

FOR SALE

USDA FROZEN & REFRIGERATED FOODS PRODUCTION PLANT



Approximately 142,375 Square Feet on 41.23 Acres

5701 McNutt Road, Santa Teresa, New Mexico | Immediate I-10 Access, Adjacent to El Paso, Texas

FEATURES

- Use: USDA Frozen & Refrigerated Food Production.
- Building Size: +/-142,375 Square Feet
- Acreage: +/-41.23 Acres.
- History: John's Brothers, International MultiFoods, IBP, Inc., Tyson Foods, Inc.
- Ernst & Young rates New Mexico #1 in the West for manufacturing



FOR MORE INFORMATION PLEASE CONTACT:

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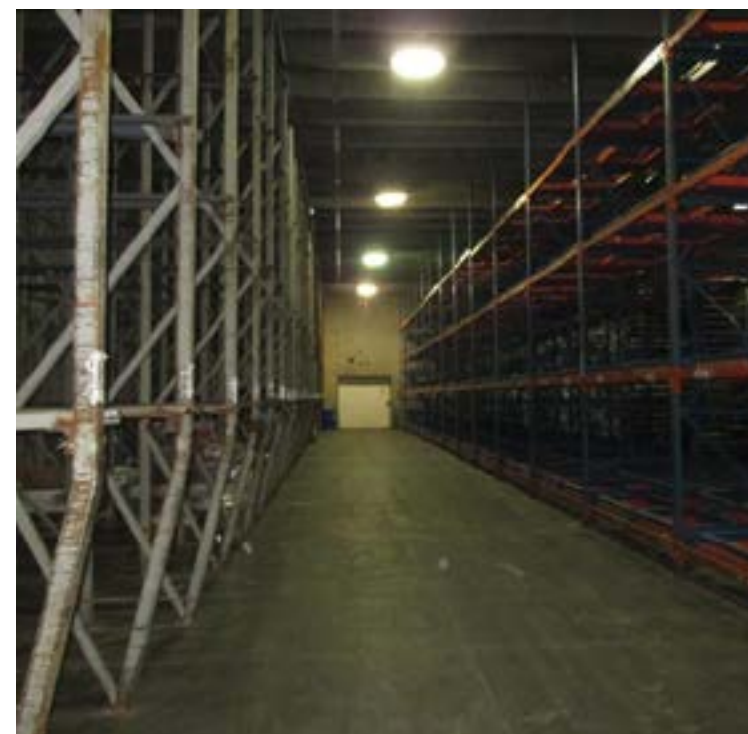
BUILDING SPECIFICATIONS

SQUARE FOOTAGE ITEMIZATION

- Total Building: +/-142,375 Square Feet (SF)
- Production: 65,061 SF
 - Raw Production: 39,427 SF
 - Ready-to-Eat Production: 25,634 SF
- Frozen Storage (-10°): 11,845 SF
- Blast Freezer (-40°): 2,921 SF
- Refrigerated Storage: 17,789 SF
- Dry Storage: 9,532 SF
- Refrigerated Dock: 1,275 SF
- Engine/Maintenance Areas: 15,504
- Office/Welfare (Three Floors): 18,448 SF

STRUCTURE

- Construction Dates: 1983-1994
- Construction Type: Concrete tilt-up with a built-up roof
- Ceiling Heights:
 - 18' in production areas
 - 18'-24' in storage areas.
- Dock Doors: Seven (7) doors
 - Three (3) refrigerated receiving doors with full dock packages
 - Three (3) refrigerated shipping doors with full dock packages
 - One (1) dry receiving door



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UTILITIES

- Electrical: Two (2) 2,500 KVA transformers. 12.47 Kv/480 volt transformers distributed through two (2) panels.
- Natural Gas: 4" main gas line with maximum incoming pressure at 40 PSI
- Water: 8" main water line at 60 PSI, reduced to 4" entering into 60,000 gallon water reservoir tank with 4" line feeding from the tank to plant.
- Wastewater Pretreatment: DAF system. 50,000 gallon EQ basin with additional solid removal capabilities. Newly refurbished in 2013

REFRIGERATION

- Total compressor capacity: 2,535 hp
- Ammonia Capacity: 35,062 lbs
- Eight (8) high-stage compressors with 1,269.8 tons combined capacity
- Four (4) booster compressors with 416 tons combined capacity
- Three (3) evaporative condensers with 2,193 tons combined capacity
- All piping is located outside the plant, on the roof.

PROCESS INFRASTRUCTURE

- Air Compressors: Four (4) compressors with 600 hp total capacity – one (1) 200 hp, two (2) 150 hp, one (1) 100 hp. All new as of 2013.
- Boilers: Three (3) boilers with 750 hp total capacity. Johnston 350 hp, Cleaver 250 hp, Sellers 150 hp
- Sanitation: Three (3) ROTO-JET type pumps with 650 psi capacity each, currently operated at 400 psi each
- Water Heaters: One (1) direct fired at 180 gallons per minute flow; One (1) steam heat exchanger at 60 gallons per minute flow

RISK PREVENTION

- Fire Protection:
 - Dry storage and 3rd floor computer room sprinklered
 - Smoke detectors and pull stations throughout the plant.
 - Fire department is adjacent to the property with an ISO rating of 5.
- Security: Fully-gated and secured site with guard gate access. Seventeen (17) interior/ exterior security cameras.



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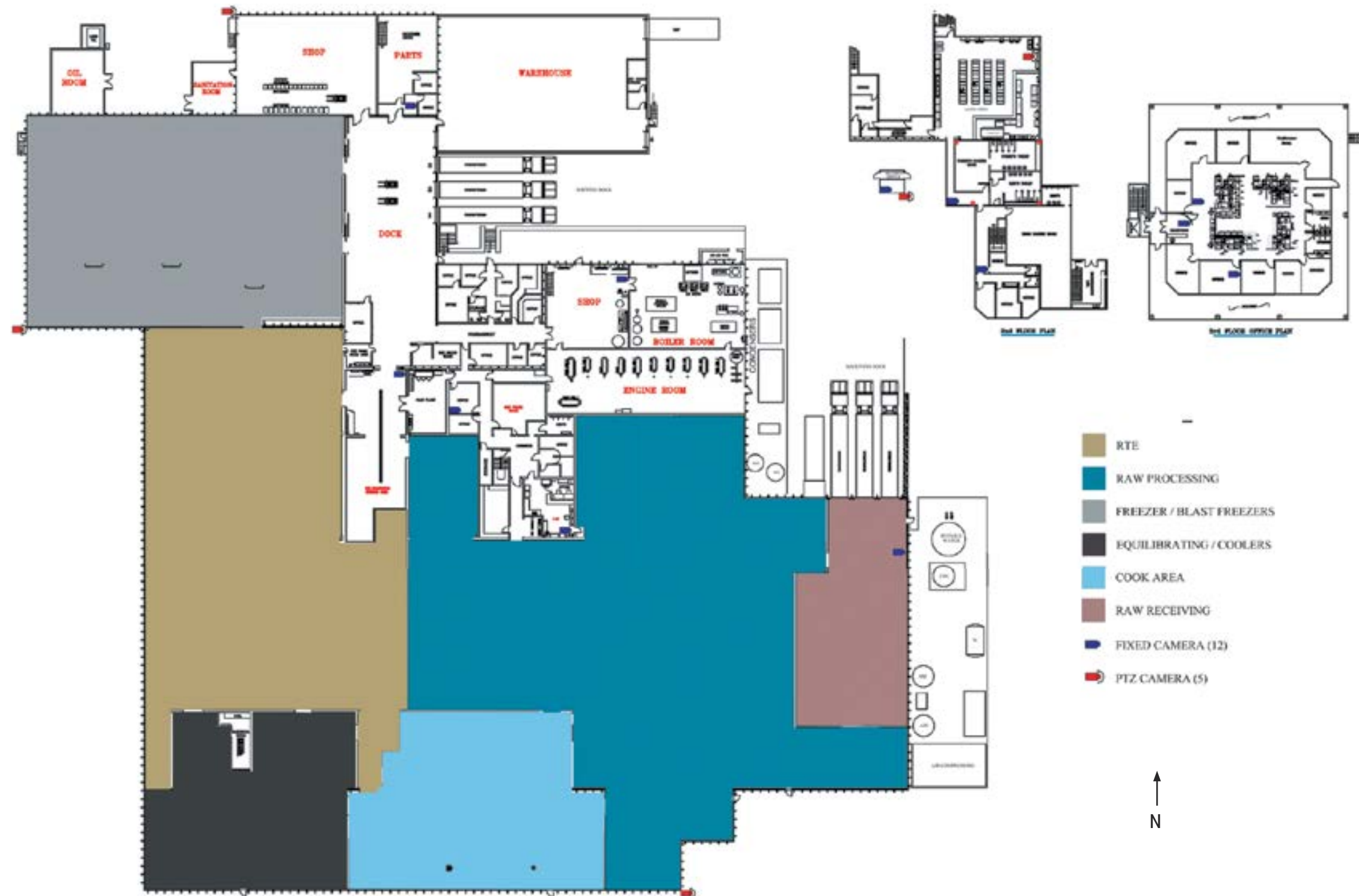
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OTHER INFORMATION

- R&D lab
- Recently upgraded DAF wastewater treatment system on-site

LOCATION

- Minutes away from Texas and Mexico borders
- Near I-10 & SR-178
- Immediate Santa Teresa Border Crossing access



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ECONOMIC ADVANTAGES / INCENTIVES

- Ernst & Young rated New Mexico #1 in the West for manufacturing as it has the lowest effective tax rate.
- New Mexico's Job Training Incentive Program (JTIP) has been recognized as one of the best in the nation (ranked 3rd by Business Facilities). Reimbursable expenses from the JTIP include 50 to 75 percent of the trainee's wages for up to six months and/or the cost of custom classroom training.
- New Mexico has the lowest property tax burden in the nation, according to the Tax Foundation, and property is assessed at only 33% of its market value. There is no inventory tax.
- Supported by three interstate freeways, a vast railway system, and a number of regional and international airports, New Mexico offers direct access to much of the United States, as well as the international borders of Canada and Mexico.
- Reduced Corporate Tax Rates from 7.6% to 5.9% per 2013 legislation House Bill 641



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