

DELANO COLD STORAGE

\$4,500,000

Tulare County, California



15.66± Acres

- Ideal Location with Highway 99 Access within Fresh Fruit Region
- Additional Land for Many Other Uses
- TurnKey Facility

Exclusively Presented by:

Pearson Realty

*A Tradition in Trust
Since 1919*



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

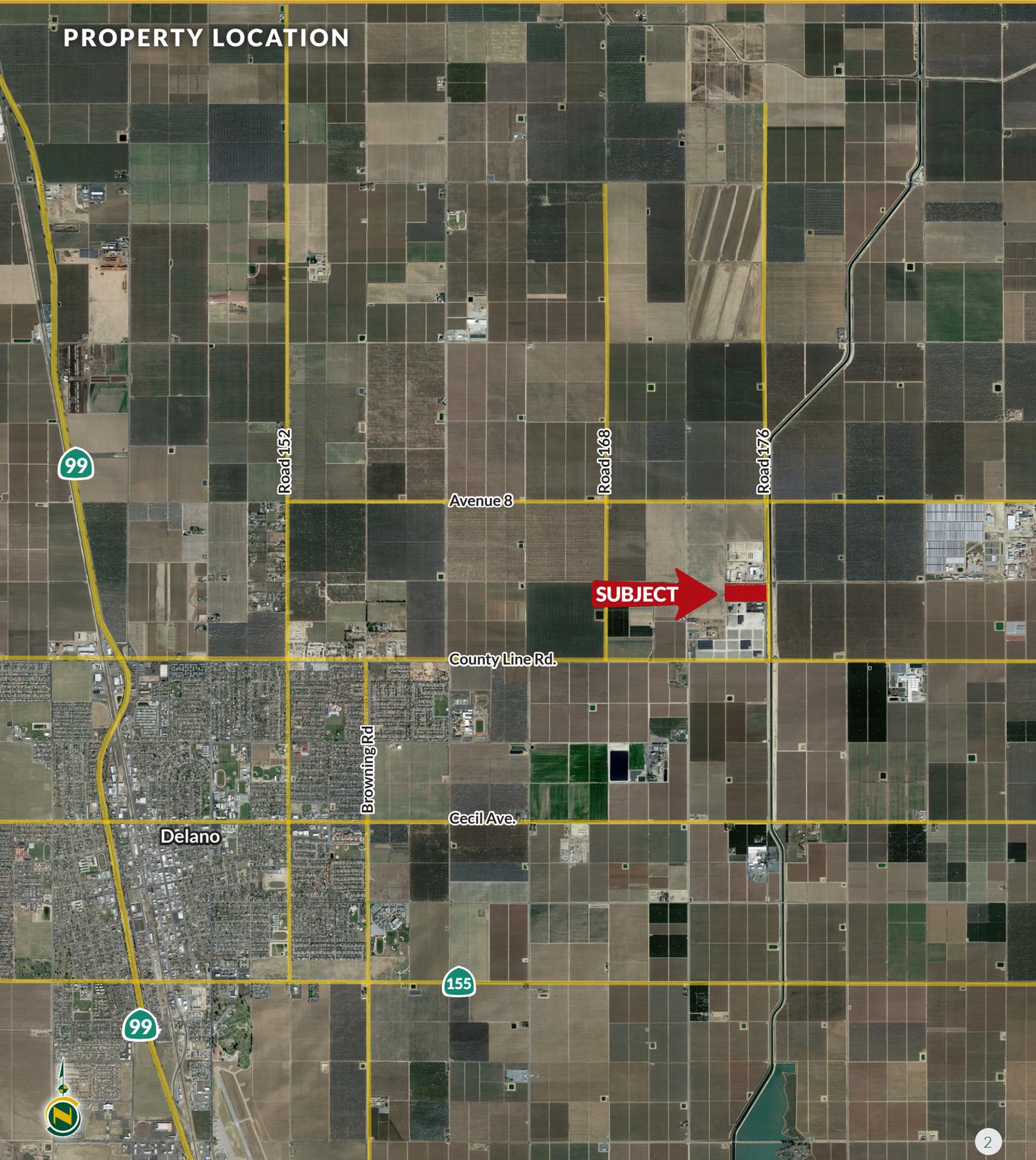
CA DRE #00020875

DELANO COLD STORAGE

15.66± Acres
Tulare County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

This facility is used as cold storage and shipping of fresh fruit. The facility and improvements are on approximately 7.2± acres with the remaining 8.46± acres consisting of vacant land. The buildings in total over 99,912± sq ft and were built in the mid 1970s. Property improvements include shipping truck well, water well and pressure tank, septic system, concrete and asphalt parking, perimeter chain link fences, office, storage, equipment yard, shop, water retention pond and landscaping.

LOCATION

The facility is located on the west side of Road 176, 1/3 mile north of County Line Road, about 2.5 miles northeast of Delano. The physical address is 369 Road 176, Delano, California 93215.

LEGAL AND ZONING

Tulare County APN 338-270-019, containing 15.66± acres. Zoned AE-20 (20 acre minimum parcel size). The property is not in the Williamson Act.

EQUIPMENT

The Cold Storage is cooled by an ammonia based refrigeration system. Four compressors 250, 250, 100, and 75HP provide power for the cooling system.

UTILITIES

Electricity and gas are provided by PG&E. The facilities are serviced by a 15HP well and has a septic tank. The property does receive district water from Delano Earlimart Irrigation District through turnout #951A-MI. There is no on site fire protection but is serviced by Tulare County Fire Department.

BUILDINGS

The majority of the Cold Storage and PreCooler area consists of approximately 81,416± sq ft. The remaining 18,496± sq ft is general building areas that support the operation. Total building is 99,912± sq ft

Storage Room 1 -	6,262± sq ft
Storage Room 2 -	6,262± sq ft
Storage Room 3 -	7,524± sq ft
Storage Room 4 -	5,082± sq ft
Storage Room 5 -	4,950± sq ft
Storage Room 6 -	8,806± sq ft
Storage Room 7 -	8,658± sq ft
Storage Room 8 -	8,092± sq ft
Storage Room 9 -	8,908± sq ft
6 Precooler Rooms	5,640± sq ft
Refrigerated Hallways	<u>11,232± sq ft</u>
Total Cold	81,416± sq ft

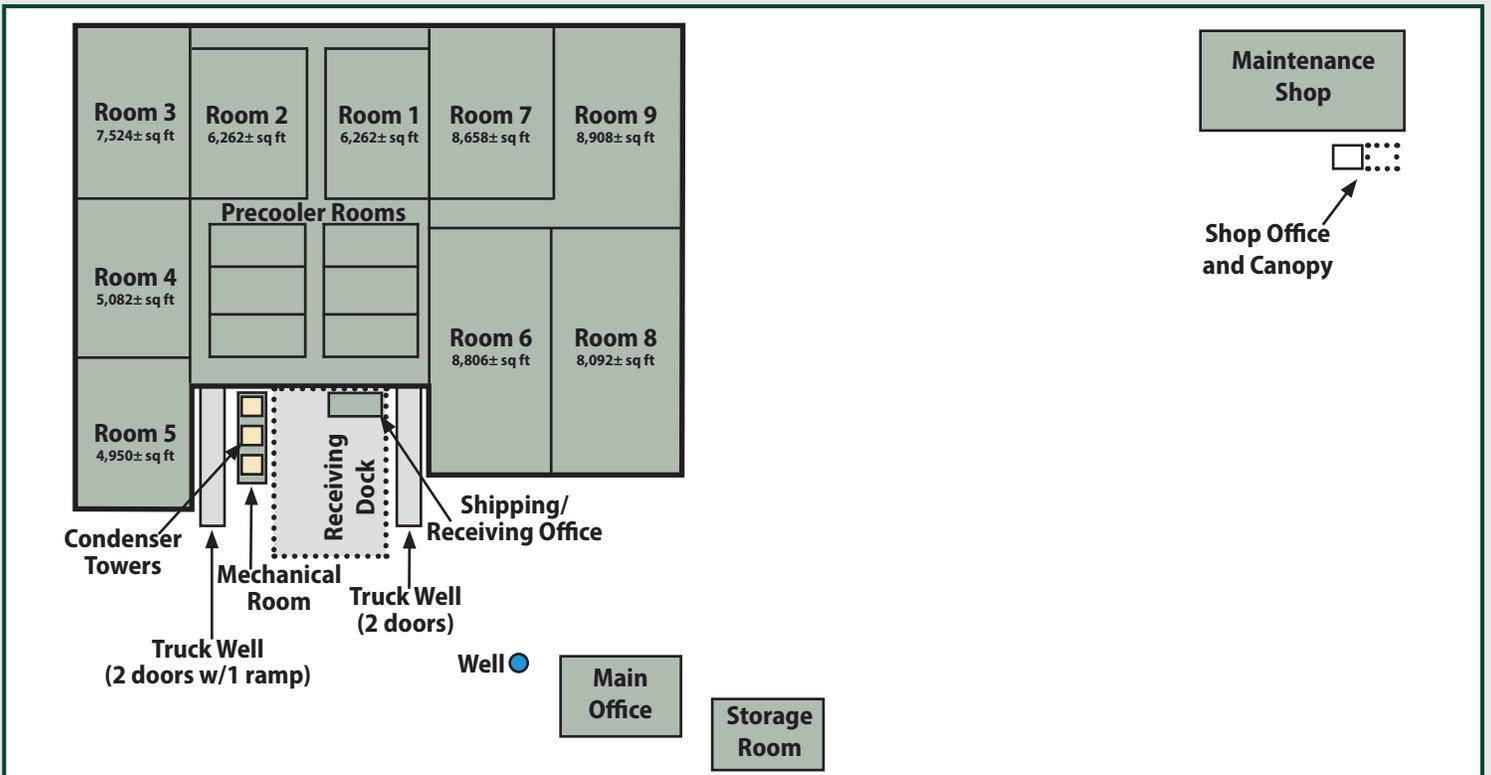
Pallet capacity including precoolers is 5,040.

PRICE/TERMS

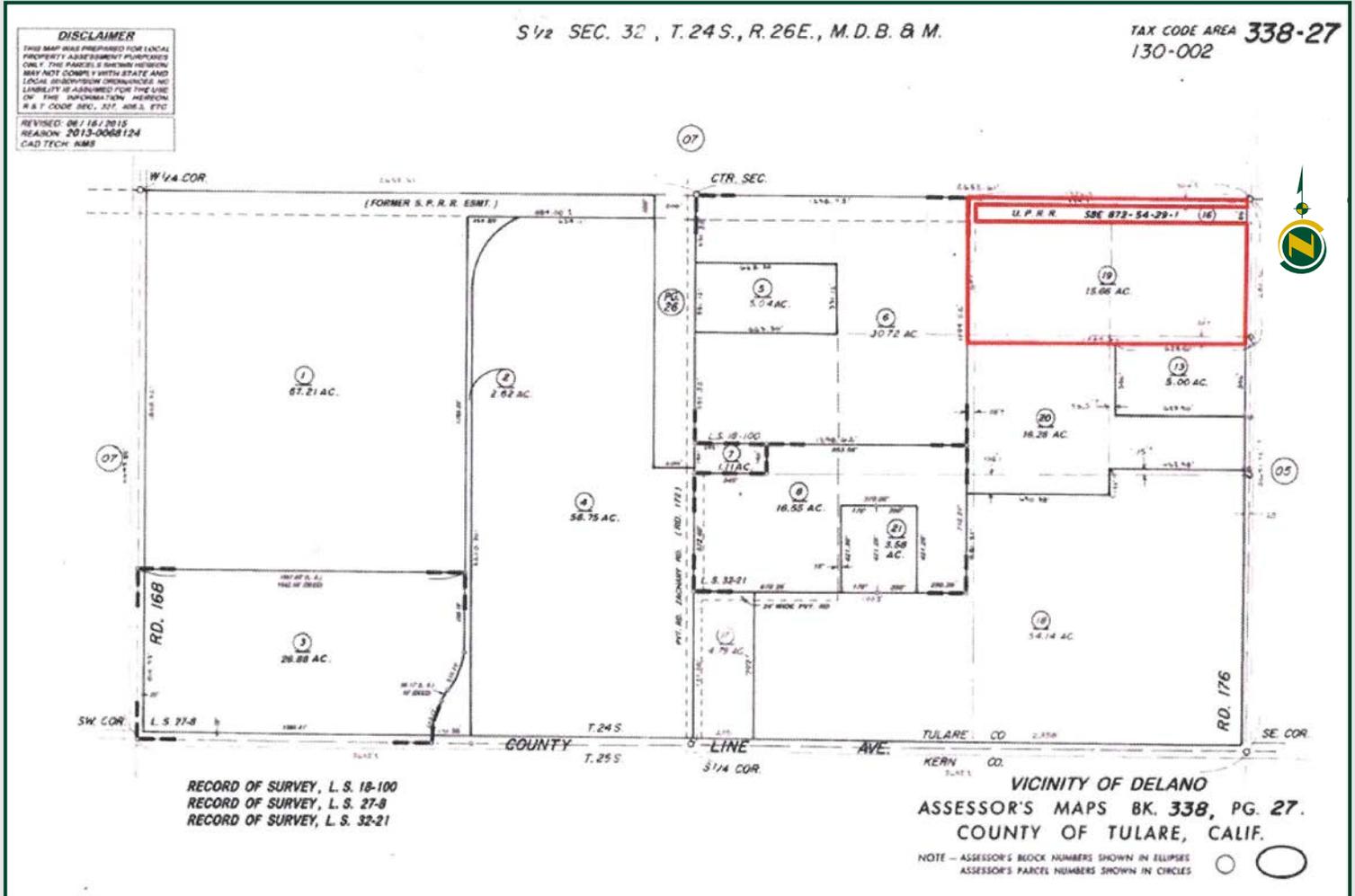
\$4,500,000 all cash or terms acceptable to Seller.



PROPERTY OVERVIEW



PARCEL MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



DELANO COLD STORAGE

15.66± Acres
Tulare County, CA



PROPERTY PHOTO



REGIONAL MAP



Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional.

Additional information is available at:
California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>
Telephone Number: (916) 653-5791

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>



Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave., Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

CA DRE #00020875