

**FOR SALE**



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# Marks Ave. Cold Storage



**9.65± Acres**  
**Fresno County, California**

- Fresno Irrigation District
- (1) Ag Well & (1) Domestic Well
- Includes 1,500± Sq. Ft. Residence

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CA BRE #00020875



# Marks Ave. Cold Storage

9.65± Acres

\$1,000,000

**LOCATION:**

Property address is 1305 S. Marks Avenue, Fresno, CA, located between California and Church Avenue on the west side of Marks. This property consists of a single parcel south and west of the State Route 180 and Highway 99 interchange.

**DESCRIPTION:**

18' high pre cooler and cold storage facility built in 2015. Storage capacity is 100 pallets. The farmable portion of the property is currently open with a 1,500± sq. ft., 3 bedroom, 1 bath residence.

**LEGAL:**

Fresno County APN: 327-100-15 located in a portion of Section 13, T14S, R19E, M.D.B.&M.

**ZONING:**

AE-20, Packing House. The property is not in the Williamson Act.

**WATER:**

One ag well, condition unknown.  
One domestic well, pump and pressure system.  
The property is in the Fresno Irrigation District.

**SOILS:**

Primarily Ramona loam with Atwater sandy loam, 0-3% slopes  
Also Borden loam and Ramona sandy loam, hard substratum.

**BUILDINGS/  
IMPROVEMENTS:**

3,000± sq. ft. cold storage facility with pre cooler, 2 open air loading docks.  
1,500± sq. ft., 3 bedroom, 1 bath residence.

**PRICE/TERMS:**

\$1,000,000 cash to Seller at close of escrow.

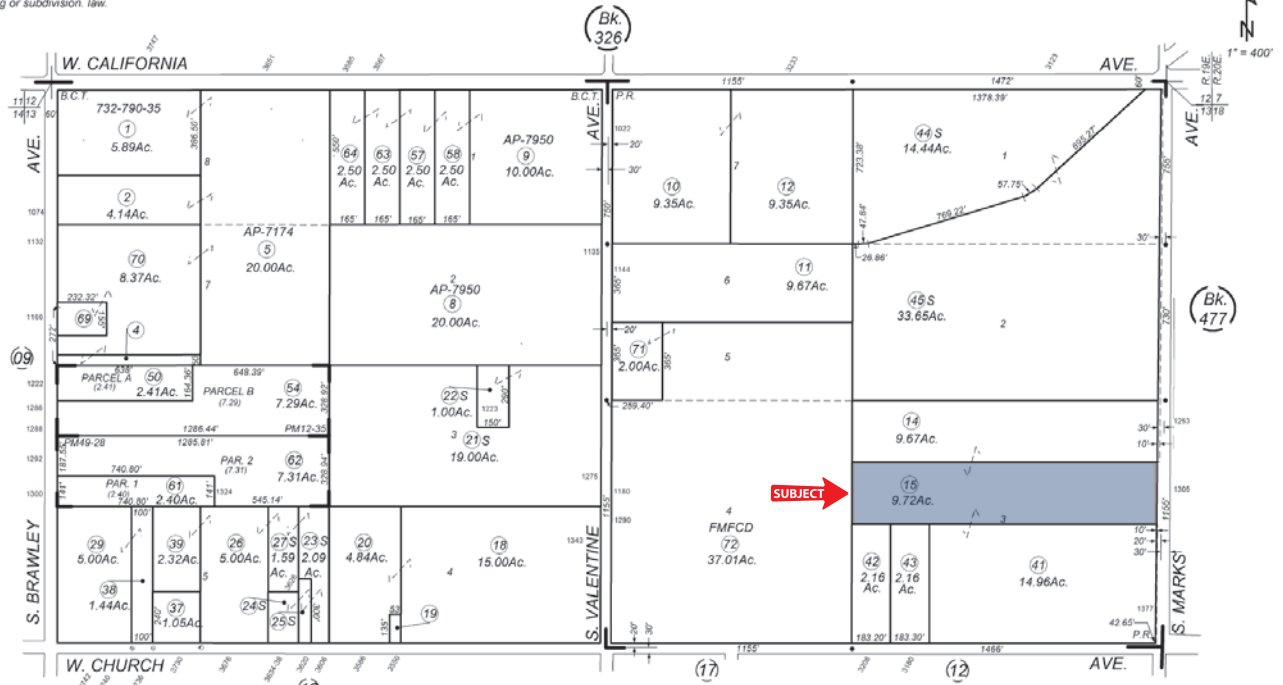
# ASSESSOR'S PARCEL MAP

*-NOTE-*  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision. law.

SUBDIVIDED LAND & POR SEC. 13, T.14S., R.19E., M.D.B.& M.

Tax Rate Area  
62-014

**327-10**



Agricultural Preserve  
Bank of California Tract - Plat Bk. 2, Pg. 14  
Pacific Ranch - R.S., Bk. 3, Pg. 30  
Parcel Map No. 2012 - Bk. 12, Pg. 35  
Parcel Map No. 7314 - Bk. 49, Pg. 28

FMFCD is Fresno Metropolitan Flood Control District

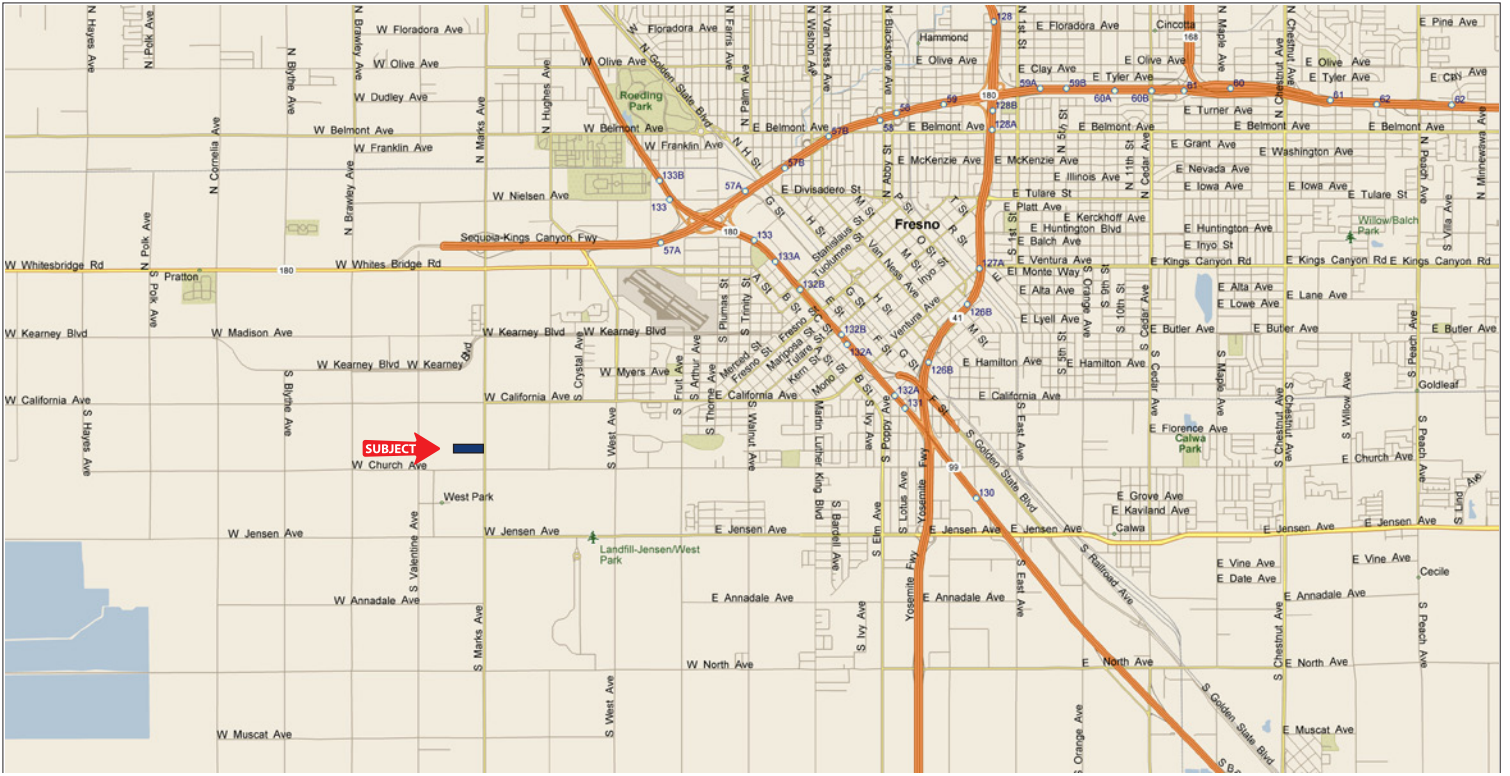
Assessor's Map Bk. 327 - Pg. 10  
County of Fresno, Calif.

## PROPERTY PHOTO



# LOCATION MAP

Fresno, California, United States



# REGIONAL 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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