

NEWLY PRICED

Cold Storage & Warehouse Facility at
425 Valencia St. Lindsay, CA 93247



Tech Ag Financial Group, Inc.

CA 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 Address is 425 Valencia Street, Lindsay, CA 93247, which is located on both the north and south side(s) of Valencia Street between South Mirage Ave and K Ave in the City of Lindsay.

PROPERTY HIGHLIGHTS

Multi-use property that consists of two (2) separate buildings situated on both the north and south side(s) of Valencia Street in Lindsay CA. The north building is approximately 27,531 +/- square feet of warehouse with approximately one-half (1/2) of an acre of fenced outdoor yard space. The south building is approximately 27,785 +/- square feet with cold storage, warehouse for dry storage, covered canopy, and one (1) acre of outdoor yard space.

This south building has been historically used as a citrus packing and shipping facility equipped with degreening rooms, loading docks, and an inventory of sorting, grading, and conveyance equipment common to the citrus industry that can be included with the sale of real property.

Some of the notable property features for both buildings are as follows:

- 4.40 +/- AC of land area
- 7,548 +/- SF of degreening room space
- 9,735 +/- SF of cold storage
- 5,535 +/- SF of covered canopy space
- 45,581 +/- SF of warehouse
- 1.50 +/- AC of usable outdoor space

Electricity is provided to both buildings via PG&E, and the property has connections to city water and service services.

LEGAL/ZONING

Tulare County Assessor Parcel Number(s): 205-182-006 (2.23 AC); 205-190-033 (2.17 AC). Property is zoned IL for Industrial use in the County of Tulare.

PRICE

\$2,000,000.00 with all cash to be paid at the end of escrow.
(Price includes personal property and equipment.)

CONTACT

Morgan Houchin

661-477-3669 (mobile)

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www.techagfinancial.com



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SITE PHOTOS



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LOCATION MAP



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AERIAL MAP



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FOR EVERYTHING UNDER THE SUN

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- 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!