

FOR SALE

111,192 SF Food Processing Facility



67 SW Chehalis Ave & 611 W Main St, Chehalis, WA 98532

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The former Darigold facility at 67 Southwest Chehalis Avenue has served as a dairy processing facility for the region for decades. This 7.52-acre property offers a prime redevelopment opportunity on an entire city block in the heart of the vibrant downtown Chehalis community. The existing structures are in excellent condition and can be repurposed for nearly any industrial use. The site also offers heavy electrical service and is rail served by BNSF.

Asking Price	\$9,700,000 (not including production assets)
Total SF	111,192 (± 3,000 SF Office)
Acres	5.83 acres (Main Plant) 1.69 acres (Tank Farm) 7.52 acres total
Zoning	ILCG--City of Chehalis
Year Built	1946 with multiple additions
Ceiling Height	Varied
Loading Doors	Dock-high and Grade level
Rail	BNSF
Wastewater Treatment System	300-350k gallon/day with ~750k gallon tank volume
Parcels	003753003001: Main Plant, 3.5 acres, 83,945 SF building 003974001000: South Yard, 1.21 acres, 19,064 SF building 003741002001: North Shop & Yard, .9 acres, 5,300 SF building 003737000000: NE yard, .08 acres, 2,883 SF building 003735003000: NE yard, .08 acres 003753003001: NE yard, .06 acres 003688005000: Tank Farm, 1.69 acres



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The former Darigold facility at 67 SW Chehalis Avenue includes an on-site industrial wastewater treatment plant that was purpose-built to handle the high-volume, high-strength process water demands of large-scale dairy production. This is a fully operational biological pretreatment system — not a simple separator or holding tank — and represents a significant operational asset rarely found in an existing building acquisition.

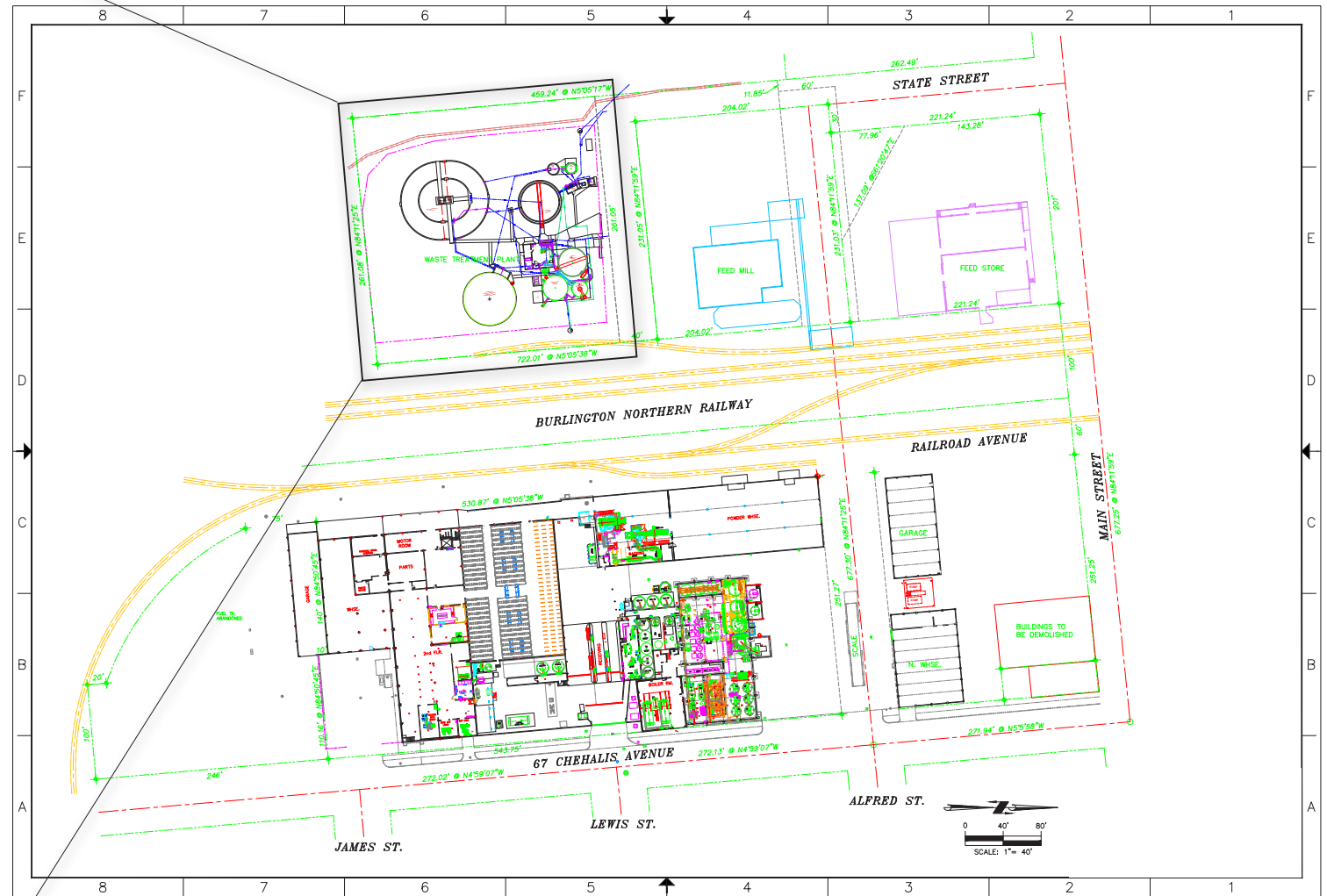
Capacity: 300,000–350,000 gallons of process water treated per day

System: Biological treatment (live bacteria) across equalization, filtration, aeration, clarification, and sludge handling — 750,000+ gallons of combined tank volume

Discharge: Treated effluent to City of Chehalis municipal sewer; permit terminated and would need to be reestablished, but all physical infrastructure is intact

For food processors, dairy operators, beverage manufacturers, or bulk liquid users, securing a comparable system is typically a multi-year capital project — here it comes with the building.

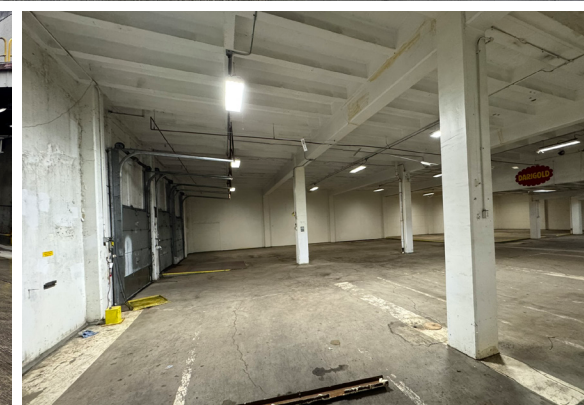
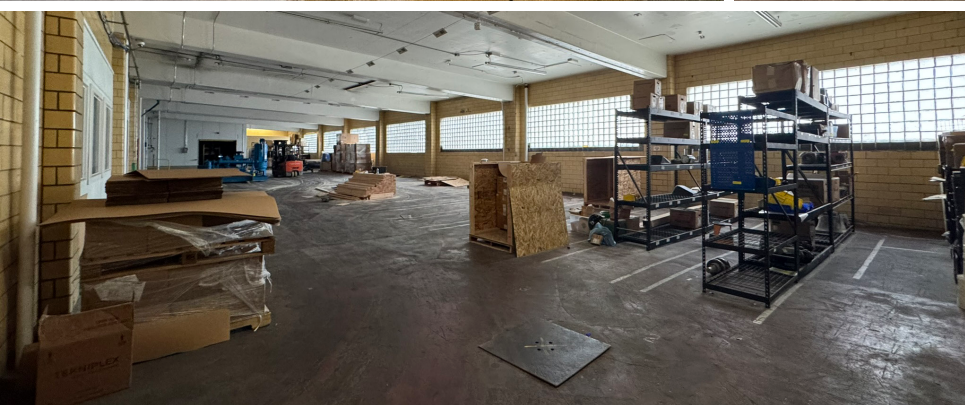
Capacity and system specifications are based on information provided by the seller and a Phase I Environmental Site Assessment completed February 2025. KBC Advisors has not independently verified system condition, operability, or permissibility. Prospective buyers should conduct their own due diligence, including inspection by a qualified environmental or process engineering professional, prior to relying on this information.



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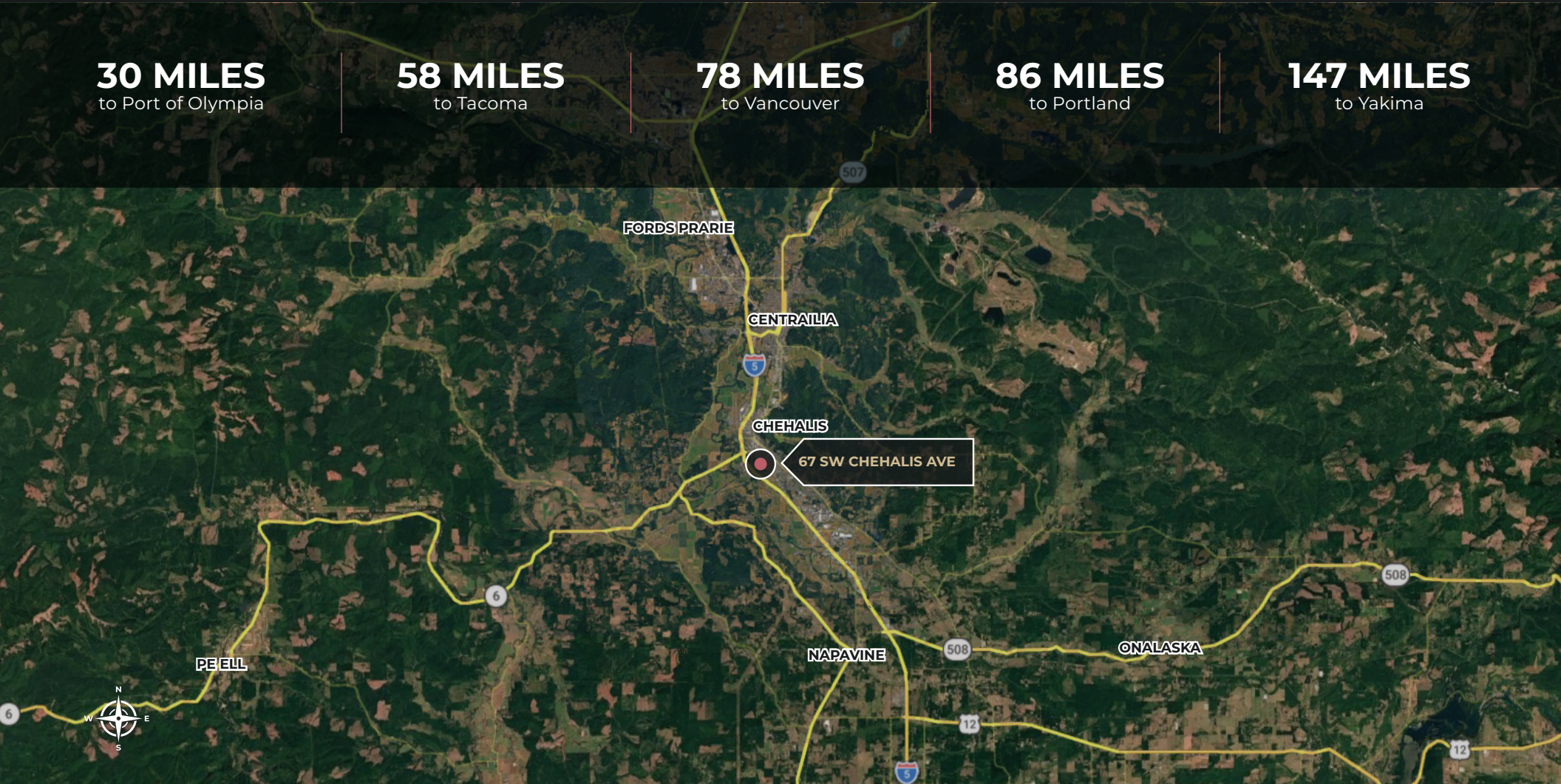
30 MILES
to Port of Olympia

58 MILES
to Tacoma

78 MILES
to Vancouver

86 MILES
to Portland

147 MILES
to Yakima



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