

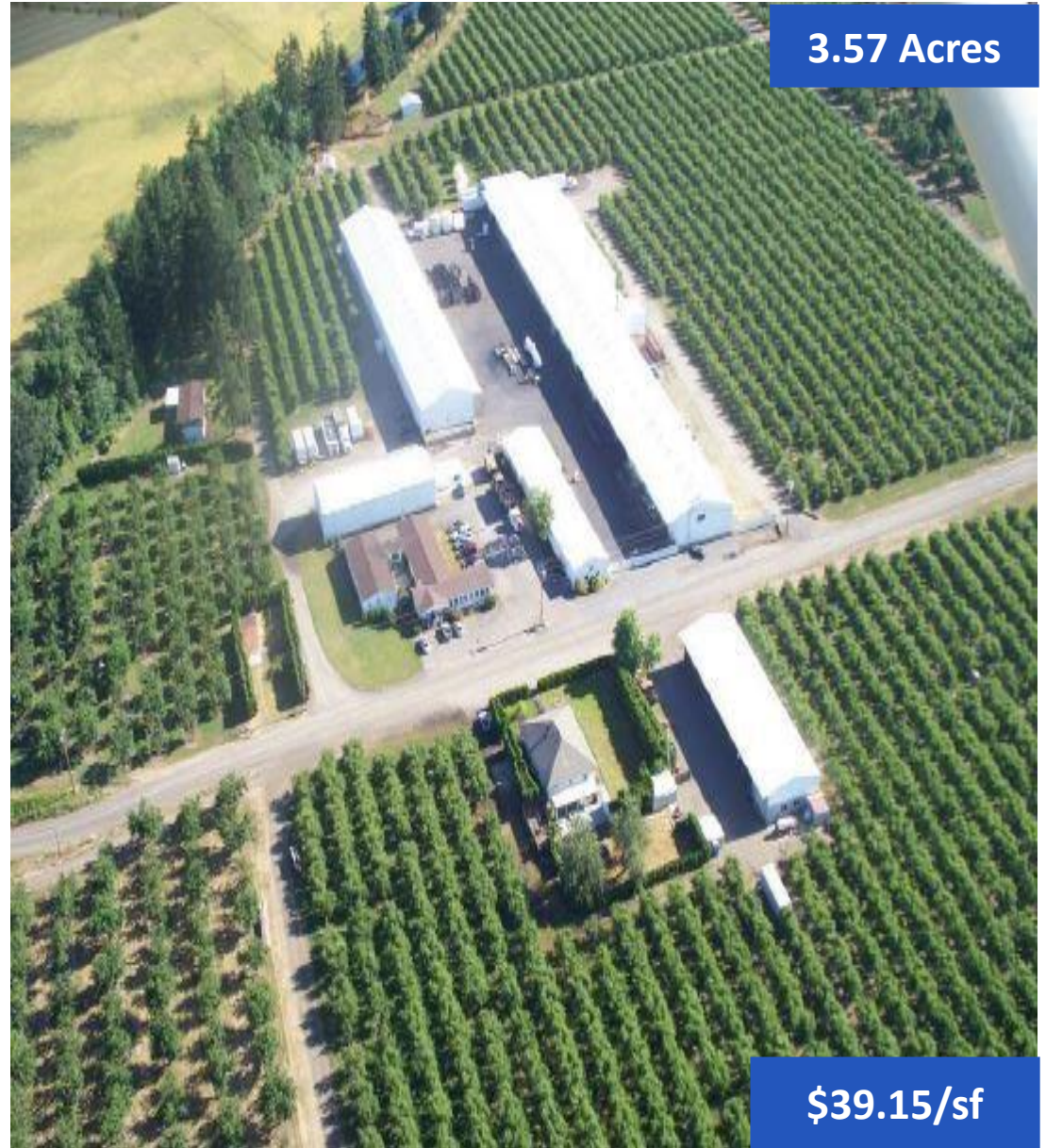
For Sale:

\$3,000,000

3213 Waconda Road NE,
Gervais, OR 97026

Perfect winery location

- ◆ 76,628 sf ± buildings
- ◆ 5.51 Acres
- ◆ Bottling/packing/lab equipment valued at \$300,000+



SITE IMPROVEMENTS

Approximately 5.5 acres of recently partitioned land with extensive improvements.

- ◆ **Multiple separate structures included in sale total approximately 77K square feet (SF).**
- ◆ **Site improvements:**
 - ◆ **Yard lighting**
 - ◆ **Concrete and asphalt paved areas as well**
- ◆ **Utilities include:**
 - ◆ **240volt and 480 volt 3-phase electric service**
 - ◆ **Well water**
 - ◆ **160' deep w/10" casing and 7.5hp pump produce a nominal 225 GPM of potable water**
 - ◆ **On-site septic system**



ROSE CITY COMMERCIAL REAL ESTATE

5200 SW MEADOWS BLVD, SUITE 150
LAKE OSWEGO , OR 97035
www.rosecitycre.com

Rick M. Bean

Principal Broker
503-577-1034
rick@rosecitycre.com

INCLUDED EQUIPMENT (Partial List)

Brining & large tank room

3000 gal fiberglass tank & pump
3000 gal fiberglass tank & pump
5000 gal waste water tank with pump
4000 gal waste water tank with pump
Waste water control system
Hydro sieve
2000 gal waste water tank SS

Former syrup infusion room

4 SS tables
200 gal sanitation tank
225 gal Corn syrup tank
Corn syrup pump

Bottling Room

Wash station
Flavored syrup tank 300 5 hp pump
500 gal large mixing tank with blade

Multi use mixing station

150 gallon mixing tank
steam jacketed
200 gal mixing tank steam
jacketed
Platform & stairs and clean-
ing station
Pump and heat exchanger
Portable mixers
4*4 platform scales
Cherry filler (product filler)
Glass dump station

Processing area

Accutech 4 head filler
12 head Spin filler 3 sets change parts
Plastic capper
White cap capper 3 set of change part
Heat induction tunnel
Diesel tank above ground storage
3 industrial compressors
Capsule applier
Ink jet coder
Safety seal machine
Mulita bottler labeler ps
Labeler PS
Heat tunnel
Case tapper
Table top conveyers line rails
Shrink wrap heat tunnel
Corn syrup insulated tank 6000 gal +
pumps



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Office and Buildings



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West Building



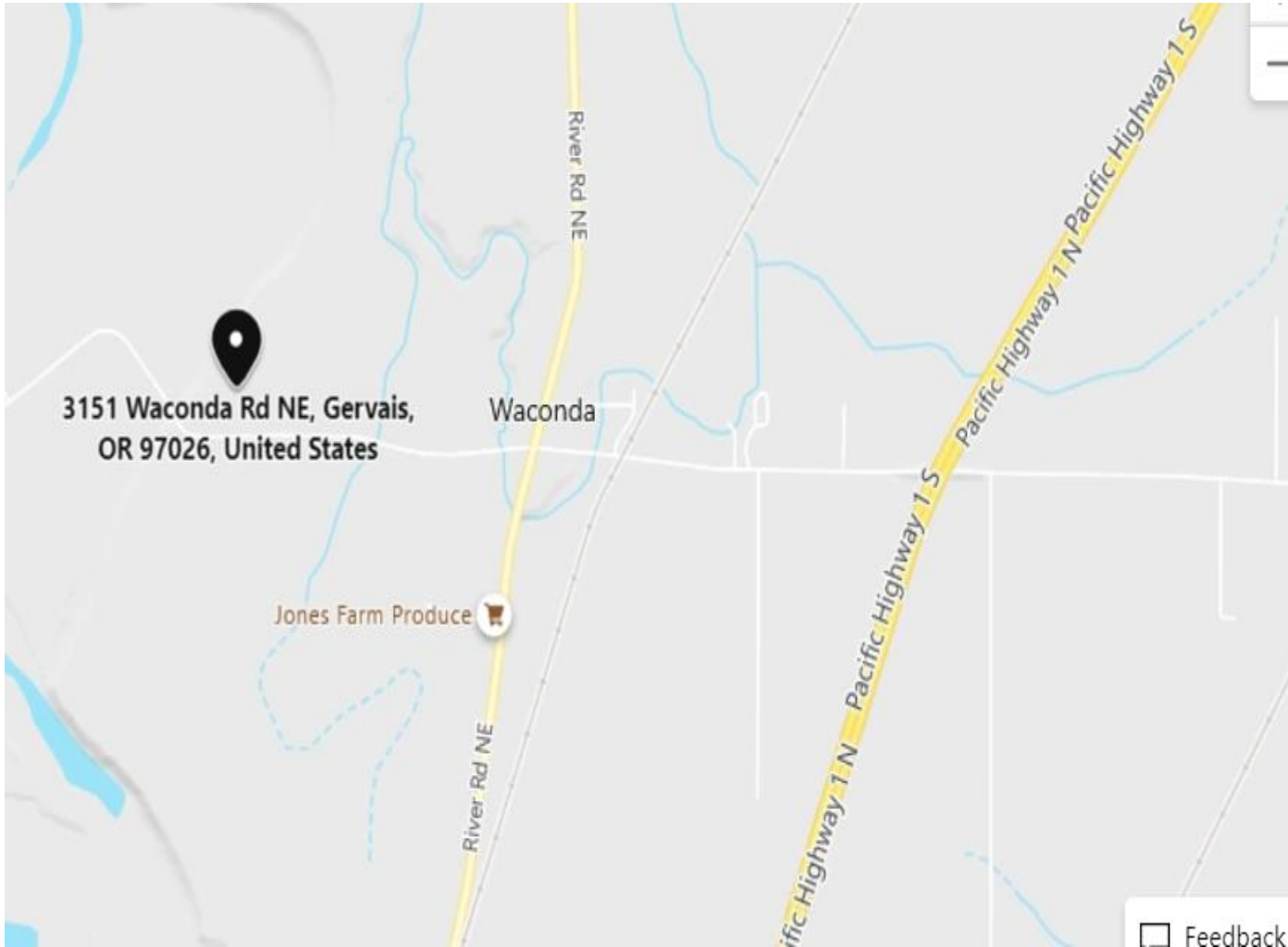
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PLAT MAP 3213 Waconda Rd. NE Gervais, OR 97026



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