\$1,200,000 Fresno County, California



3.08± Acres

- Warehouse, Processing & Shipping Facility
- (6) Sea Train Containers
- **Includes Office & Cold Storage**

Exclusively Presented by:

Pearson Realty





Offices Serving The Central Valley

7480 N. Palm Ave. Ste 101 Fresno, CA 93711 559.432.6200

3447 S. Demaree Street

Visalia, CA 93277

4900 California Ave., #210B Bakersfield, CA 93309

661.334.2777

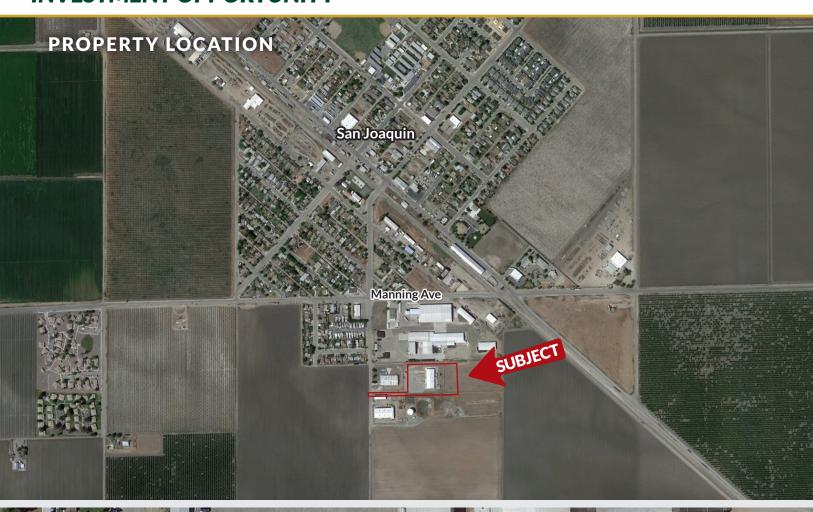
BAKERSFIELD

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3.08± Acres
Fresno County, CA







3.08± Acres Fresno County, CA



PROPERTY INFORMATION

DESCRIPTION

Warehouse, processing and shipping facility improved with a 16,192± square foot metal building, built in 1990 with a 3-truck recessed loading dock. The lot has perimeter chain link fencing for a secure storage yard area. The building is cooled with 6 large evaporative coolers. Additionally, there is a 650± sq. ft. cold storage within the building and an 800± sq. ft. office. The office has 3 separate offices and a utility room. There are 2 restrooms in the warehouse area. The site offers plenty of room for expansion if desired.

LOCATION

9105 S. Colusa Avenue Within the San Joaquin Industrial Park. The property is 22± miles to Fwy 99 and 22± miles to Interstate 5 with a straight path down Manning Avenue.

LEGAL

Fresno County APN: 033-200-08S. Located in a portion of Section 25, T15S, R16E, M.D.B.&M.

ZONING

M-1

UTILITIES

800 amp, 480 V, 3 phase electrical service with transformers to step down to 220/120. Water by City of San Joaquin, Septic is on-site.

BUILDINGS/IMPROVEMENTS

16,192 sq. ft. Metal building built in 1990, with 800 sq. ft. office and 650 sq. ft. cold storage. There are 4 grade level roll up doors. It has an eave height of 16'. The paved area provides for 21 parking spaces. There are 6 – 40' sea train containers included. Two of the containers are insulated and cooled, two can be used for drying products, includes heater and ventilation fan. The remaining two are storage only.

PRICE/TERMS

\$1,200,000 cash at close of escrow, or terms acceptable to Seller.



3.08± Acres Fresno County, CA



PROPERTY PHOTOS





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

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

7480 N. Palm Ave, Ste 101 Fresno, CA 93711 559.432.6200

VISALIA

Offices Serving The Central Valley

3447 S. Demaree Street Visalia, CA 93277 559.732.7300

BAKERSFIELD

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