Olive Oil Bottling Plant with In-line Blow Molding – Los Angeles

Opportunity Overview

Our client, Pompeian Olive Oil, has made the strategic decision to expand its production facilities in its Baltimore, Maryland based headquarters and cease operations in its Montebello, California bottling plant located at 133 Van Norman Road in Los Angeles County. The plant consists of a recently renovated, state-of-the-art ~68,000 sq. ft. solar powered facility with ~4 million liters of storage capacity in various sized stainless-steel tanks, three filling lines with in-line blow molding, filling, capping, labeling, laser coding, case packing, and case coding on each line, two handle machines, two robotic palletizers and an automatic shrink wrapper. All lines have nitrogen dosing and metal detection capability.

Filling machines and storage tanks can be used for acid free liquids including olive oil, grapeseed oil, vegetable oil, canola oil, sunflower oil, peanut oil, sesame oil, palm oil, syrup, etc. Additionally, filling machines and storage tanks can be used for other acid free liquids including bottled water, soda and syrup. Beer and wine could be bottled but not fermented/produced in the facility. The facility may also be suitable for some agricultural, pharmaceutical, cosmetic, and automotive products with minor modifications. A boiler and chiller could be added, and product could be circulated through a heat exchanger as an alternative to jacketed tanks.

Opportunity to purchase the facility with equipment in place, equipment removed, or equipment only (in bulk)

Facility Details

This energy efficient facility is equipped with a 570.57 kW DC solar power system and has multiple areas for warehousing WIP, packaging, and finished goods. The racking system in the main warehouse has a total capacity of 1,610 pallets (46 bays with 35 pallets/bay) with four orbiters (shuttles) to easily access what is being stored. The parking lot is equipped with a Tesla 480v Supercharger and eight universal 220v chargers.

- Year Built: 1980
- Renovations Completed: 2020
- Land Area: ~121,000 sq. ft
- Building Area: ~68,000 sq. ft
- One-story with Mezzanine
- Ceiling Height: 24’ to 26’
- Dock Doors: 5 truck loading positions & 2 roll-up doors
- Parking Spaces: 61

Select Machinery & Equipment

Select Filling & Packaging Equipment

- 3x Urola Blow Molders
- 3x WeightPack Filler/Cappers
- 3x Nita Labelers
- 3x VideoJet Laser Coders
- 3x Arpac Case Packers
- 3x VideoJet Case Coders
- 2x Paktech Handle Machines
- 2x Fuji Robotic Palletizers
- 1x Klippenstein Stretch Wrapper
- 1x Esteryfil EV Filter

Production Capacity

- Blow Molder Speed: 1,600 – 4,000 bottles/hour
- Filler Speed: 4,800 – 6,000 bottles/hour

Stainless Steel Tanks

- 16x 25,000 Liter Tanks
- 15x 45,000 Liter Tanks
- 25x 55,000 Liter Tanks
- 14x 110,000 Liter Tanks

For more information and a complete list of assets for sale, please send an executed Confidentiality Agreement (back page) to dbeall@schgroup.com

Represented by:

SC&H CAPITAL

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Offered in conjunction with:

SOUTHLAND CRE
Broker #02154676

Non-Disclosure Agreement

SC&H GROUP has agreed to make certain disclosures to you concerning POMPEIAN, INC. ("the CLIENT"), which we currently represent, and requires the following nondisclosure agreement to be executed to protect the interest of the CLIENT and its affiliates.

The undersigned ("You") have an interest in refinancing, investing in, or acquiring certain assets and business of the CLIENT (the "Transaction"). In order to enable You to appraise the Transaction, SC&H GROUP will provide You with an information package which contains the name and location of the CLIENT and highly confidential financial and corporate historical details (the "Evaluation Material"). You agree to grant access to the Evaluation Material only to those of your directors, officers, employees, agents, accountants, attorneys, affiliates, advisors, funding sources, investors, and representatives (collectively, "Representatives") whose duties in connection with evaluating your interest in the Transaction require such information and who are instructed by You to maintain such information in complete confidence in accordance with the terms of this Agreement. "Evaluation Material" shall not include information that: (i) is or becomes generally available to the public other than as a result of a disclosure by You in violation of this Agreement, (ii) was within your possession prior to its being furnished to it pursuant hereto, provided that the source of such information was not known by You to be bound by a confidentiality agreement with or other contractual, legal, or fiduciary obligation of confidentiality to the CLIENT or any other party with respect to such information, or (iii) is or becomes available to You on a non-confidential basis from a source other than the CLIENT, provided that such source is not known by You to be bound by a confidentiality agreement with or other contractual, legal, or fiduciary obligation of confidentiality to the CLIENT or any other party with respect to such information , or (iv) is independently developed by You or your Representatives without violating any of your obligations hereunder. You agree to take full responsibility for compliance by such Representatives with the confidentiality requirements contained herein.

You further agree that, if for any reason You do not complete the Transaction with the CLIENT You: **1)** will not at any time hereafter disclose the Evaluation Material provided to anyone whomsoever for any reason (except for disclosures to your Representatives and as may be required by law, rule or regulation, any governmental agency or other regulatory authority or in connection with any legal proceedings) and that You will instruct any Representative to whom such Evaluation Material has been disclosed to maintain such information in complete confidence (except for disclosures permitted pursuant to clause 1 above), and **2)** You will promptly return or destroy (at your option) all written or printed Evaluation Material (and copies thereof) to SC&H GROUP and delete any digital copies (except as and to the extent retention of such information is required by applicable law, regulation or order, or unless Recipient's internal policies and procedures require such retention, provided that any retained Evaluation Material shall remain subject to the terms set forth in this Agreement notwithstanding its termination). At no time is the Evaluation Material to be used for any reason other than your evaluation of THE CLIENT for the purpose of assessing a value to assist You in preparing an offer for the Transaction.

This Agreement and the obligations of the parties hereunder shall terminate eighteen (18) months from the date hereof.

Prior to the parties execution of a term sheet or other agreement in respect of the Transaction, all communications regarding the Transaction or request for additional information will be submitted or directed to Hank Waida of SC&H GROUP and You agree not to make any sale related contact with the CLIENT's employees or customers, or its lender for any reason without prior permission from SC&H GROUP.

AGREED AND ACCEPTED:

Company: ________________________

By: ________________________

Printed Name: ________________________

Title: ________________________

Date: ________________________

Address:

____

____

Phone Number: ________________________

Email Address: ________________________

By: Hank Waida

Principal
SC&H Group

Date: 5/5/2023

MC

The above company ☐ is, or ☐ is not publicly-traded. (check one)