

# Firebaugh Cold Storage

AND PACKING FACILITY

**37.47± acres**  
FRESNO COUNTY, CA



EXCLUSIVELY PRESENTED BY:



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CA BRE# 00020875

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## PROPERTY INFORMATION

### DESCRIPTION:

The property contains two operating cold storages that are used annually and located in one of the most prominent farming areas of California. These sheds have historically been used for melons, but have the potential of almonds, pistachios, walnuts, grapes, tomatoes, lettuce, garlic, and many others. There are 71,000± square feet of buildings on this property including 2,000± square feet of office space .

### LEGAL:

Fresno County APN's: 007-091-37  
and 012-020-26

### LOCATION:

The property is located on the west side of Washoe Avenue just 1.5 miles south of Nees Avenue, 17± miles from I-5, and 30± miles to Hwy. 99.

Address: 6879 N. Washoe,  
Firebaugh, CA 93622

### PRICE/TERMS:

\$3,000,000 cash at the close of escrow. View by appointment only.

### NOTE:

Property under lot line variance.





## FACILITIES

### BUILDING 1:

South building was constructed in 1971, converted to a cold storage in 2006 and is 45,300± square feet with 8,348± square feet of office space, warehouse space, and employee break room.

- 36,952± square feet with 20 forced air cooling tunnels with 20 pallets each
- 3 high pallet racks with storage for 150,000± cartons
- 6 truck loading bays
- Attached shades both sides of building
- Screw compressors
- 4 Condensers
- Two ammonia storage tanks
- Large diffusion tank
- 1,700± tons cooling

### BUILDING 2:

North building was constructed in 1954 and is 25,800± square feet.

- 2 high pallet racks storage for 75,000± cartons
- 6 truck loading bays
- 2 piston compressors and 2 condensers
- Ammonia storage (1 tank x 3,000 lbs.)
- 12 cooling tunnels

### OTHER:

- East pole barn, 70' x 200'
- West pole barn, 40' x 150'
- Three rail spurs
- 17± acre paved and fenced yard

### FARM LAND:

- 13± acres of open land
- Firebaugh Canal Company

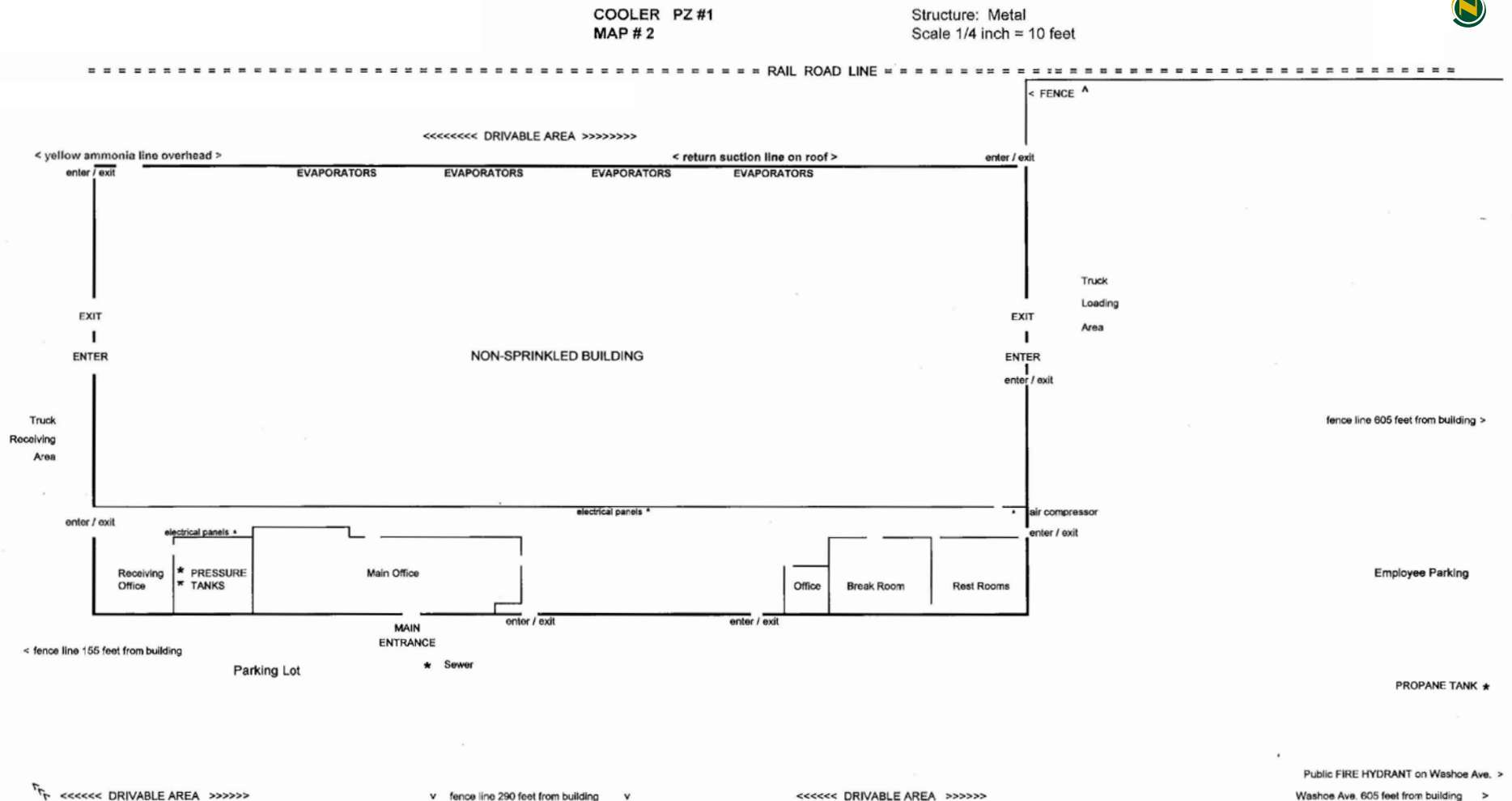
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## FLOORPLAN - BUILDING 1





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## AERIAL MAP





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## REGIONAL OVERVIEW



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**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

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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