

NEWLY PRICED

Industrial Cold Storage Facility in the
Heart of Prime Kern County Farmland



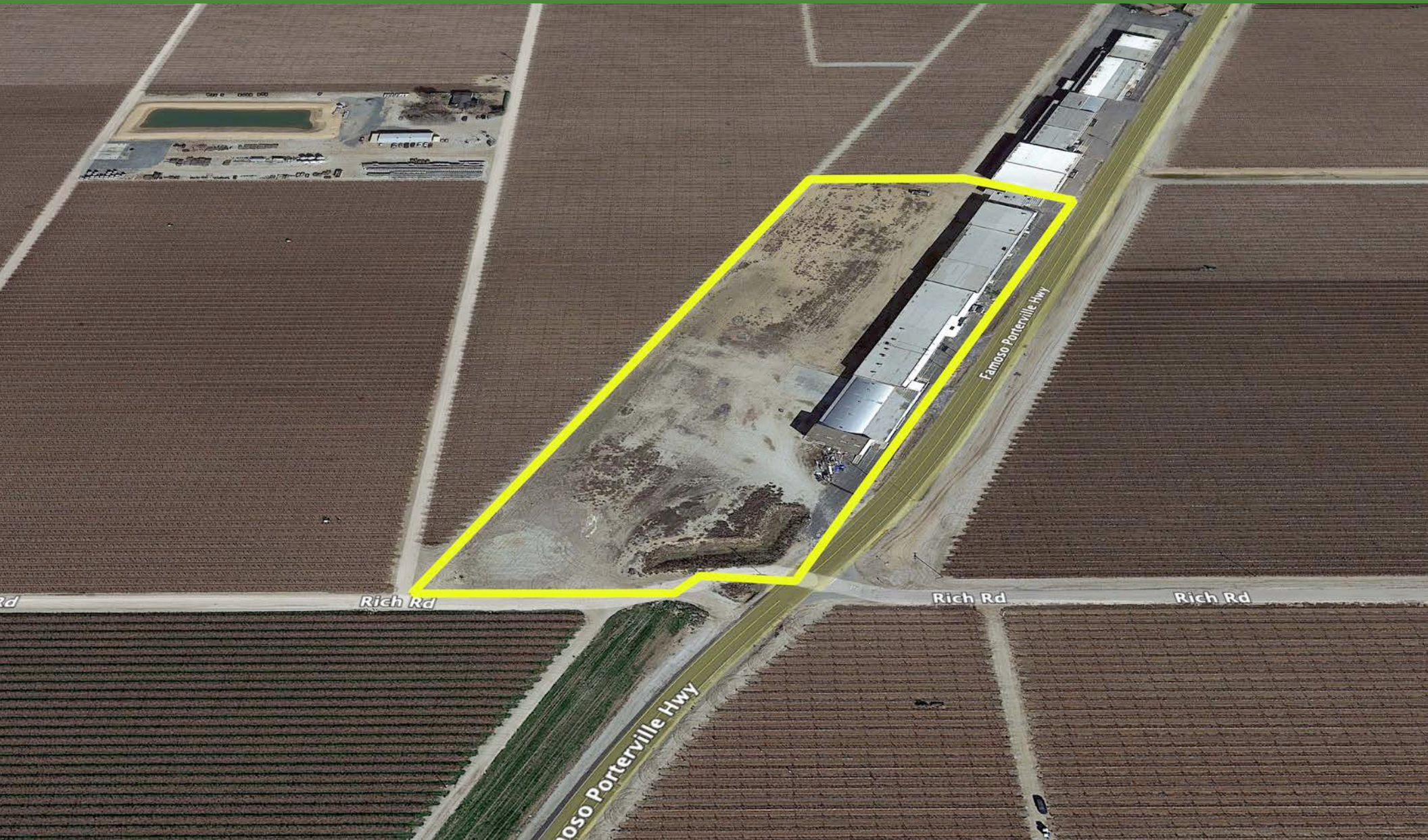
Tech Ag Financial Group, Inc.

Broker DRE No. 01865336

3430 Unicorn Rd.
Bakersfield, Ca 93308

Office (661) 695-6500

Fax (661) 384-6168



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.

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LOCATION

Property is located at 11265 Famoso Porterville Highway in the County of Kern and State of California and less than five (5.0) miles to the southeast of the City of Delano.

DESCRIPTION

The subject property consists of 8.89 +/- gross acres total land area with 60,032 +/- square feet gross building area and 58,852 +/- cold storage warehouse. Cold storage improvements capture 82% of the gross building area (GBA) and has been historically used to receive, pack, store, and ship table grapes.

LEGAL/ZONING

Kern County Assessor Parcel Numbers: 050-030-18, 19, 23; Section 23; Township 25; Range 26; Quarter NW; MDB&M. Zoned A-1: Limited Agriculture with a CUP for cold storage operation with use code 3604 – Ice & Cold Storage.

OFFICE

The office consists of 3,180 +/- square feet with multiple offices, a kitchen, breakroom, large walk-in safe and boardroom built in 1990 with no recent renovations.

VACANT LAND

Approximately 6.61 +/- AC of vacant land

with a retention basin is situated to the south and west of the cold storage improvements with potential use such as future expansion, parking, or truck staging area.

COLD STORAGE WAREHOUSE

The cold storage improvements account for 56,852 +/- square feet with 48,954 +/- square feet of freezer cooler space and 7,898 +/- square feet of staging, dry storage, and packing area. The cold storage area consists of four (4) precool rooms, five (5) cold storage rooms, an office and break area, two bathrooms and dry storage area. There are multiple loading and shipping docks for both receiving and sending product. The one-story building is a combination of concrete block, metal and wood frame and stucco with a truss height of 20 +/- feet. The cold storage was built in 1990 and underwent renovation in 2017 to update the cooling system to dry coil water system throughout the facility. The respective square footage per room is as follows:

•Dry Storage	2,250 +/- SF
•Receiving	6,000 +/- SF
•Shipping	3,000 +/- SF
•Office, Kitchen, Bathroom, Lobby	3,500 +/- SF
•Pre-Cooled Hallway	2,750 +/- SF
•Precool Room 1	900 +/- SF
•Precool Room 2	900 +/- SF
•Precool Room 3	1,650 +/- SF
•Precool Room 4	2,250 +/- SF
•Cold Storage 1	3,025 +/- SF
•Cold Storage 2	5,250 +/- SF
•Cold Storage 3	5,600 +/- SF
•Cold Storage 4	7,700 +/- SF
•Cold Storage 5	5,600 +/- SF
•Miscellaneous Walls, Docks & Canopy	6,477 +/- SF

WATER

The primary source of water for the property is a domestic well in a gated enclosure. The improved and vacant land is located in Southern San Joaquin Municipal Utility District with turnout 7-5-15 and is subject to an assessment of \$98.77 per gross acre to be paid through the biannual property tax bill.

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\$4,500,000.000 (\$74.96 per SF of GBA) (All cash to be paid at the close of escrow)

CONTACT

John Moore

CA DRE No. 02083662
661-303-6536 (mobile)
JMoore@techag.com



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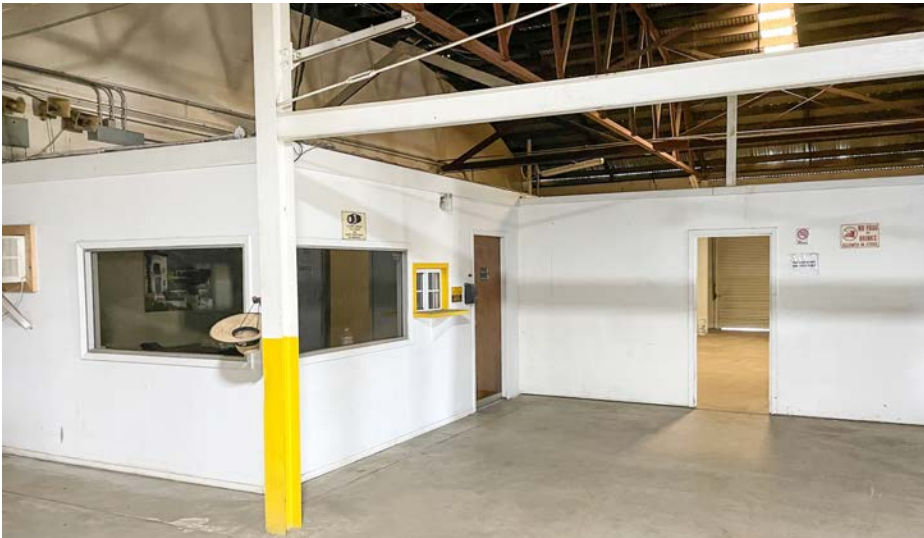
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SITE PHOTOS



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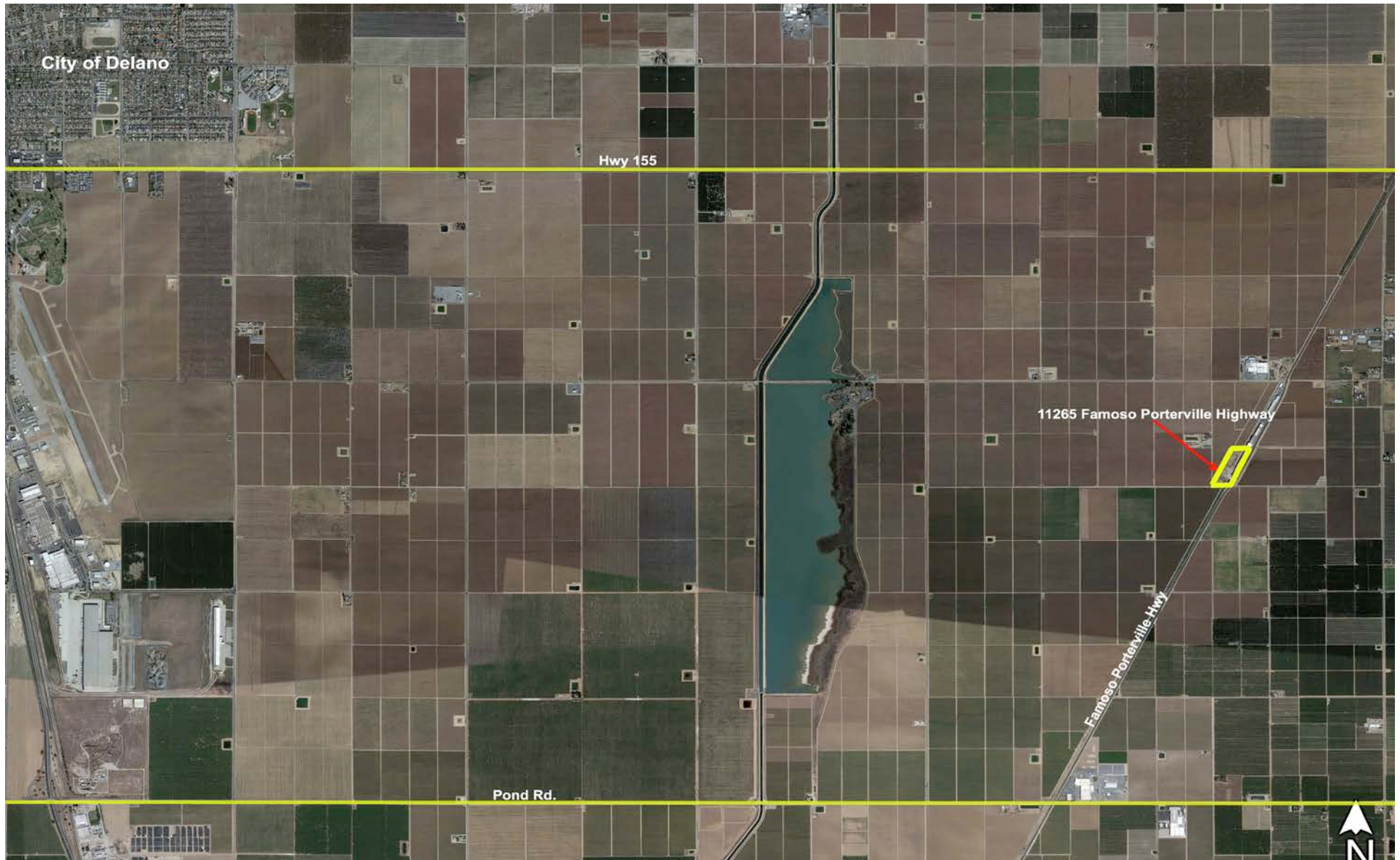
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LOCATION MAP



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AERIAL MAP



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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!