing direct access to 575 acres of irrigated farmland.



Site 4

Farmland



Site 4

Farmland

Specifications

Total Acres	1,553 Acres
Irrigated Acres	964.28 Acres
Unirrigated Acres	588.75 Acres

This property boasts an impressive on-site water treatment system capable of processing approximately 1.4 million gallons of water per day, ensuring that water management is both efficient and sustainable. In addition, there is a substantial 160-million-gallon winter water storage pond that guarantees reliable water resources for year-round operations, crucial for any agricultural or industrial endeavor.

Spanning 1,553 acres of farmland, with 964 acres irrigated and 589 acres unirrigated, this extensive infrastructure is perfectly suited for ventures requiring significant water access and robust management capabilities. With the combination of exceptional water resources and vast agricultural land, this property presents a remarkable opportunity for enterprises looking to thrive in agricultural or industrial sectors.





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