



Commercial Greenhouse with on-site residence

SW Baker Rd,
Sherwood, OR
39.1 acres

\$4,600,000



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Overview

State-of-the-art greenhouse facility completed in 2022. Located approximately 20 minutes south of Portland, Oregon on 40 acres. The facility is set on 8+- acres, graded level, and ready for further expansion.

Fuel is supplied by Northwest Natural Gas off a commercial meter feeding a 4" facility line. The meter taps a 30" main transmission gas line at the street.

Electricity is provided by Portland General Electric. The facility has a 1600amp 480v oversized main service, which is designed for further expansion.

Water is supplied by an on-site well. The facility was designed as a aquaponics operation.

The property includes a beautiful, fully renovated, 3 bedroom farmhouse, equipment shed, pond, trees and open ground.

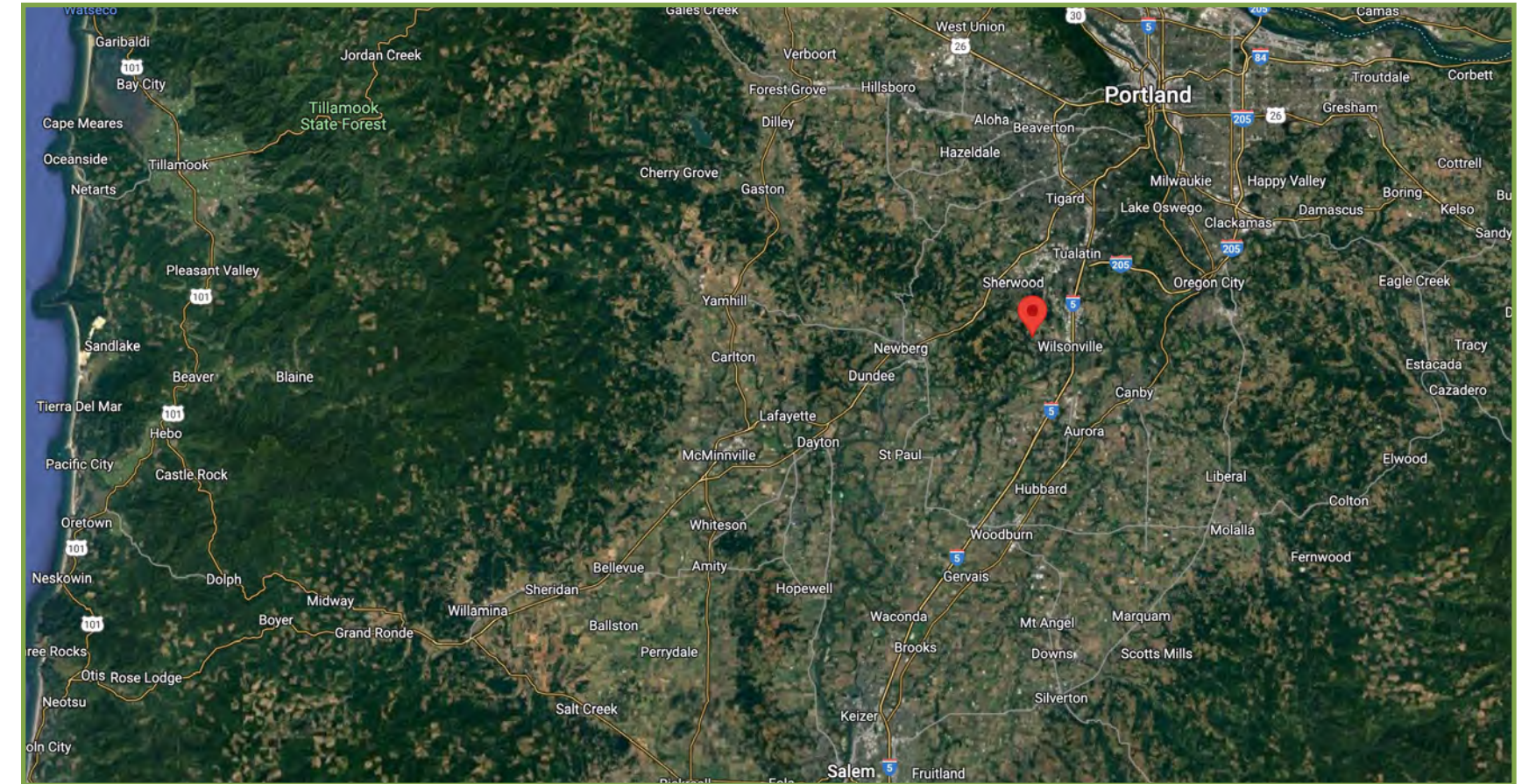
Facilities and Equipment:

- Greenhouse facility is currently set up for organic babyleaf production.
- Initial training to operate the facility and organic growing system is included.
- Strategy behind current design, layout and equipment choices included.
- Strategy, drawings and plans for future expansion included.
- Client list and introduction to customers included
- Organic irrigation system can be converted to conventional hydroponics if desired.
- Many other types of crops can be grown on the ebb & flood tables

This facility can easily be adapted to grow a variety of crops and offers good access to either Highway 99W or Interstate-5.

\$ 4,600,000

Map



Distances to Town

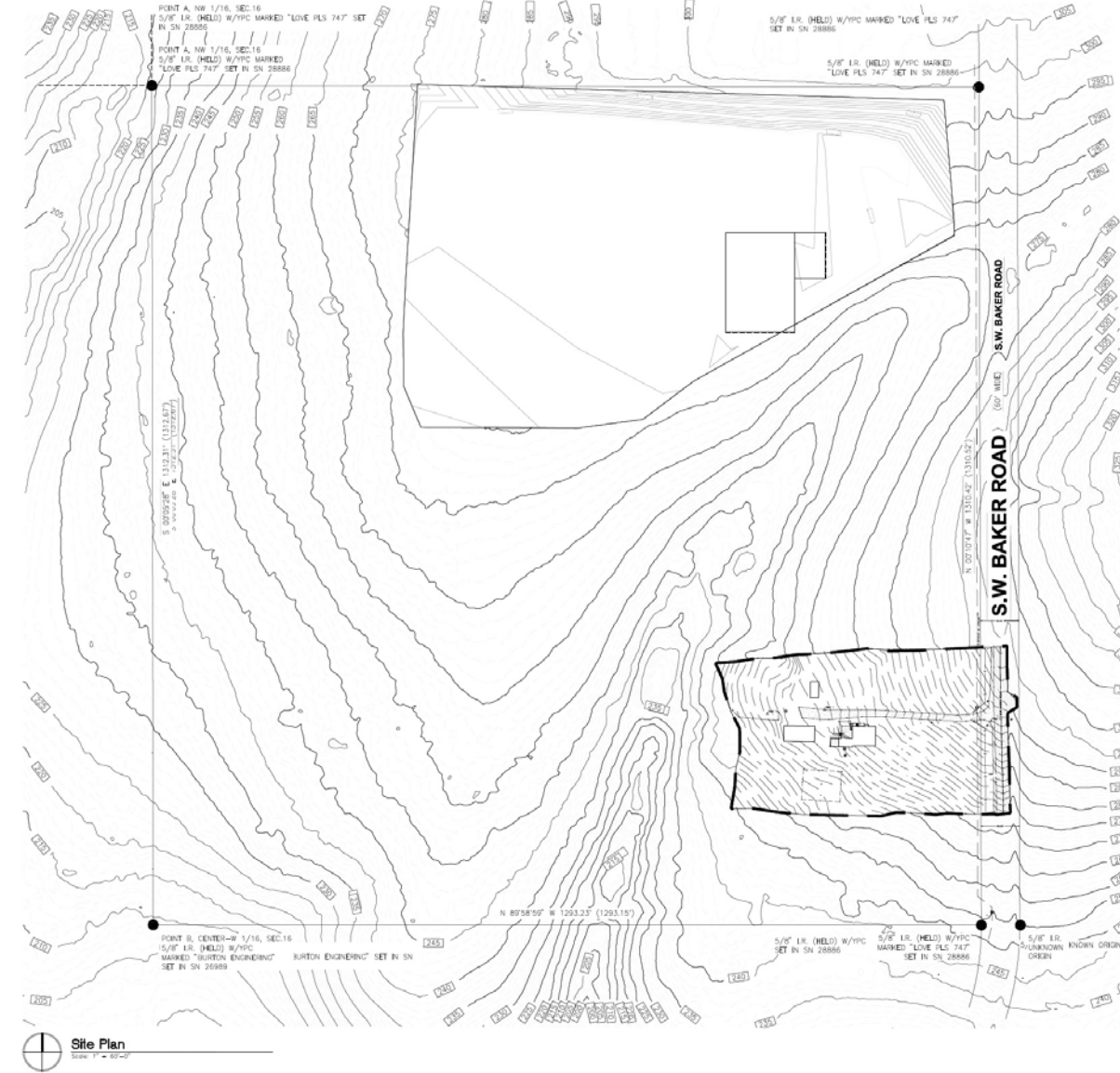
Sherwood - 8 minutes
Wilsonville - 9 minutes



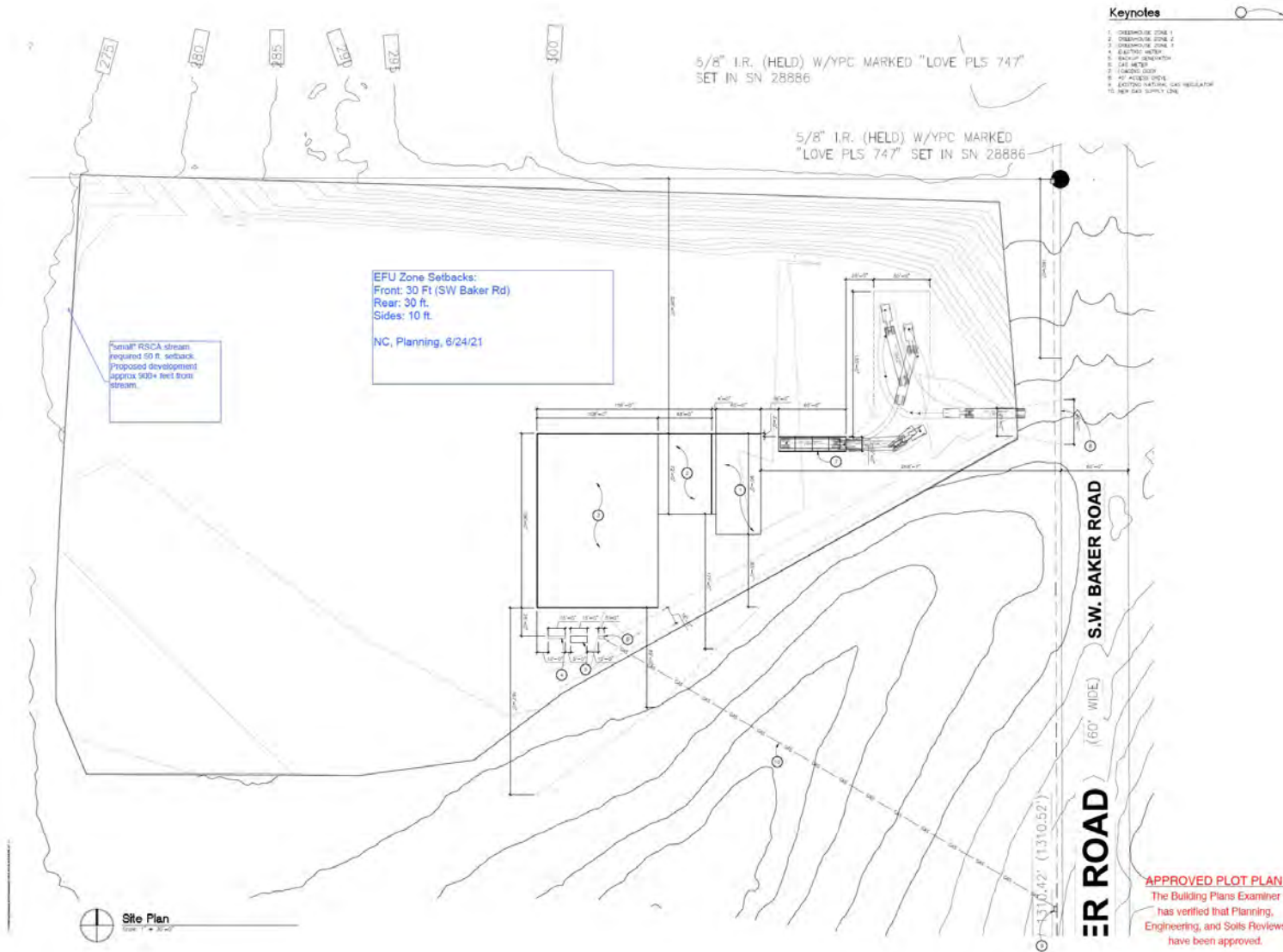
Property Overview



Topography Map



Property Layout



Facility Details

Electrical room: 10'x 45'=450 sq ft

Contains Transfer Switch, Main distribution panels, sub panels, transformers and computer interface panel. Breakers in place for additional future panels.

Work Area: 48'x72'= 3,456 sq ft

Tray seeding line & harvest equipment operate in this space

Transition Area: 6'x72'=432 sq ft

Accessory Building: 54'x101'= 5,454 sq ft

Roof and 3 sides are clad with 6" thick, R-49 sandwich panels.

- office
- breakroom
- walk-in cooler
- germination area (radiant heat in floor)
- storage (radiant heat in floor)



Greenhouse Details

Greenhouse manufactured by Westbrook Greenhouses, Canada. Completed in 2022.

Greenhouse footprint 108'x156'= 16,848

Double layer area 66'x156'= 10,296

27,144 sq ft growing area (sum of 'footprint' & double layer area)

Current facility can produce over 400,000 clamshells of babyleaf lettuce annually.

Equipment:

- Westbrook double poly house, engineered for snow-load and designed to change poly to glass, if desired.
- 16' gutter height
- Wadsworth SEED computer control system
- Shade/energy cloth system
- Blackout/energy cloth system (to contain growlight)
- Modine high efficiency heaters
- Quest dehumidifiers
- Johnson CO2 burners
- Pad and Fan cooling system
- Insect exclusion mesh on the air intake
- (140) 1000watt HPS growlights
- (2,268) 32watt LED growlights for bottom layer of 3 houses
- Ebb & flood rolling table system: 212 tables, rail support system, end conveyor/lift stations, elevator, table washing station.
- Heavy duty, injection molded growing trays
- Kohler 150KW backup power generator, runs on natural gas



Equipment Details

Seeding Equipment:

- Bale shaver
- Tray filler
- Cylinder seeder
- Needle seeder
- Top coater
- Watering tunnel (2)
- Misc. Conveyors

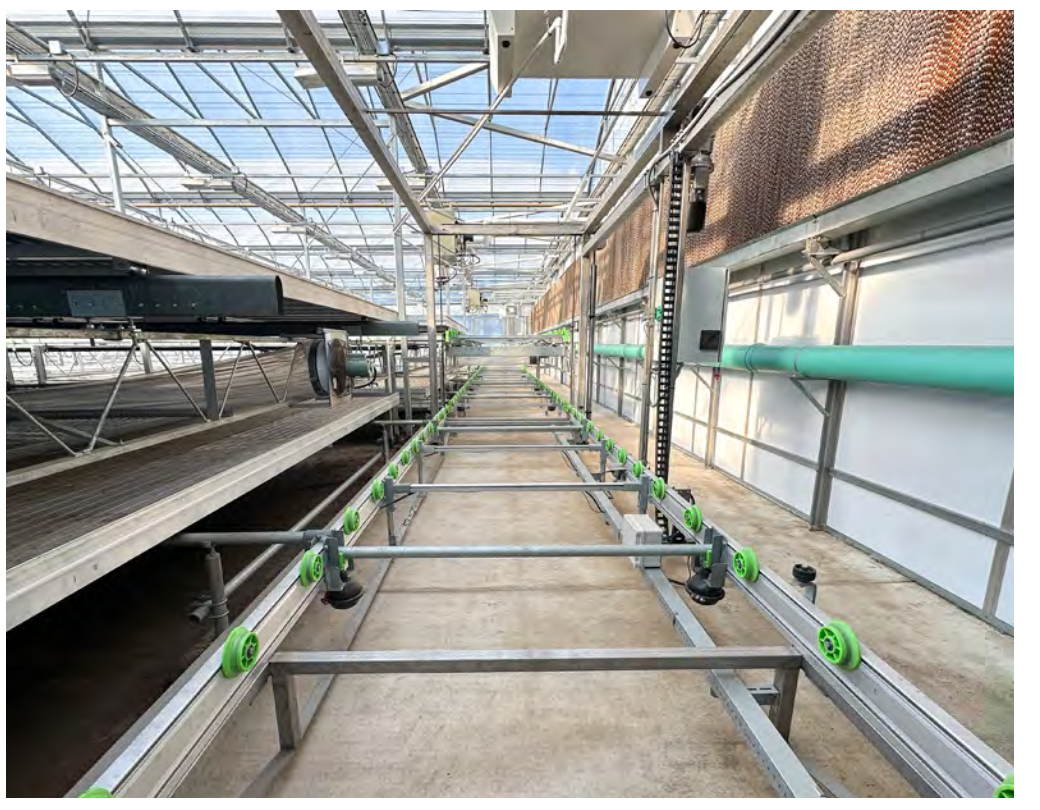
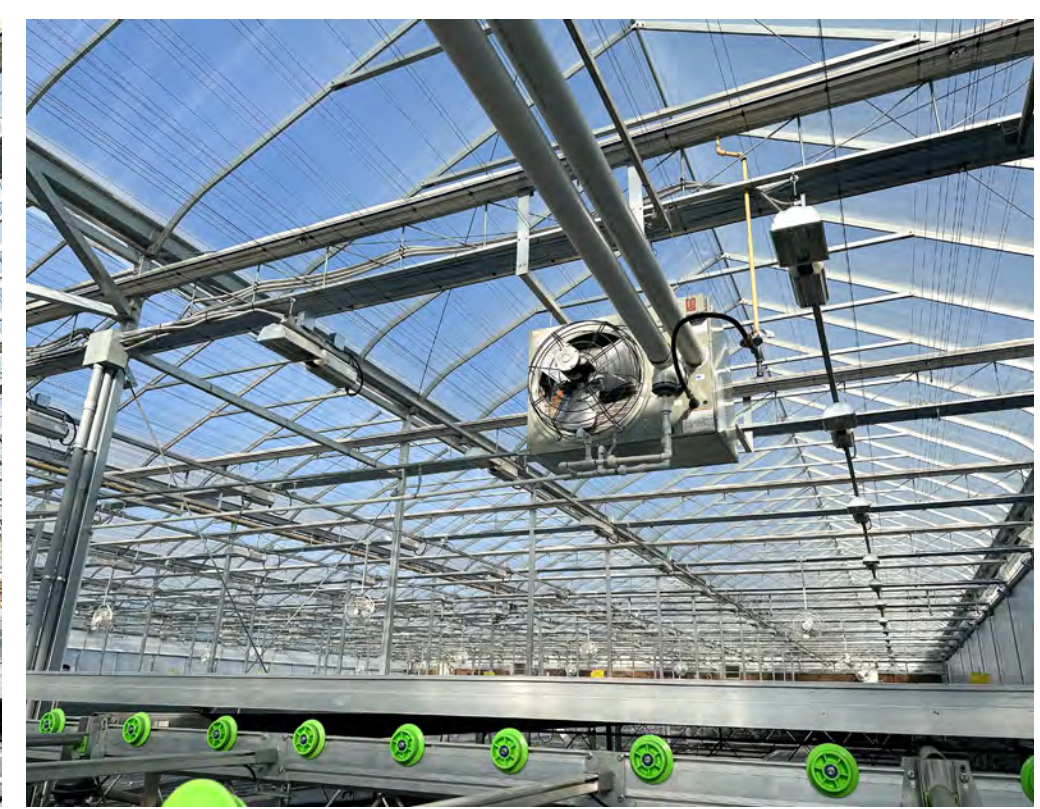
Packaging Equipment:

- Harvest input conveyor
- Harvest machine (babyleaf cutter)
- Harvest output conveyor
- Proprietary greens processing machine
- Proprietary clamshell packaging machine
- Clamshell labeler, with coder
- Case sealer
- Misc. SS tables, weigh scales, pallet jacks etc...

- Fish Culture tanks: 120" X 48", 12"x20" windows
- 20" diameter, vertical, 55 gallon tanks
- Fish Culture tanks: 7.5' diameter, Cone bottom tanks, with skirts
- 4' X 4' sump tank with 18 inch legs
- 4' X 8' sump tank with 18 inch legs
- BioFilter: 12' X 8' X 5'
- BioFilter: 8' X 4' X 5'
- Drum filter: 501 Hydrotech Microscreen
- Drum filter: 803 Hydrotech Microscreen
- Control panel, operates both the 501 & 803 drum filters







Residence

This traditional farmhouse was completely renovated in 2022. Over 3,000 square feet in size, this beautiful home boasts a spacious country kitchen with eating area and fireplace. The main floor master is welcoming, with plenty of closet space. Appointed with hardwoods, tile and stainless steel it represents the perfect blend of turn-of-the-century charm and modern style.

The upper floor offers additional bedrooms and bonus room. There is a large basement and extra-large attached garage, as well.

Originally built - 1901

Bedrooms - 3

Baths - 2

Total Square Footage - 3,182





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