

FOR SALE

810 S. Derby Street
Arvin, CA 93203



Morgan Houchin
Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

mhouchin@techag.com
3430 Unicorn Road
Bakersfield, CA 93308

661-477-3669 mobile

661-695-6500 office

661-384-6168 fax



Neither the Seller, nor Tech Ag Financial Group, Inc. makes any representations or warranties, either expressed or implied as to the accuracy or completeness of the enclosed. Buyers should conduct their own due diligence.

FOR SALE

810 S. Derby Street
Arvin, CA 93203



Morgan Houchin

Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

mhouchin@techag.com

3430 Unicorn Road
Bakersfield, CA 93308

661-477-3669 mobile

661-695-6500 office

661-384-6168 fax



LOCATION

Property address is 810 S. Derby Street, Arvin CA 93203, which is to the east of the intersection of Derby Street and Potato Road in the City of Arvin with connections to city water, sewer, and other services.

DESCRIPTION

Multi-use industrial zoned land situated in the opportunity zone of Arvin CA, which affords investors the ability to strategically plan around capital gains tax for both real estate and business operations. Property adjacent to businesses that include several produce and potato grower, shipper, packers, and a cannabis cultivation, delivery, and distribution company that operates via an approved CUP in the City of Arvin.

Some of the notable property features include:

- 6.14 +/- AC of land area
- 11,305 +/- SF of cold storage
- 45,000 +/- SF of warehouse space
- 3,342 +/- SF of office space
- 1,508 +/- SF of pre-cooling space
- 5,460 +/- SF of canopy space

Electricity is provided via PG&E with heavy power distributed throughout the property.

LEGAL/ZONING

Kern County Assessor Parcel Number: 193-150-14 (6.14 AC); Portion of the Southwest 1/4 of Section 25; Township 31 South; Range 29 East; MDB&M. Property is zoned M-2 for Light Manufacturing.

FOR SALE

810 S. Derby Street
Arvin, CA 93203



Morgan Houchin

Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

mhouchin@techag.com

3430 Unicorn Road
Bakersfield, CA 93308

661-477-3669 mobile

661-695-6500 office

661-384-6168 fax

OFFICE

3,342 +/- square feet of office space via two separate office buildings

1,606 +/- square feet shipping office

- Reception, 2 x Offices, Break Room
- 3 x Storage rooms, 2 x Restrooms

1,736 +/- square feet sales office

- Reception, 3 x Offices, Kitchen
- Conference room

COLD STORAGE

11,305 +/- square feet of ammonia based cold storage across 3 x separate cold rooms and 1,508 +/- square feet of pre-cooling space across 4 x separate rooms.

Cooler Room #1 – 4,725 SF

Cooler Room #2 – 3,290 SF

Cooler Room #3 – 3,290 SF

Pre-Cooler Room #1 – 340 SF

Pre-Cooler Room #2 – 340 SF

Pre-Cooler Room #3 – 414 SF

Pre-Cooler Room #4 – 414 SF

PRODUCTION SPACE

13,500 +/- square feet (approx.) of warehouse space currently being used for the drying, sorting, and handling of sweet potatoes across multiple packaging lines. All production rooms are designed with floor drains and vents on every wall for increased air flow through the building. Adjacent to the production space is a 3,525 +/- square feet covered wash area for cleaning sweet potatoes via a large commercial scale washer manufactured by Exeter Engineering.

WAREHOUSE

3 x 10,500 +/- square foot warehouse buildings that were constructed in 2017. Access to the warehouses are provided via both walking and large roll-up doors on both the west and east side of the buildings. All three buildings are metal construction on a concrete slab foundation.

LEASE

Property is being offered subject to a lease. The terms and conditions of the lease are confidential, and can be disclosed subject to the presentation of a written offer from a qualified Buyer.

PRICE

\$5,818,223.60 (\$73.47/SF) With all cash to be paid to the close of escrow. Purchase price does not include any of Seller's personal property as provided via Seller's List of Personal Property Inventory.

CONTACT

Morgan Houchin

Tech Ag Financial Group, Inc.

661-477-3669 (mobile)

661-695-6500 (office)

661-384-6168 (eFax)

mhouchin@techag.com

www.TechAgFinancial.com

FOR SALE

810 S. Derby Street
Arvin, CA 93203



Morgan Houchin
Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

mhouchin@techag.com

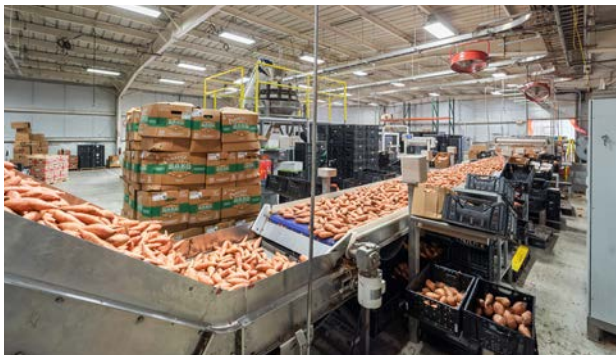
3430 Unicorn Road
Bakersfield, CA 93308

661-477-3669 mobile

661-695-6500 office

661-384-6168 fax

SITE PHOTOS



FOR SALE

810 S. Derby Street
Arvin, CA 93203



Morgan Houchin
Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

mhouchin@techag.com
3430 Unicorn Road
Bakersfield, CA 93308

661-477-3669 mobile

661-695-6500 office

661-384-6168 fax

LOCATION MAP



FOR SALE

810 S. Derby Street
Arvin, CA 93203



Morgan Houchin
Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

mhouchin@techag.com

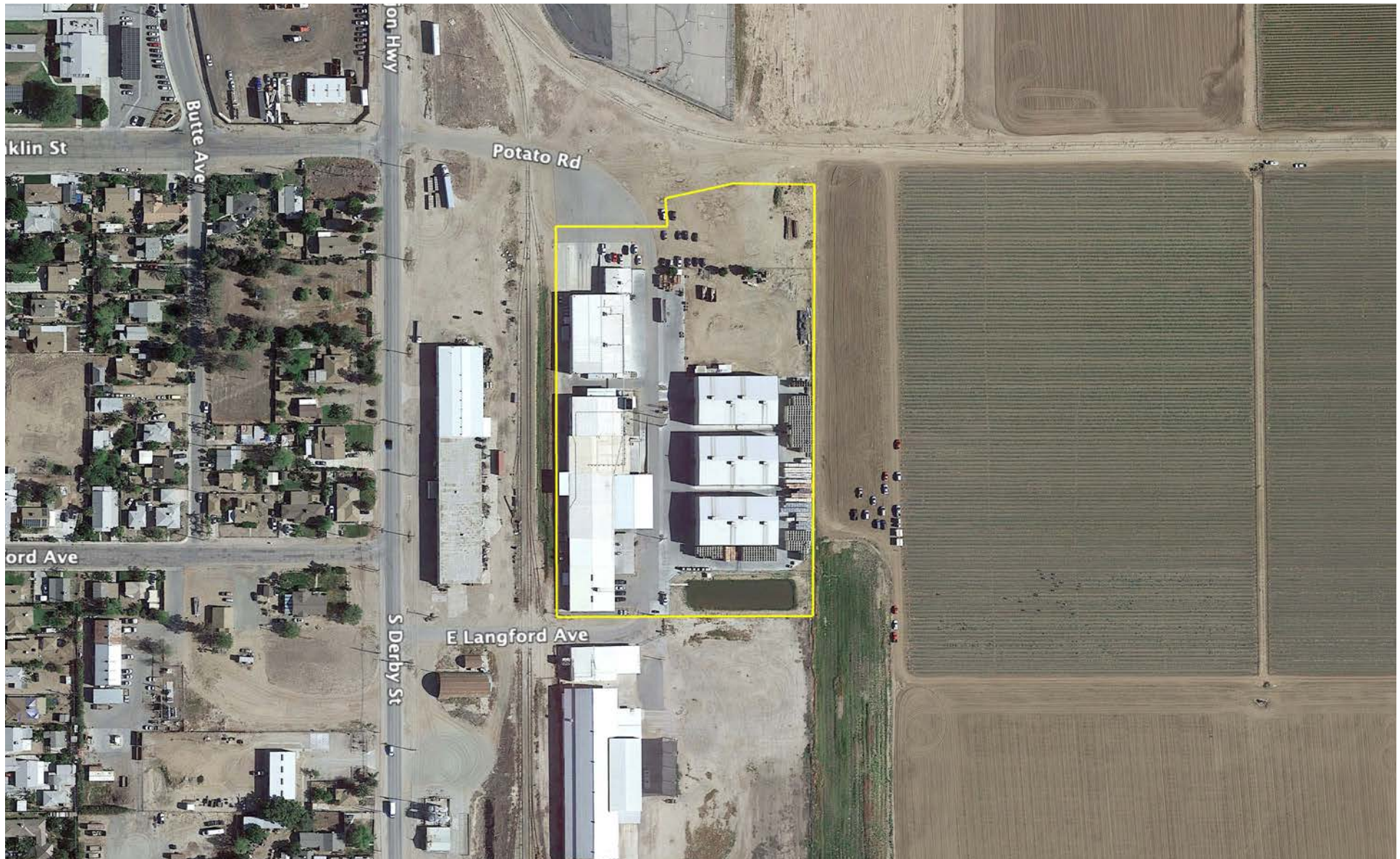
3430 Unicorn Road
Bakersfield, CA 93308

661-477-3669 mobile

661-695-6500 office

661-384-6168 fax

AERIAL MAP



Neither the Seller, nor Tech Ag Financial Group, Inc. makes any representations or warranties, either expressed or implied as to the accuracy or completeness of the enclosed. Buyers should conduct their own due diligence.

FOR SALE

810 S. Derby Street
Arvin, CA 93203



Morgan Houchin
Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

mhouchin@techag.com
3430 Unicorn Road
Bakersfield, CA 93308

661-477-3669 mobile
661-695-6500 office
661-384-6168 fax

SITE LAYOUT



Neither the Seller, nor Tech Ag Financial Group, Inc. makes any representations or warranties, either expressed or implied as to the accuracy or completeness of the enclosed. Buyers should conduct their own due diligence.

FOR SALE

810 S. Derby Street
Arvin, CA 93203



Morgan Houchin

Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

mhouchin@techag.com

3430 Unicorn Road
Bakersfield, CA 93308

661-477-3669 mobile

661-695-6500 office

661-384-6168 fax

FOR EVERYTHING UNDER THE SUN

- Row Crops
- Orchards
- Vineyards
- Ranches
- Developed or Vacant Land

Call Morgan Houchin 661-477-3669

TECH AG FINANCIAL GROUP, INC.

Tech Ag Financial Group was founded in the spring of 2001 with the purpose of helping Central Valley growers compete in today's global market. The Group takes a dynamic approach by drawing upon almost a century of family farming experience and Ag-business expertise to help growers remain profitable in a constantly changing economic environment.

Locally owned, with offices in Bakersfield and Buttonwillow, California, our staff includes Ag-business professionals, accredited land consultants, and loan officers with an extensive knowledge base for the successful completion and management of real estate investment opportunities across a wide range of agricultural commodities.

At Tech Ag Financial Group, we can assist our clients in a wide variety of Ag-related areas including real estate brokerage, investment, tenant sourcing, leasing agreements, and crop production financing and operating lines of credit.

Contact us and take advantage of our services today!