



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

For Sale

California's Largest Ag Brokerage Firm

www.pearsonrealty.com

Packing/Cold Storage Facility



Exclusively Presented By:
PEARSON REALTY
CA DRE #00020875

46.70± Acres, Fresno County, California



PACKING/COLD STORAGE FACILITY

46.70± Assessed Acres

\$1,500,000

LOCATION: The north side of Parlier Avenue between Newmark and Mendocino Avenues. The property address is 13908 East Parlier Avenue, adjacent to the city of Parlier.

LEGAL: 46.70± acres located in a portion of the northeast quarter of Section 23, T15S, R22E, M.D.B.&M. Fresno County APN's: 355-020-35, 36 & 79.

DESCRIPTION: A modern table grape and citrus cold storage facility located in the heart of a prime treefruit, table grape and citrus growing area.

BUILDING IMPROVEMENTS: The 84,579± square foot facility contains approximately 34,360± square feet of cold storage, 14,716± square feet of hallways and loading dock and 27,013± square feet of packing and receiving area. The original construction date was 1965 and over the years it has been remodeled several times. The most recent addition was done in 1982.

BUILDING	SIZE (SQ. FT.)	FRAME	EXTERIOR	ROOF
Packing area	19,250±	Steel	Metal	Metal
Receiving area	4,656±	Steel	Metal	Metal
Receiving area	3,125±	Steel	Metal	Metal
Canopy				
Cold Storage #1	4,800±	Steel/Conc.	Metal	Metal
Cold Storage #2	2,400±	Wood	Wood	Wood
Cold Storage #3	4,900±	Steel	Metal	Metal
Cold Storage #4	6,460±	Steel/Conc.	Metal	Metal
Cold Storage #5	10,000±	Steel	Metal	Metal
Cold Storage #6	5,800±	Steel	Steel	Metal
Mechanical Room	2,300±	Wood	Wood	Metal
South Hallway	4,048±	Wood	Wood	Metal
North Hallway	10,668±	Steel	Steel	Metal
Offc. & Emp. area	6,172±	Wood	Wood	Wood
Facility Total	84,579±			

BUILDING	SIZE (SQ. FT.)	FRAME	EXTERIOR	ROOF
Box Storage	7,900±	Steel	Metal	Metal
Attached Canopy	2,100±	Steel	N/A	Metal
Gas House	1,600±	Wood	Wood	Comp.
Attached Canopy	400±	Wood	N/A	Comp.
Shop Building	4,264±	Wood	Metal	Metal
Attached Patio	624±	Wood	N/A	Shake
Attached Carport	1,300±	Pipe	N/A	Shake
Tenant Home	1,336±	Wood	Wood	Wood Shingle
Employee Washrm.	540±	Concrete	Conc. Block	Comp.



The office area contains a large working area with several private offices, a conference room, several storage rooms, a concrete vault, as well as an employee lunch room and restrooms.

The truck dock located along the northerly end of the facility has twelve (12) stations with automatic load levelers.

FACILITY REFRIGERATION:

The cold storage facility is based on a Freon system with a one-time holding capacity of approximately 200,000 boxes of fruit. A total of seven (7) compressors provide a combined capacity of nearly 260 tons of refrigeration. The hydro-cooler is approximately 20 years old and equipped with (3) 75 HP compressors with a total capacity of 150 tons of refrigeration. Cooling is provided by a total of seven (7) units including one floor mounted catco unit located in cold storage room #3. Seller indicates the refrigeration system has been modified to use the proposed Freon refrigerant replacement.

WATER:

The water is provided by on-site wells in addition to the Consolidated Irrigation District.

EQUIPMENT:

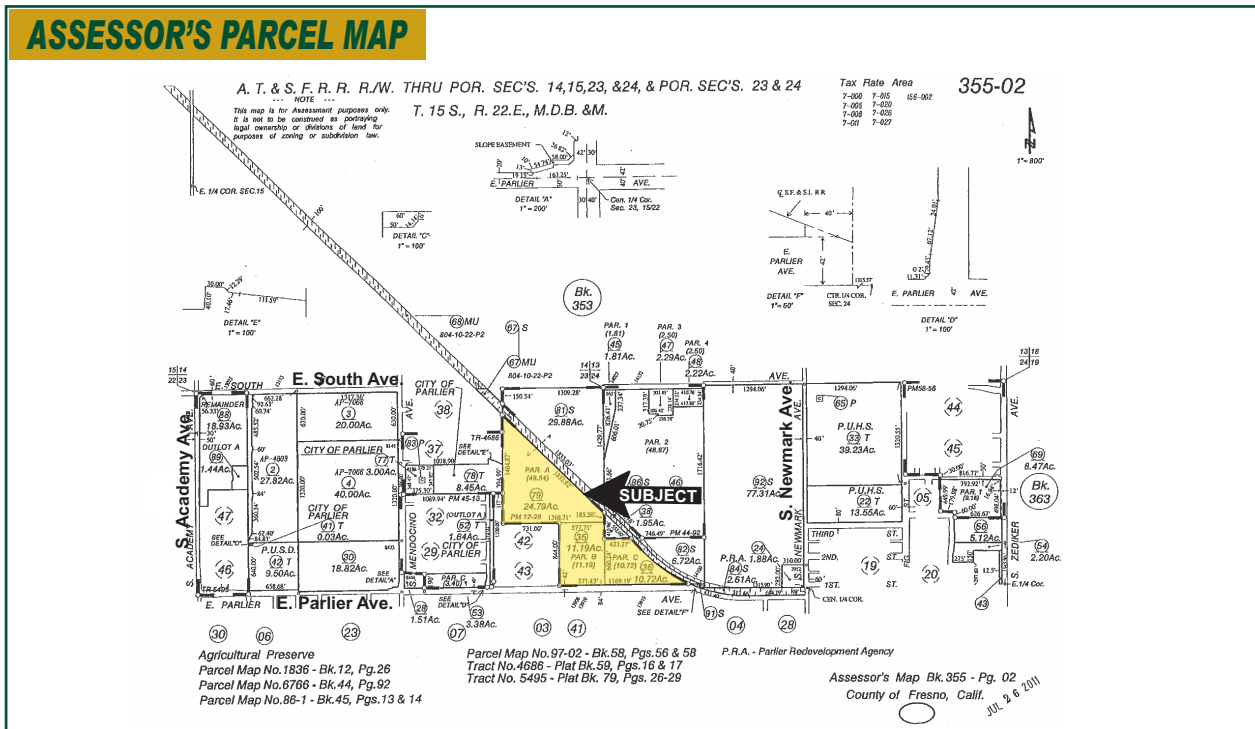
None.

PRICE/TERMS:

\$1,500,000 cash or terms acceptable to Seller. A sale is subject to Bankruptcy Court approval.

NOTE:

Seller will consider selling the 11.19± acre facility for \$750,000.





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