

An aerial photograph of the Magic Valley Food Campus. The main building is a large, white, rectangular industrial structure with a flat roof. To its right is a smaller, tan-colored building. The surrounding area includes parking lots with several trucks, a large green field to the left, and a residential area with houses and a water tower in the background. The sky is blue with scattered white clouds.

MAGIC VALLEY FOOD CAMPUS

For Sale or Lease

±343,964 SF Food Processing & Cold Storage Facility

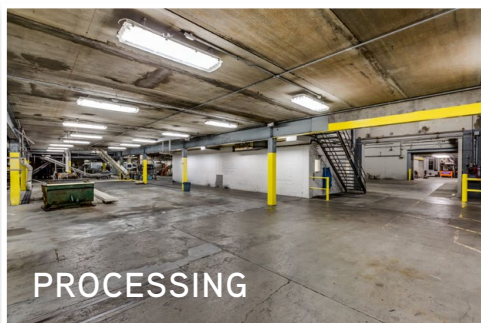
430 7TH AVENUE SOUTH, BUHL, ID 83316



MAGIC VALLEY FOOD CAMPUS

SUMMARY

Magic Valley Food Campus is the premier food processing and cold storage facility for sale in Southwest Idaho. Located in the heart of robust Magic Valley, the ±343,964 SF food campus is positioned on 99.25 acres and features two warehouse zones. The facility offers easy access to I-84, and is located within the vibrant Magic Valley, an area that supports major food companies, such as Chobani, Clear Springs Foods, ConAgra, DavisCo, Glanbia, McCain Foods and more.



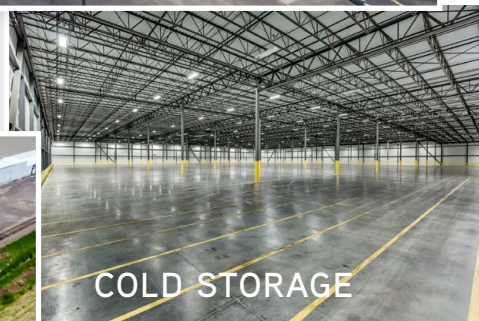
PROCESSING



FREEZER DOCKS



RAIL



COLD STORAGE

FEATURES INCLUDE

- » Certifications:
 - » BRC
 - » HACCP
 - » FDA
 - » Organic
 - » USDA
 - » Kosher
- » Rail served by Eastern Idaho Railroad; one active rail spur
- » Two ammonia systems at 9,800 lbs each
- » Glycol heated floors in the freezers and cold dock
- » Approximately 100 acres; including farmland
- » Heavy power and utility infrastructure
- » Two Cleaver Brooks boilers; 1200 HP or 40.5M BTU/hr
- » 17,000 gallon stainless steel water tank
- » City of Buhl recently invested \$15,000,000 to upgrade and increase the city's wastewater treatment capacity



MAGIC VALLEY FOOD CAMPUS

P
R
I
C
I
N
G

SALE & LEASE PRICING

Building SF: 343,964 SF
Site: ±99.25 ACRES
Zoning: Light Industrial & Agriculture

Sale Price: \$13,000,000 | \$37.80 PSF

Lease Rate: \$0.41 PSF NNN



Freezer

Building	Size
Cold Storage #1	102,000
Cold Storage #2	108,669
Rail Dock	3,600
Dry Storage	8,000
Cold Packaging	9,680
Total	231,949 SF

Production & Ag Land

Building	Size
Back Dock	10,500
Production Building	41,313
Boiler	3,416
Stockroom/Shop	3,500
Office	1,628
Break Room	1,200
Scale House	500
Freezer Bldg	49,958
Total Building Size:	112,015 SF
Total Excess Ag Land:	74 Ac.

Dry Warehouse

Building	Size
Warehouse #1	50,600
Warehouse #2	54,200
Warehouse #3	40,000
Warehouse #4	79,000
Office	8,000
Total	231,800 SF

Ag Buildings

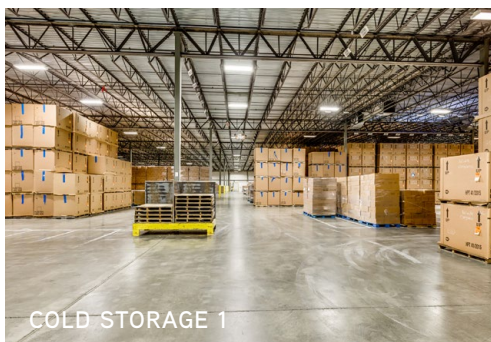
Building	Size
Ag Shop	9,125
Oil Storage	418
Equipment Storage	6,000
Quonset Storage	2,400
Planter Shop	1,978
Equipment Storage	16,000
Misc. Buildings	2,032
Total	37,953



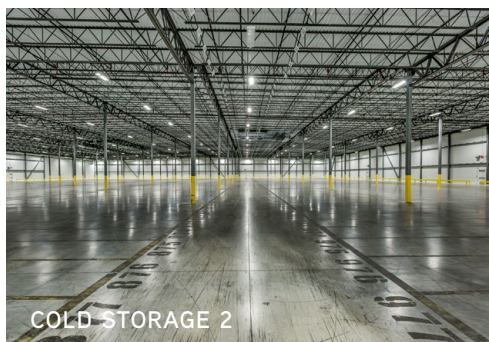
MAGIC VALLEY FOOD CAMPUS

CAMPUS
SECTIONS

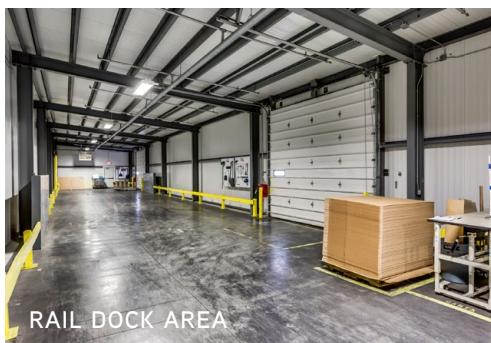
FREEZER



COLD STORAGE 1



COLD STORAGE 2



RAIL DOCK AREA



COLD PACKAGING



222,269 SF of building on ±12.25 Acres

Power: 4500 AMP — 480 VOLT — KVA:1,500-2,000

Cold Storage #1

- » 102,000 SF
- » 22 FT clear height
- » Currently running at -10°F (ammonia 9,800 lbs)
- » Built 1995

Cold Storage #2

- » 108,669 SF
- » 26 FT clear height
- » Currently running at -10°F (ammonia 9,800 lbs)
- » Built 2011
- » Sprinklered

Cold Packaging

- » 9,680 SF
- » 23 FT clear height
- » Currently running at 35°F

Rail Dock Area

- » 3,600 SF
- » 16 FT clear height
- » Sprinklered

Dry Storage

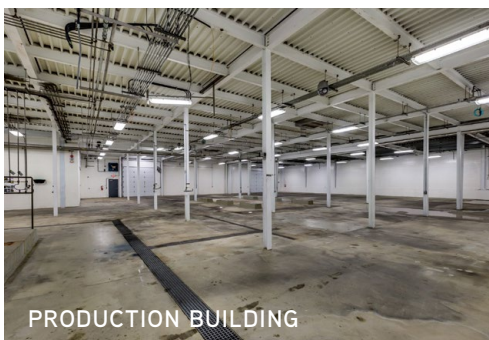
- » 8,000 SF
- » 21 FT clear height



MAGIC VALLEY FOOD CAMPUS

CAMPUS
SECTIONS

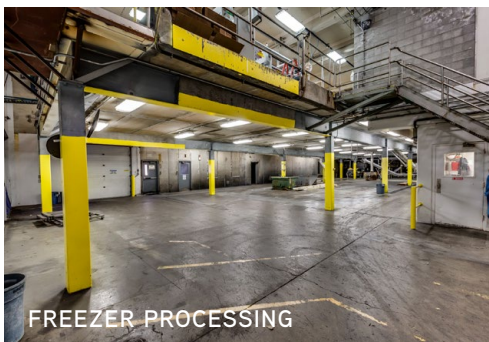
PROCESSING



PRODUCTION BUILDING



FREEZER PROCESSING



FREEZER PROCESSING



FREEZER PROCESSING

121,695 SF of building on ±87 Acres

Power: 3,000 & 11,000 AMP — 480 volt — KVA:2,500-9,000

- » 12 Acres Production
- » 74 Acres farm land for waste water disbursement

Building	Size (sf)	Details
Freezer Processing	49,958	Built 1972 & 1990, two levels
Production Bldg	41,313	Built 1950's
Boiler House	3,416	Built 1974
Back Dock	10,500	2 Dock doors
Office	1,628	
Breakroom	1,200	
Shop/Stock Room	3,500	
Scale House	500	



MAGIC VALLEY FOOD CAMPUS

B
U
H
L

I
D
A
H
O



**MAGIC VALLEY
FOOD CAMPUS**

DEVIN OGDEN, CCIM | +1 208 472 1668
devin.ogden@colliers.com

 www.MagicValleyFoodCampus.com





MAGIC VALLEY FOOD CAMPUS

S
W
I
D
A
H
O
A
G
R
I
B
U
S
I
N
E
S
S





MAGIC VALLEY FOOD CAMPUS

I
D
A
H
O

A
G
R
I
B
U
S
I
N
E
S
S

NATIONAL PRODUCTION RANKING OF IDAHO PRODUCTS

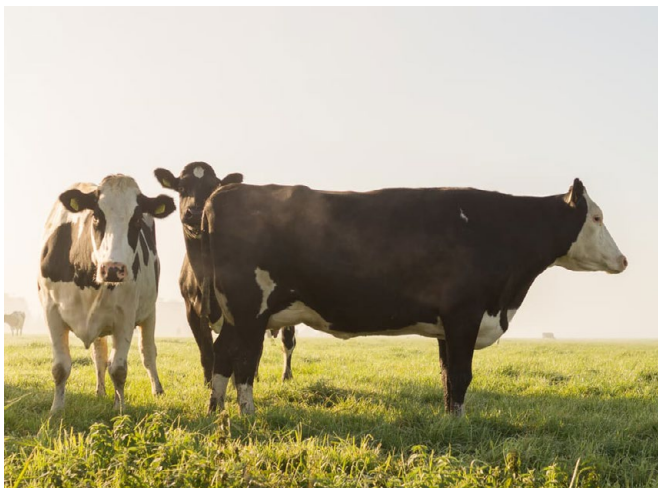
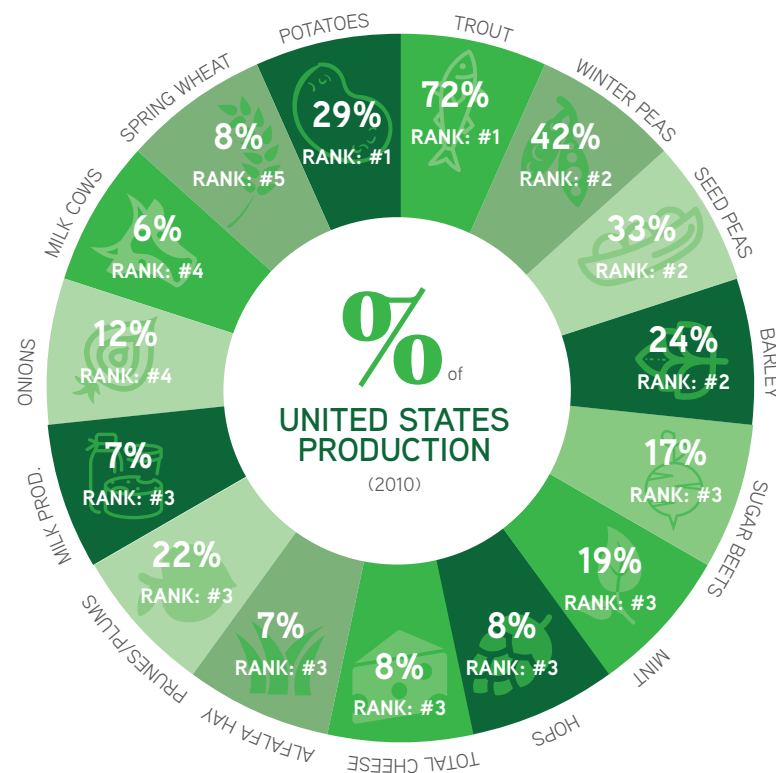
Idaho is serious about agricultural products and food processing. Over 185 different commodities are grown or produced in Idaho, and the state ranks in the top 10 in the U.S. for 26 crops and livestock categories due to growing conditions, weather, and state of the art technology and expertise.

Agricultural diversity—including crops, seeds, dairy products, cattle and livestock—make up 20% of the state's gross domestic product and account for over 13% of international exports.

THE WORKFORCE

Agriculture in Idaho is a technology oriented and based industry. Companies will find able training partners in the educational institutions in Idaho. Local universities offer programs in engineering, food science and technology. In addition, local machine shops and other secondary supply companies manufacture specialty machine parts needed in the automated and technical plants to support the abundance of food-processing activity in the region.

The Magic Valley has an experienced and skilled workforce readily available to fit your food processing needs.








MAGIC VALLEY FOOD CAMPUS

LOGISTICS

Twelve of the West's major metropolitan areas are within 800 miles of the Southern Idaho including Salt Lake City, UT (237 miles from Buhl), Portland, OR (547 miles from Buhl), Reno, NV (460 miles from Buhl) and Spokane, WA (490 miles from Buhl). 50 motor freight companies serve the Magic Valley, traveling five interstates, 20 U.S. and 30 state highways.

A rail system of more than 1,600 miles in the state benefits the Magic Valley through rail companies like Union Pacific and Burlington Northern Santa Fe. The state has a regional line and 6 short line railroads that feed into the major rail lines, providing connection points to Canada, Mexico and the US. Over 11 million tons of freight are transported annually on Idaho's rails, with agricultural and food products comprising one-third of the freight.

FROM: MAGIC VALLEY FOOD CAMPUS			
TO:	DRIVE TIME	AIR TIME	RAIL TIME
Salt Lake City, UT	3 hrs 33 mins	45 mins	1 day
Portland, OR	8 hrs 31 mins	3 hr 20 mins	1 day
Seattle, WA	9 hrs 35 mins	3 hr 30 mins	1.5 days
San Francisco, CA	10 hrs 25 mins	3 hr 20 mins	2 days
Vancouver, Canada	12 hrs 13 mins	5 hrs 5 mins	1.5 days
Denver, CO	10 hrs 53 mins	2 hr 50 mins	2 days
Los Angeles, CA	11 hrs 49 mins	3 hrs 10 mins	3 days
Chicago, IL	23 hrs 55 mins	5 hrs 5 mins	5 days





MAGIC VALLEY FOOD CAMPUS

B U S I N E S S I N C E N T I V E S

TAX REIMBURSEMENT INCENTIVE (Created July 1, 2014)

- » Bring new high-wage jobs to Idaho and your company could be eligible to receive up to a 30% refund on sales, payroll & corporate income taxes for up to 15 years.
- » Companies must provide wages above the county average, and create at least 50 new jobs in an urban area, or 20 in a rural area.
- » SkyWest Airlines was the first company in Idaho to take advantage of the new incentive. They received a TRI credit of 25% for a term of 12 years in addition to a robust package from the City of Boise in infrastructure build out and financing. The company will also benefit from the Idaho Department of Labor's Workforce Development Training Fund program. [Click here to read the press release.](#)
- » Contact us to learn more and we can calculate an estimate for you.

IDAHO BUSINESS ADVANTAGE (For qualifying companies)

- » Increases the Investment Tax Credit to 3.75% against the corporate income tax
- » Real Property Improvement Tax Credit of 2.5% against corporate income tax
- » New Jobs Tax credit increases the corporate income tax credit per job depending on wages paid
- » Sales and Use Tax Rebate of 25%
- » Small Employer Growth Incentive

WORKFORCE DEVELOPMENT TRAINING FUND

- » Minimum \$2,000 per new job created, paid directly to the company

IDAHO OPPORTUNITY FUND

- » Legislation created in 2013, established a new grant program which allows the Director of Idaho Department of Commerce to direct funds to projects for infrastructure needs within the community. This \$3 million fund will be used within this year to help "close" new projects.

3% INVESTMENT TAX CREDIT

- » A credit against Idaho corporate income tax for qualifying new investment in tangible personal property

IDAHO POWER INDUSTRIAL EFFICIENCY INCENTIVE

- » Cash incentives for energy efficient designs





MAGIC VALLEY FOOD CAMPUS

B U S I N E S S I N C E N T I V E S

IDAHO TAX OVERVIEW

Sales and Use Tax in Idaho is 6%. This would apply to items purchased or consumed in Idaho. Exemptions are available for equipment and raw materials used directly in manufacturing, processing, or fabrication; clean rooms used in semiconductor and semiconductor equipment manufacturing; and any equipment or material used in research and development activities.

We do not tax services including telecommunication services, and utilities such as water, gas, electricity, or natural gas. In our region we do not have any local option sales tax.

Property Tax personal (machinery/equipment) and real (land/buildings) – based on market value.

2013 Rates:

Twin Falls County Average Range: 1.5% - 1.9%

Idaho does not have an inventory tax.

Corporate Income Tax – Computed at 7.4% of the Idaho taxable income of a corporation. Corporations that are taxable in Idaho and another state or country or are part of a unitary group of corporations, use a 3 factor formula to ascertain how much of the business is conducted in Idaho. The apportionment formula is made up of a property factor, a payroll factor, and a sales factor. These three factors, with the sales factor being double weighted for all taxpayers except for electrical and telephone companies, are totaled and divided by 4 to compute the Idaho apportionment factor. The Idaho apportionment factor is then applied to the business income of the corporation to compute income assigned to Idaho. Non-business income allocable to Idaho is added to the income apportioned to Idaho to arrive at Idaho taxable income.

7% CORPORATE
INCOME TAX

6% SALES &
USE TAX

1.91% STATE UNEMPLOYMENT
INSURANCE RATE

**#2 BEST
STATE**
Property tax rate
(2013 Tax Foundation Study)

1.6%-7.8%
PERSONAL INCOME TAX RATE
RANGE
Rate range on a bracketed
system based on income levels

7.1% UNION MEMBERSHIP
(NAT'L AVG: 11.9%)

**PROPERTY
EXEMPTION**

First \$100,000 of personal property is
exempt from taxation

IDAHO IS A
right to work
STATE