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# Lemoore Cold Storage



**Exclusively Presented By:**  
**PEARSON REALTY**  
CA DRE #00020875

**20± Acres, Kings County, California**



**20± Acres**

**\$750,000**

**LOCATION:** 16885 25th Avenue, Lemoore, CA 93245. The property is located on the east side of 25th Avenue between Hwy 198 and Avenal Cutoff.

**DESCRIPTION:** The property is 20.00± acres of open land and cold storage facility. The cold storage building is 18,000± square feet and has historically been used for vegetables. The electrical system is 3,000 amp service and the cooling system is plumbed for ammonia. There are 5 loading docks on the north side of the building. The facility also has 2 large roll up doors and racking inside.

**LEGAL:** Kings County APN: 024-190-069; 20.00± acres. The property is zoned AX (Exclusive Agriculture), General Plan is AX, and it is located within the Williamson Act.

**WATER:** There is a submersible pump and well for the facility. The property is located within Westlands Water District.

**SOILS:** Lethent clay loam

**BUILDINGS/  
IMPROVEMENTS:** Cold storage building and covered parking area

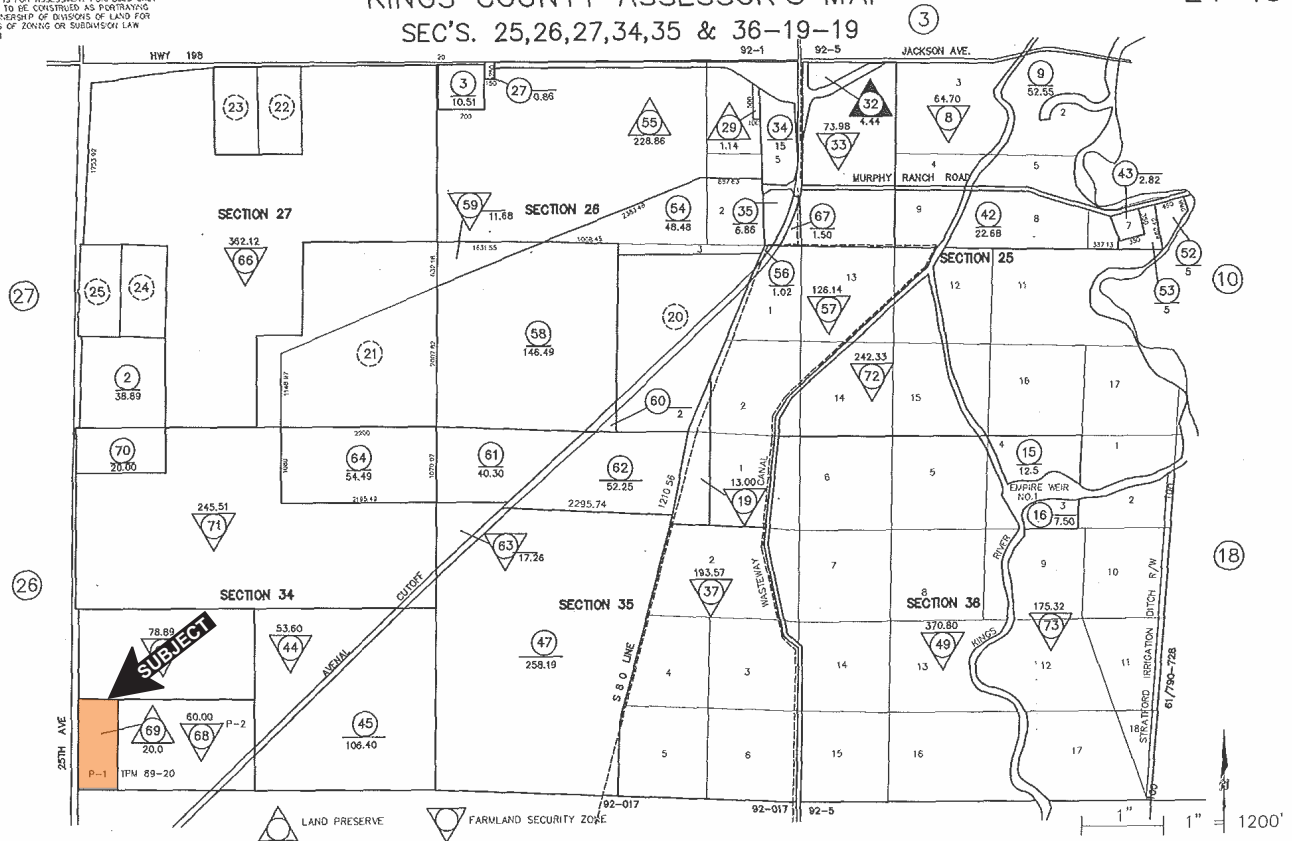
**PRICE/TERMS:** \$750,000 all cash to seller.

**NOTE:** Shown by appointment only.

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THIS MAP IS FOR ASSESSMENT PURPOSES ONLY  
IT IS NOT TO BE CONSTRUED AS PORTRAYING  
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR  
PURPOSES OF ZONING OR SUBDIVISION LAW  
MAY 2003

24-19





## 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.

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