



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

FOR SALE OR LEASE

Strathmore Warehouse & Dry Storage



5.83± Acres
Tulare County, California

- Heart of Citrus Belt
- Plenty of Storage Space
- Purchase or Lease

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Strathmore Warehouse & Dry Storage

5.83± Acres

\$950,000

DESCRIPTION:

The facility is located in the heart of the Tulare County citrus belt. The facility was previously used for packing, storing, and shipping citrus. The property is made up of two parcels that can be bought together or separate. The property is currently being used for warehousing, dry storage, and some citrus packing. The property is fully fenced with front, side and back entrance gates.

LOCATION:

The facility is located on the north side of Avenue 198 between Road 231 and Road 232 in the City of Strathmore. The street address is 23104 Avenue 198, Strathmore, CA.

LEGAL:

Tulare County APNs 215-310-021 (4.73± acres) and APN 215-310-024 (1.10± acres), located in a portion of the northwest 1/2 of the northwest 1/4 of Section 33, Township 20S, Range 27E, MDB&M. The current zoning description for the subject property is not in the agriculture preserve (Williamson Act).

BUILDINGS:

The main warehouse was built in 1992. The building is 37,044±SF with a steel frame structure and full steel beam spans. It has insulated walls and ceiling with a concrete floor. This building also has inside office space of 1,524±SF, and a open covered canopy area of 5,600±SF.

The separate office space behind the main warehouse is 1,468±SF with a wood frame structure, stucco siding and wood floors.

The older packing house area is 20,756±SF with a wood frame structure, beams, rafters, and wood floors, this building also has a full basement with concrete walls and floors.

The shop building was originally a citrus sweat room built in 1992. It is 3,240±SF with a steel frame structure, steel siding and roof built on concrete floors.

The older pump house and storage area is 256±SF and is located north of the office.

Total building space not including the basement is approximately 62,764±SF.

UTILITIES:

The property is provided water by the Lindsay Strathmore Irrigation District. The Strathmore Public Utility District handles waste water. The property also has phone and power service

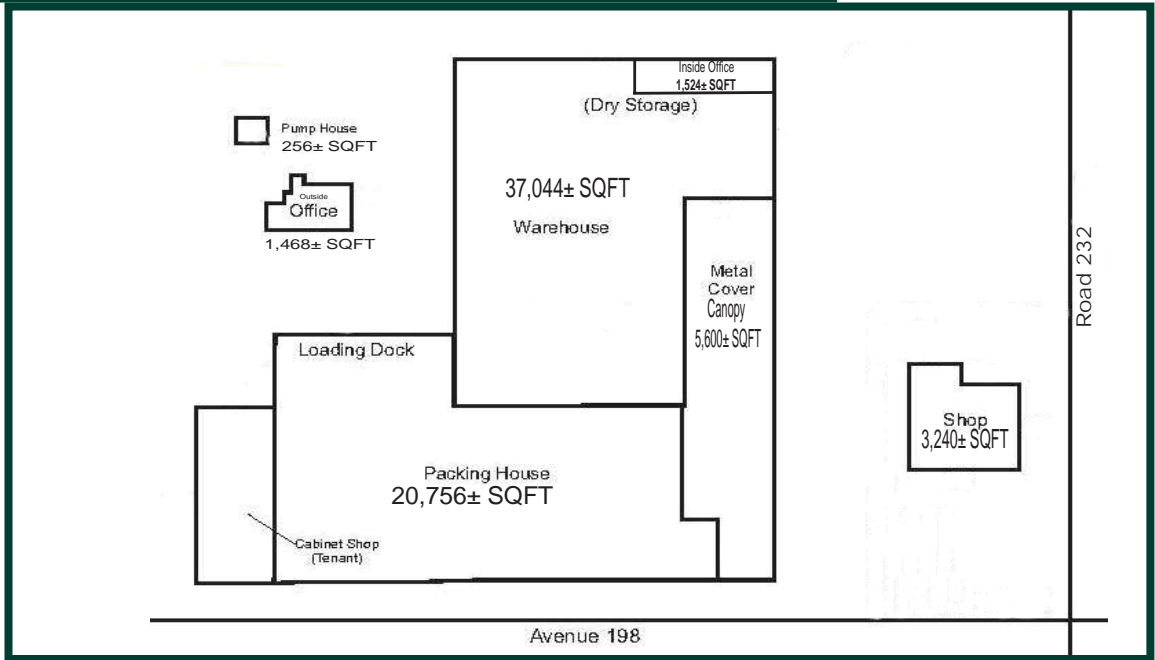
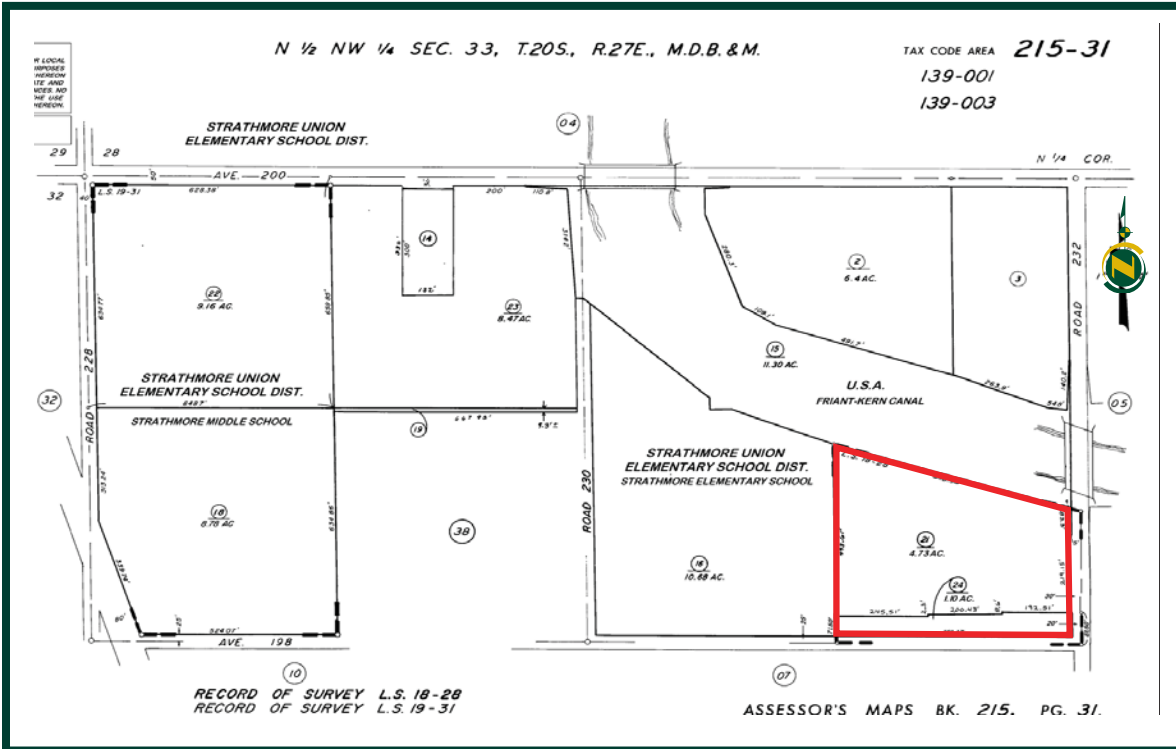
PRICE & TERMS:

\$950,000 cash or terms acceptable to seller.

LEASE RATE:

\$7,500 per month plus utilities.

ASSESSOR'S PARCEL MAP



LOCATION MAP



REGIONAL MAP



Offices Serving The Central Valley

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
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VISALIA
3447 S. Demaree Street
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661.334.2777



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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.

