

# USDA Permitted Meat Processing Facility

13245 SE FLETCHER ROAD | DAYTON, OR 97114

Tyler Collins  
503.416.0088  
tcollins@macadamforbes.com  
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | [WWW.MACADAMFORBES.COM](http://WWW.MACADAMFORBES.COM) | 503.227.2500

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## PROPERTY DESCRIPTION

Formerly occupied by Dayton Natural Meat, this unique offering provides local agricultural-related operators with a fully functional meat processing facility with excess land for future development. The business can be acquired as part of the transaction, along with the equipment and modular wastewater treatment system currently housed on-site.

## PROPERTY HIGHLIGHTS

- Zoning is a mix of Heavy Industrial (HI) and Agricultural/Forestry (AF-10).
- Modular water treatment system currently on site and can be included in the sale, inquire for further details.
- USDA permitted office on site
- Equipment list can be provided upon request

## OFFERING SUMMARY

Sale Price:	\$4,500,000
Lease Rate:	Call for rates
Available SF:	24,740 SF
Lot Size:	27.09 Acres
Building Size:	24,740 SF



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Building	Size (SF)
Processing Facility	14,900
Holding Barn	5,200
Shop	1,440
Warehouse	3,200
Hoop House	1,950



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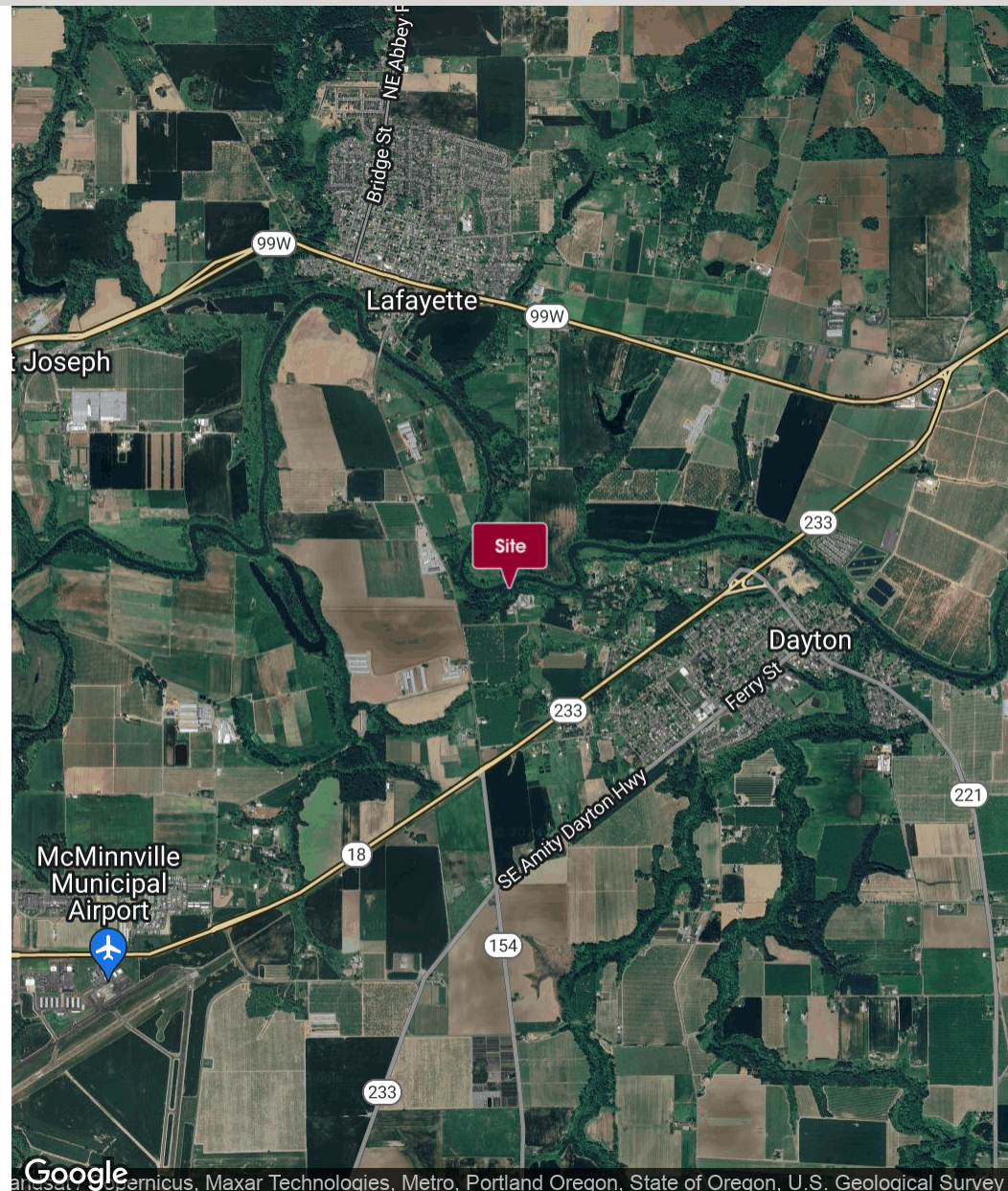


## LOCATION OVERVIEW

Dayton is a small city located in Yamhill County, Oregon, United States. It is situated in the heart of the Willamette Valley, known for its picturesque vineyards and rolling hills. Dayton has a population of approximately 2,700 people and is situated along the Yamhill River. The subject property is currently located outside of the Urban Growth Boundary, but it's fair to anticipate that it is only a matter of time before the property will be annexed into the UGB.

## POINTS OF INTEREST

	DISTANCE	TIME
Highway 233	1.1 mi	2 min
Highway 99	4 mi	6 min



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