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For Sale

California's Largest Ag Brokerage Firm

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Commercial Warehouse/ Truck Terminal



Exclusively Presented By:
PEARSON REALTY

19.79± Acres, Fresno County, California



COMMERCIAL WAREHOUSE / TRUCK TERMINAL

19.79± Acres

\$1,200,000

LOCATION: The property is commonly referred to as 47927 W Nees Ave, Firebaugh, California, 93622. It is located on the southeast corner of Nees Ave and Russell Ave.

LEGAL: Fresno County APN:005-150-42s & 43s. Portion of Section 34, T12S, R12E, M.D.B.&M.

DESCRIPTION: This property is improved with two large metal pole barns, office, 70' scale, and a 1,200 AMP electrical service. This property was used in the past as a truck terminal and receiving/staging facility for a food processing company. The north pole barn includes a 50' x 100' area with a concrete floor and 25' x 100' enclosed area that has been insulated and air conditioned. The following is a description of the improvements:

<u>Structure</u>	<u>Size, sq/ft</u>	<u>Frame</u>	<u>Exterior</u>	<u>Roof</u>	<u>Foundation</u>
North Pole Barn	40,000	Steel		Metal	
South Pole Barn	50,000	Steel		Metal	
Office	1,100	Wood	Stucco	Metal	Cement

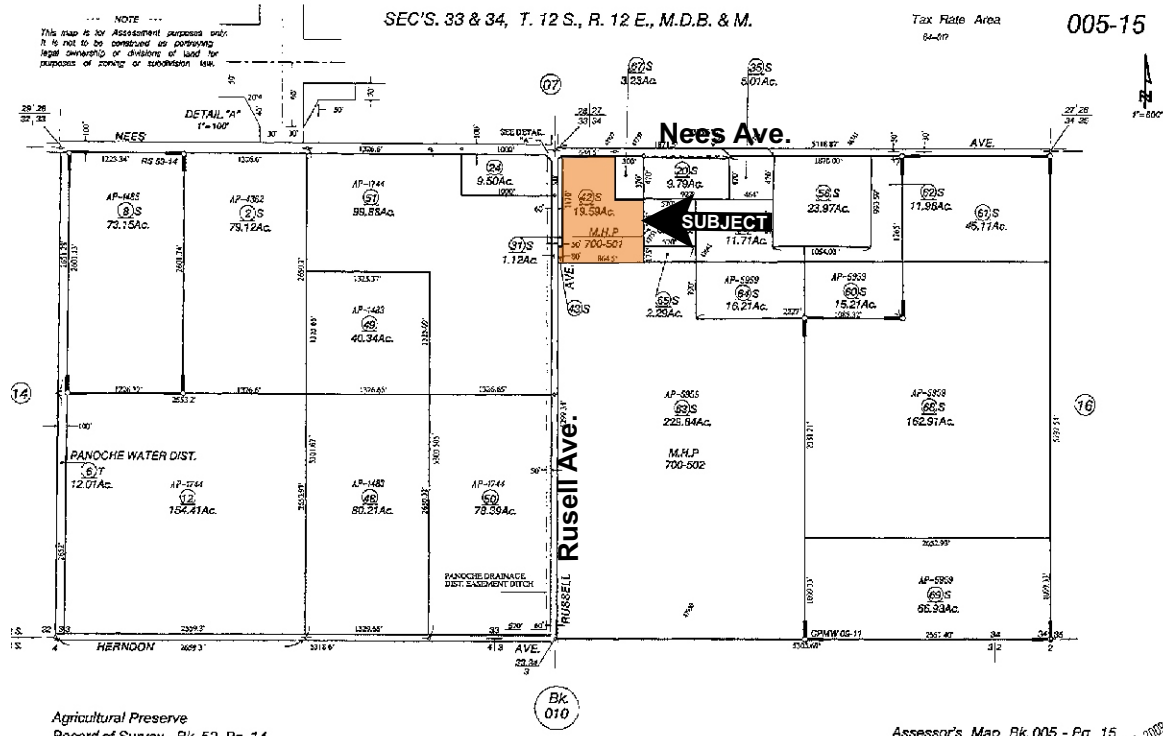
WATER: Domestic pump & well.

NOTE: Property is being sold "AS IS" seller and broker make no representations or warranties regarding property.

PRICE/TERMS: \$1,200,000.00 cash or terms acceptable to seller.



ASSESSOR'S PARCEL MAP



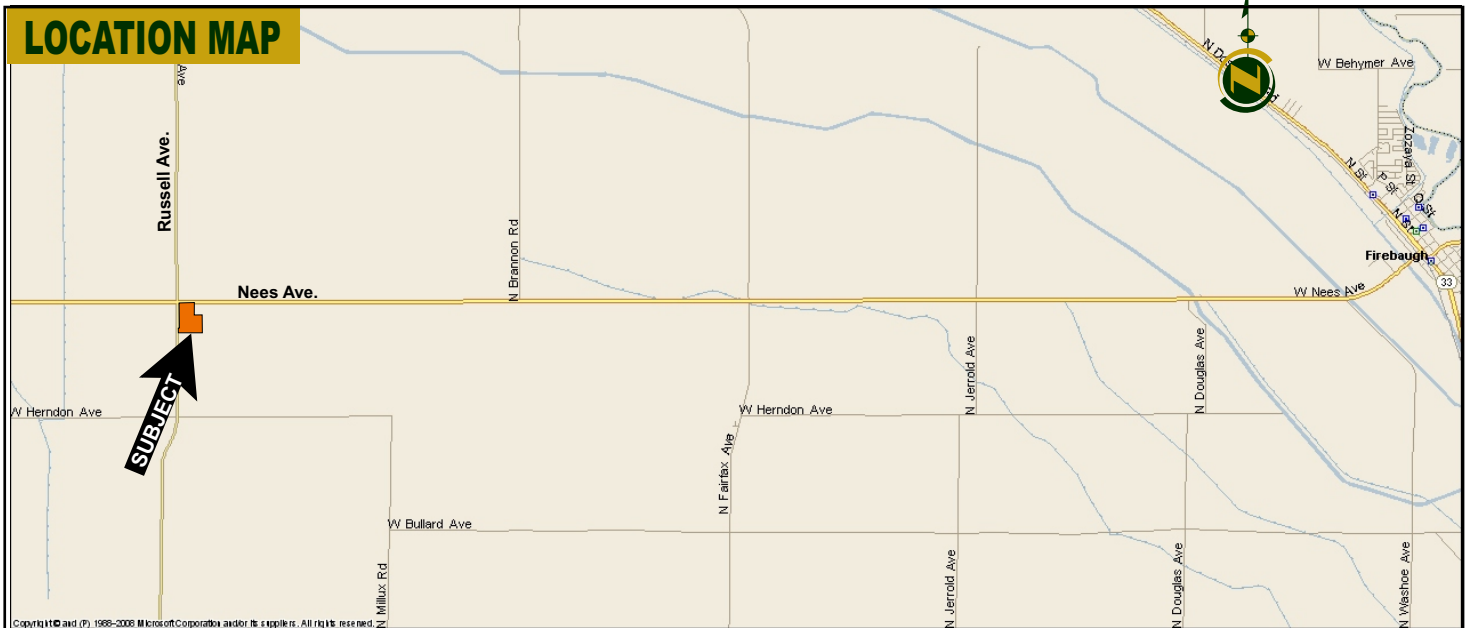
Agricultural Preserve
 Record of Survey - Bk. 53, Pg. 14
 Certificate of Parcel Map Waiver No. 09-11, Doc. 9732, 1-27-09

Assessor's Map Bk. 005 - Pg. 15
 County of Fresno, Calif. MAR 9 6 2009





LOCATION MAP



REGIONAL LOCATION MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.
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.

FRESNO OFFICE
7480 North Palm Avenue
Suite 101
Fresno, CA 93711
559.432.6200

VISALIA OFFICE
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD OFFICE
1801 Oak Street
Suite 119
Bakersfield, CA 93301
661.334.2777