

# INDUSTRIAL OWNER USER/ INVESTMENT OPPORTUNITY

**\$1,200,000**

Fresno County, California



**3.08± Acres**

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

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CA DRE #00020875



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3.08± Acres  
Fresno County, CA



## PROPERTY LOCATION



## PROPERTY OVERVIEW





## 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.



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## 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.**



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