



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Porterville Cold Storage and Packing Facility



**6.15± Acres
Tulare County, California**

- Adjacent to Highway 65
- Located in the Table Grape and Citrus Area of Tulare County
- Cold Storage and Ample Dry Storage

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Porterville Cold Storage and Packing Facility

6.15± Acres

\$1,800,000

DESCRIPTION:

This facility is an older but remodeled, improved and well maintained cold storage located in the table grape and citrus producing area of Tulare County. The total size is approximately 103,000± sq. ft. consisting of cold storage, pre-cooling, dry storage, de-greening, packing room, office, shipping office and mechanical engine room.

LOCATION:

The property is located on the southeast corner of Old Highway 65 and Avenue 112 between Porterville and Terra Bella. Address is 23745 Avenue 112, Porterville, CA 93257.

LEGAL:

Tulare County APN 302-450-03 and 04 located in Township 22s, Range 27e, a portion of Section 27 MDB&M.

FACILITY:

The buildings were constructed over a period of 10 years beginning in 1954 and finished in 1964. Construction type was wood and metal framing on a concrete slab with stucco exterior and built up roof. The highest building height is 25± ft.

The office consists of 3,600± sq. ft. of various office space, reception area, break room, and two rest rooms, complete roof repair in 2013. The shipping office, about 715± sq. ft. consist of office, small break room and one rest room.

Since acquiring the facility in 2004, the owner has made many improvements to the property consisting of but not limited to:

- 3 new frick screw compressors in the engine room
- New ammonia dump system with all new high pressure ammonia lines
- New Paragon energy management system and ammonia detection system.
- Enclosed shipping dock, new dock doors with hydraulic dock plates
- New pre-cooler doors
- New concrete receiving and entry area
- New submersible well in 2014
- Security cameras for added security
- A special citrus packing line consisting of; dumper, waxer, dryer, Compac sorter and Sunkist sizer. The packing line is set up to handle Navels, Lemons, Mandarins, Grapefruit and Kiwi.
- Seller has obtained Primus certification for the citrus packing and shipping area
- Packing line can pack 15-25 bins/hour, Navels 30 bins/hour

Storage area uses and room sizes:

Pre-cooling rooms 1-4 consists of 1,300± sq. ft. each, and will hold up to 80 pallets/room. Pre-cooling capacity is approximately 25,000 boxes in a 24 hour period.

Cold storage rooms (west side building)

Rooms 1 thru 4 - 6,600± sq. ft. each

Room 5 - 7,500 sq. ft. 5 new VFD fans installed. Storage capacity is approximately 325,000 boxes.

Dry storage room and de-greening

Room 6A - 2,585± sq. ft. dry storage

Room 6B - 5,685± sq. ft. dry storage

Room 7 - 8,468± sq. ft. dry storage

Room 8 - 9,630± sq. ft. de-greening, dry storage or packing

Room 9A - 5,162± sq. ft. de-greening

Room 9B - 4,390± sq. ft. de-greening, dry storage

Room 10 - 11,055± sq. ft. citrus packing area

WATER:

Water is supplied by an on-site well with a new submersible pump in 2014. The water is stored in a 10,000 gallon pressure tank and is also pumped into a fire suppression reservoir.

ZONING:

The property is zoned AE-10. Property is not within the Williamson Act.

COMMENTS:

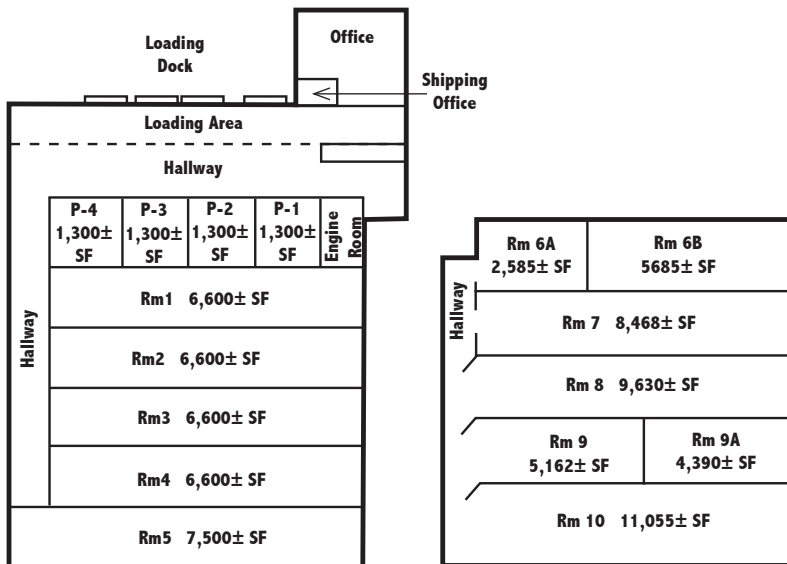
Access is provided by Avenue 112, a paved county road. The parking area north of the county road is owned by the seller and will be accessed through an easement for the buyer of the facility to provide parking.

Tulare County Hazardous Certification is current.

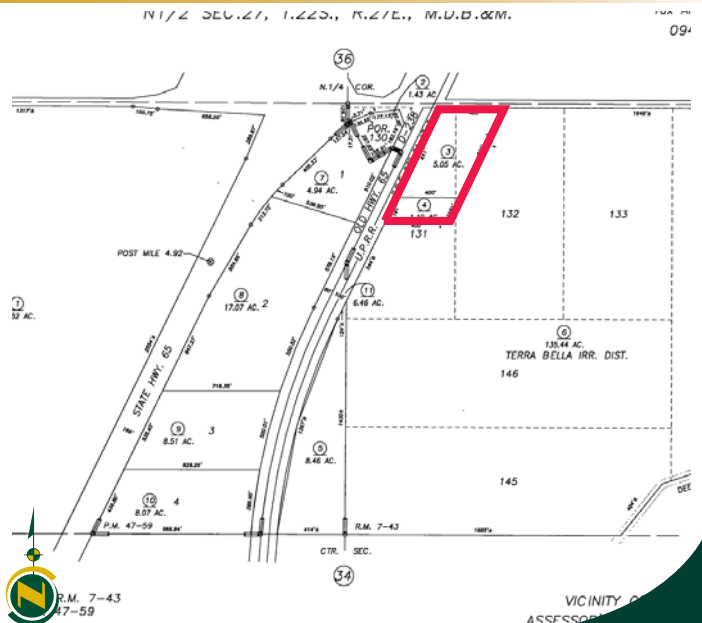
PRICE/TERMS:

\$1,800,000 cash or terms acceptable to seller. Citrus line may or may not go with facility. Seller will negotiate separately on the availability and price of the packing equipment.

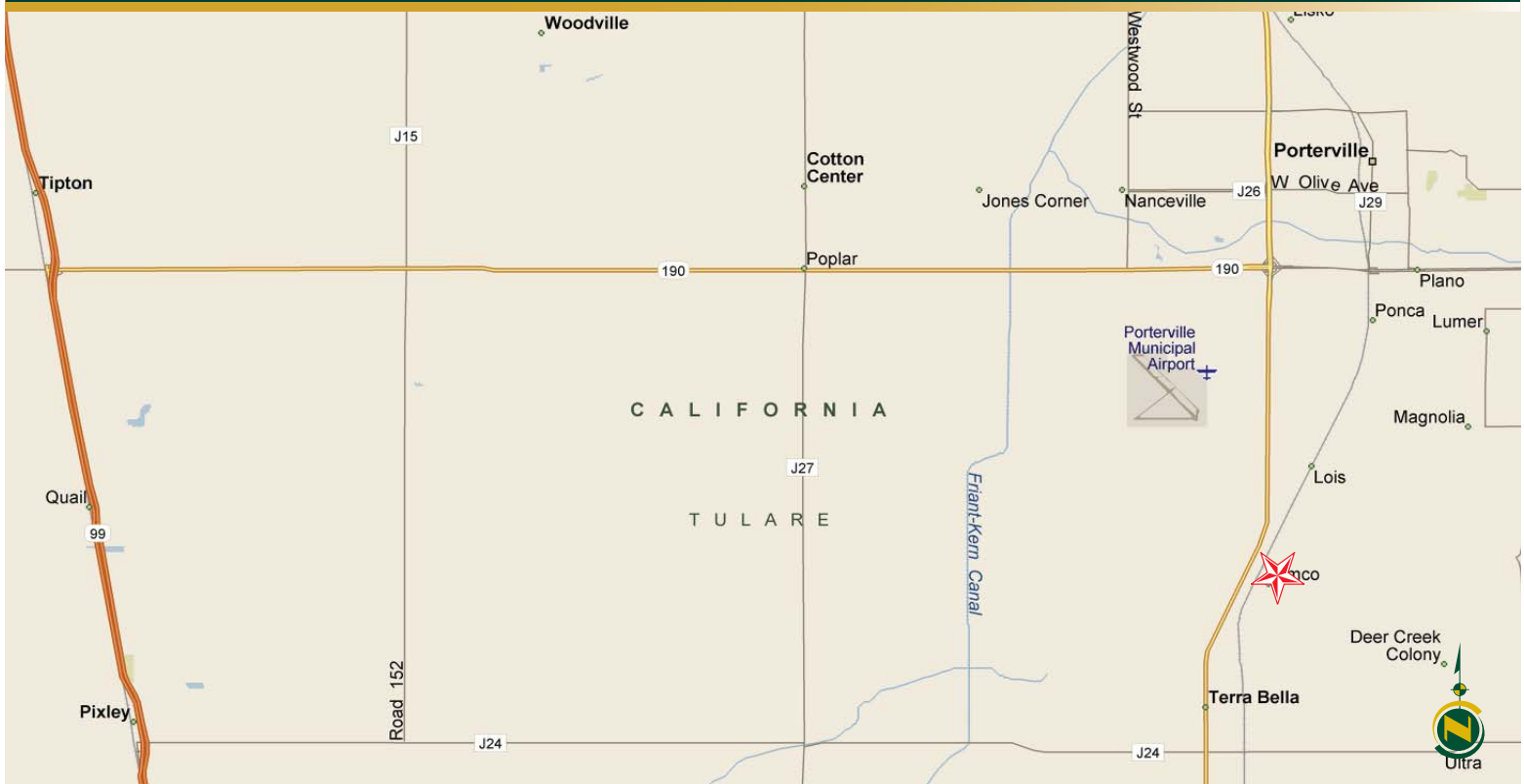
SITE PLAN



ASSESSOR'S PARCEL MAP



LOCATION MAP



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

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
1801 Oak Street, Ste 159
Bakersfield, CA 93301
661.334.2777



Download Our Mobile App!
<http://snap.vu/oueq>



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.