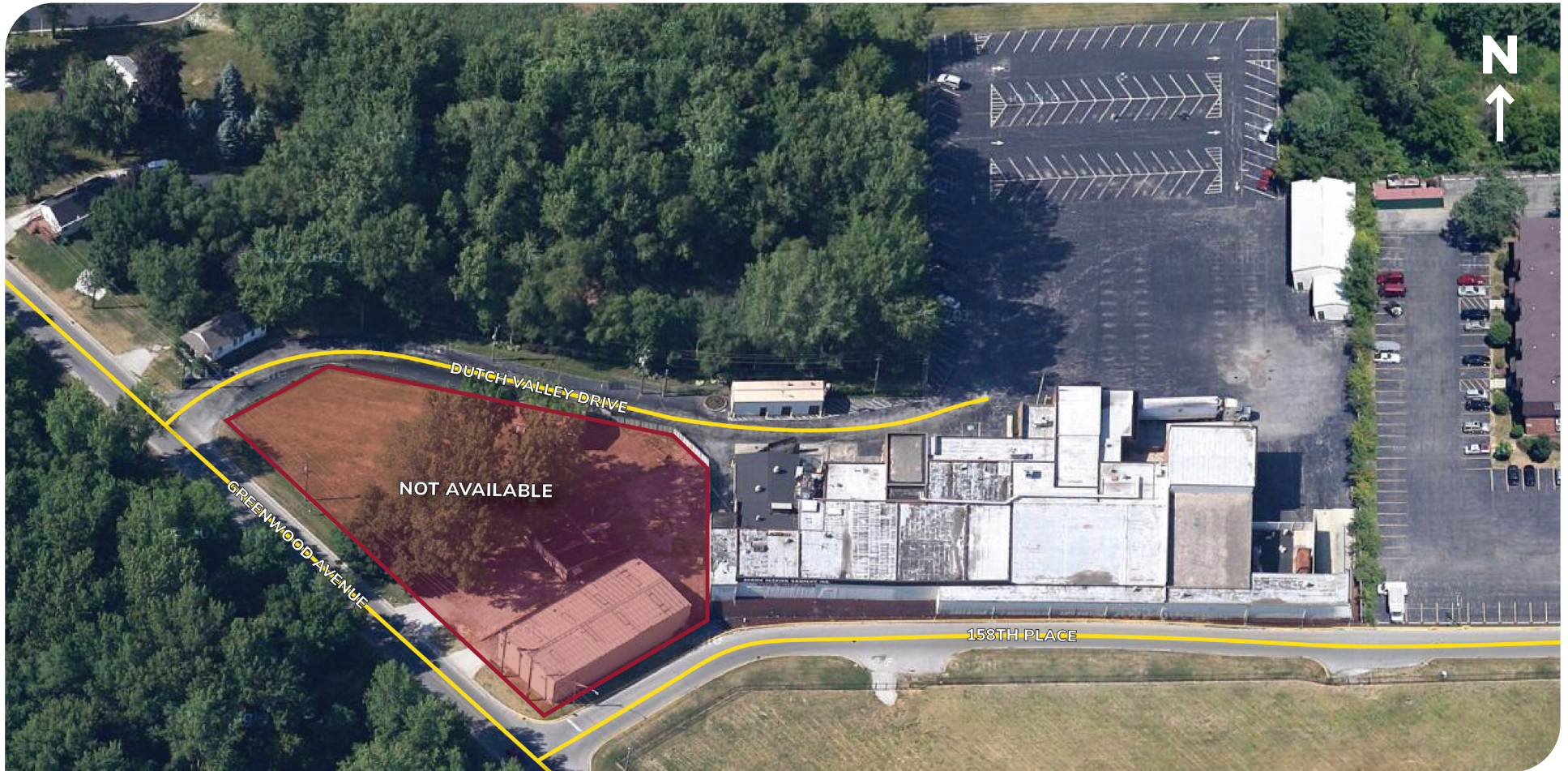


AVAILABLE FOR SALE / LEASE  
ONE DUTCH VALLEY DRIVE  
SOUTH HOLLAND, ILLINOIS 60473

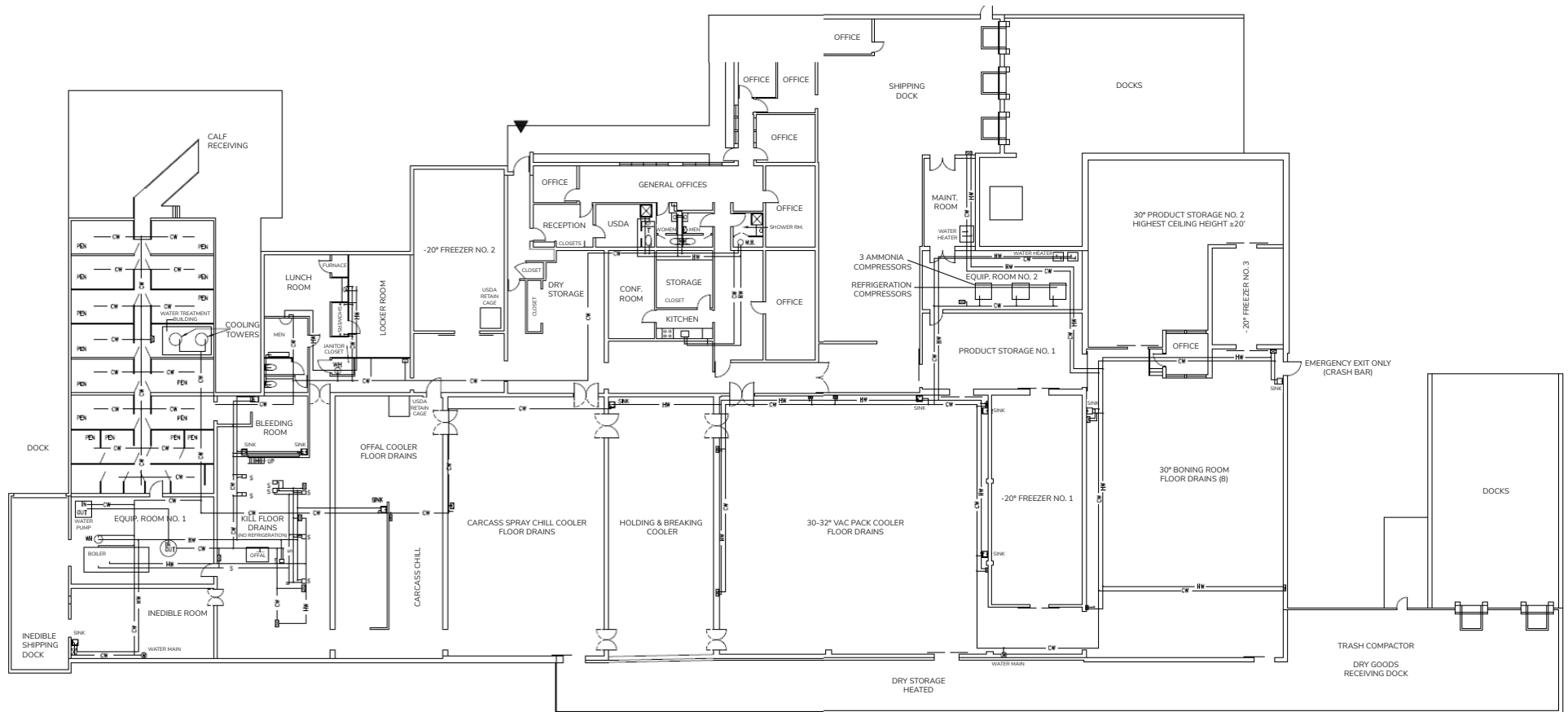


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Brown Packing Company, Inc. was a family-owned and operated premium meat supplier specializing in quality veal and lamb products. BPC harvested, prepared and packaged its products in house for food service and retailers across the United States and also exported product to Canada, Mexico and Japan. The USDA facility has the equipment in place and the ability to produce both Kosher and Halal approved products.

#### BUILDING SPECIFICATIONS:

BUILDING SIZE:	37,821 SF
SITE SIZE:	3.48 Acres
OFFICE:	3,200 SF
IN-PLANT OFFICE:	528 SF
FREEZER / COOLER:	22,633 SF
CLEAR HEIGHT:	12'-24'
LOADING:	<ul style="list-style-type: none"><li>› 2 Exterior Receiving Docks</li><li>› 3 Exterior Shipping Docks</li><li>› 1 Livestock Receiving Dock</li></ul>
PARKING:	180 Spaces
BONUS SPACE:	<ul style="list-style-type: none"><li>› Truck Garage - 5 Bays 2,450 SF</li><li>› Small Garage - 2 Bays 576 SF</li><li>› Outside Pump House 832 SF</li></ul>
PROPERTY TAXES:	2016 - \$91,964.26 (\$2.43 PSF)
SALE PRICE:	<ul style="list-style-type: none"><li>\$1,150,000 (\$30.40 PSF)</li><li>\$899,000 (\$23.77 PSF)</li><li><b>\$650,000 (\$17.19 PSF)</b></li></ul>
LEASE RATE:	STO



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## ALL MEASUREMENTS ARE APPROXIMATE "INSIDE"

	SF
Livestock Holding	2,275
Equipment Room	840
Inedible Room	560
Inedible Dock	195
Inedible Truck Garage	560
Harvest Room	1,701
Cooler 1*	1,701
Cooler 2*	2,394
Cooler 3*	1,449
Processing Room 1*	4,158
Processing Hallway*	300
Processing Room 2*	3,600
Dry Storage	3,800
Warehouse Cooler*	1,650
Freezer 3*	432
Freezer 2*	1,122
Holding Cooler*	702
Hallway*	1,700
Rest, Locker & Lunch Rooms	1,225
Freezer 1* (Racks)	840
Main Offices	3,200
Loading Dock*	2,585
Maintenance Room	286
Compressor Room	546
Refrigerated SF*	22,633
Non-Refrigerated SF	15,188
<b>TOTAL SF</b>	<b>37,821</b>



## HANGING CARCASS CHILLING CAPACITY

	Pork	Veal	Lamb
Cooler 2	380	380	760
Cooler 3	200	200	400
Processing Room 1	200	200	400
<b>TOTALS</b>	<b>780</b>	<b>780</b>	<b>1,560</b>

## COMMENTS

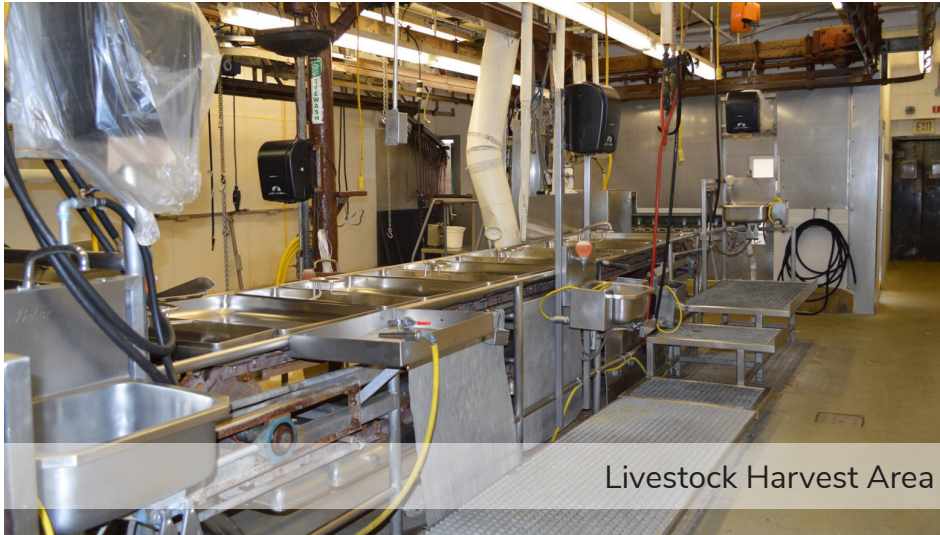
- › Currently Processes Lamb, Veal and Goat
- › Potential to Process Hogs and Poultry
- › Harvest Line Speed (Max): 120 Head / Hour
- › Favorable GMP & FSSA Audit Reviews by 3rd Party
- › Ammonia Based Cooling System

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Livestock Harvest Area



Offal Cooler



Carcass Spray Chill Cooler



Vac Pack Cooler

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Boning Room



Cooled Processing Area



Product Storage 2



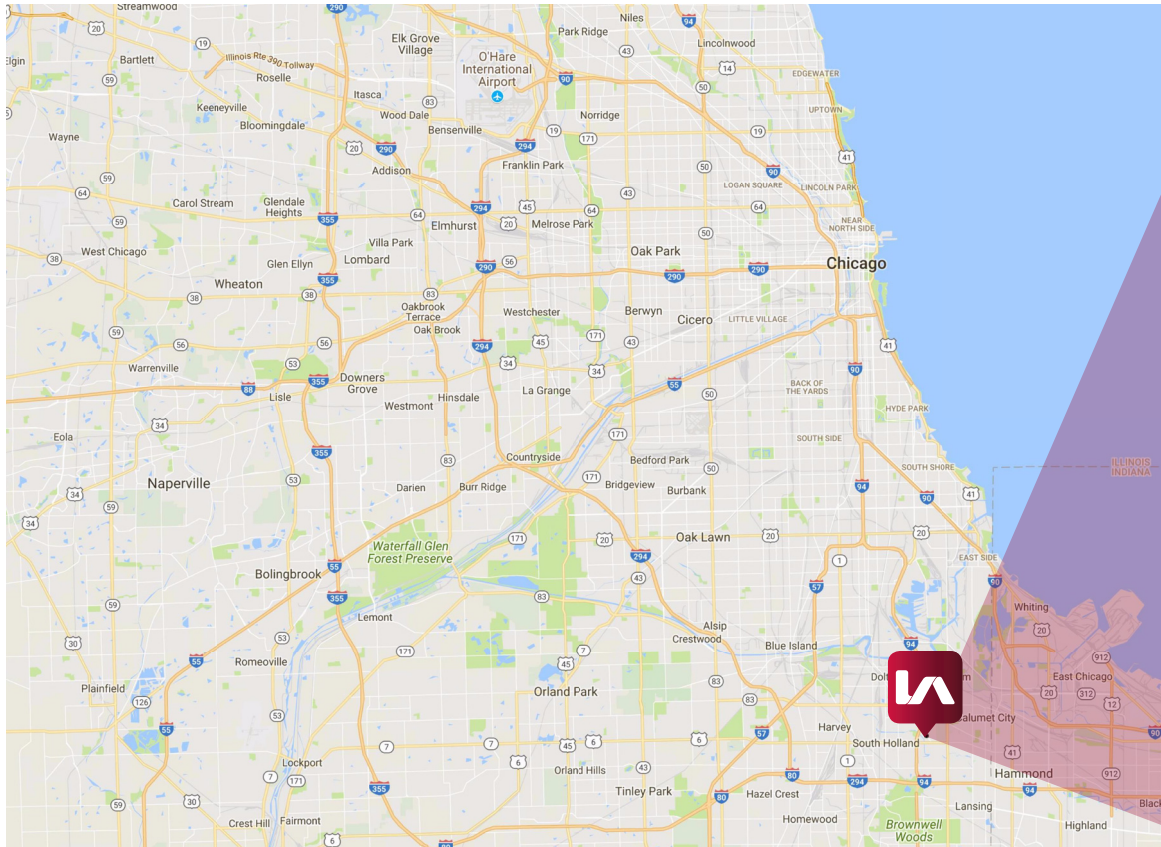
Freezer 2

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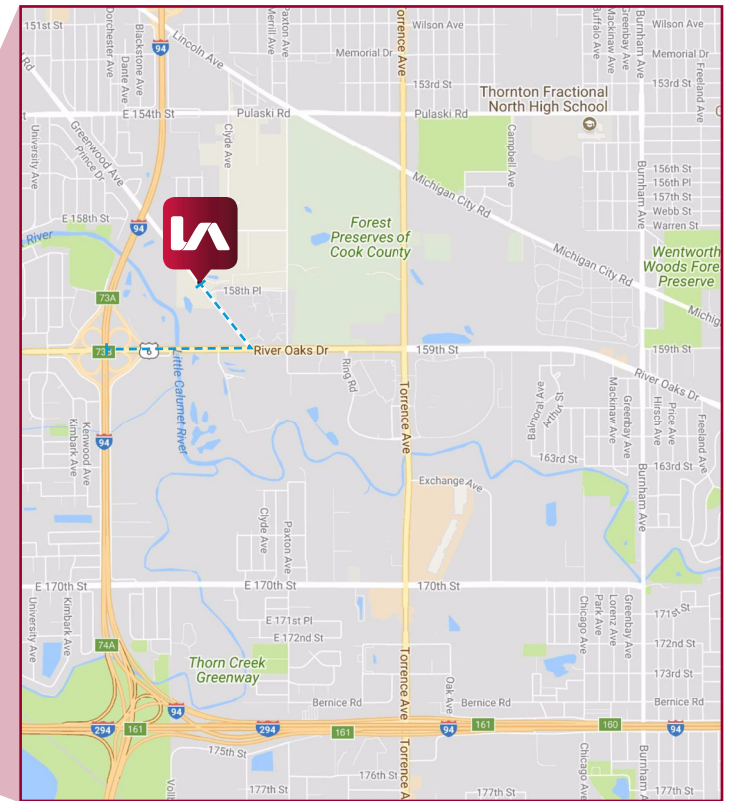
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1.2 Miles from 4-way Interchange on I-94



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