

NEWLY PRICED

Cold Storage & Warehouse Facility at
100 N Mt. Vernon Ave. Lindsay, CA 93247

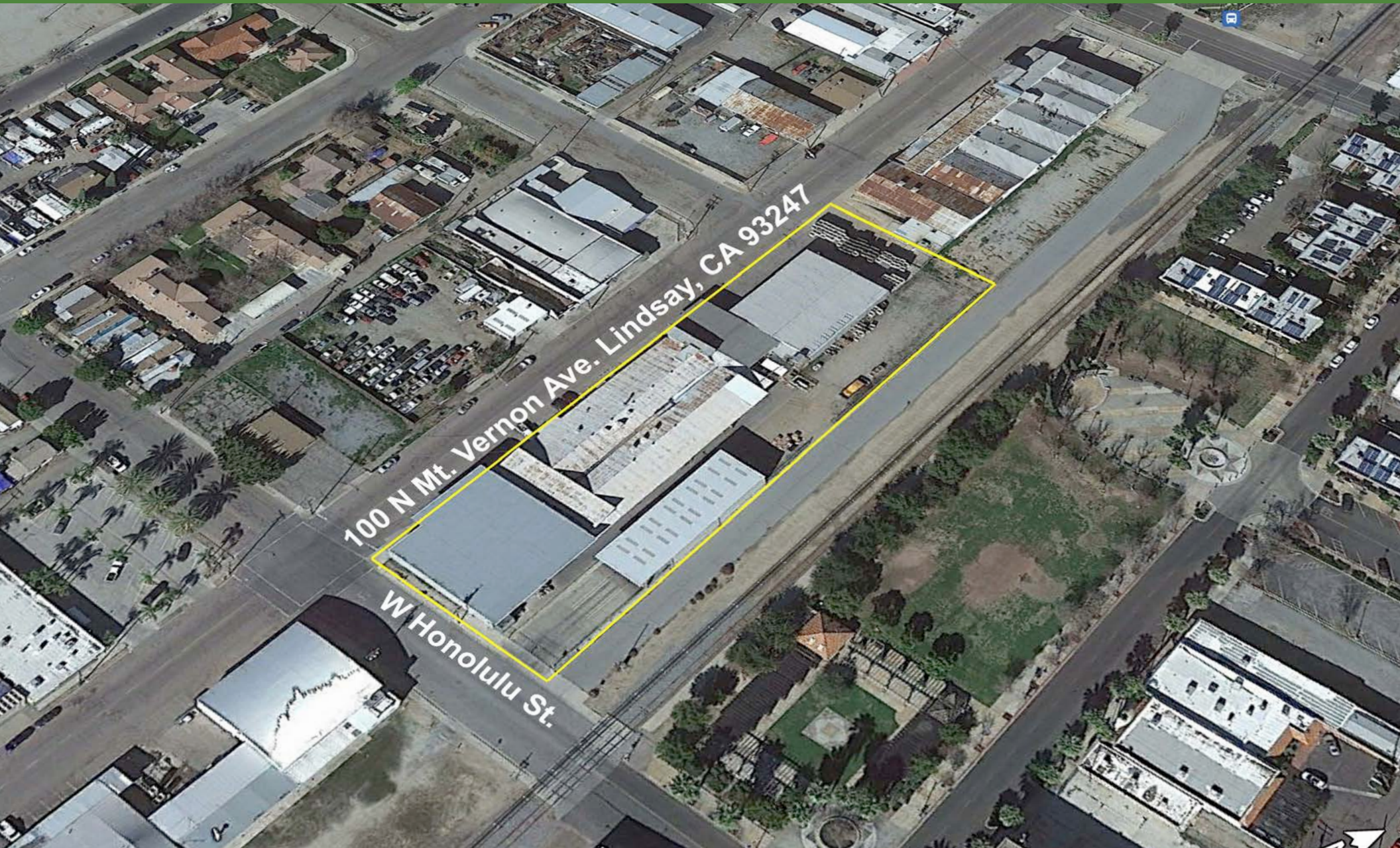


Tech Ag Financial Group, Inc.

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 100 North Mount Vernon Ave, Lindsay CA 93247, which is located at the at the northeast corner of the intersection of Mount Vernon Ave and West Honolulu Street near the McDermont X Sports and Entertainment Center in the City of Lindsay.

PROPERTY HIGHLIGHTS

The Multi-use property to include cold storage, pre-cooling, warehouse, and covered canopy with concrete slab for usable outdoor space. This property has been historically used as a citrus packing and shipping facility equipped with degreening rooms, three (3) 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 include:

- 2.10 +/- AC of land area
- 8,000 +/- SF of degreening room space
- 8,500 +/- SF of covered canopy space
- 10,741 +/- SF of cold storage
- 19,967 +/- SF of warehouse

Electricity is provided via PG&E with three (3) meters, and power distributed throughout the premises. The property has connections to city water and service services.

LEGAL/ZONING

Tulare County Assessor Parcel Number: 205-283-009 (2.10 AC)
Property is zoned IL for Industrial use in the County of Tulare.

PRICE

\$927,237.50 with all cash to be paid at the close of escrow.
(Price includes personal property and equipment.)

CONTACT

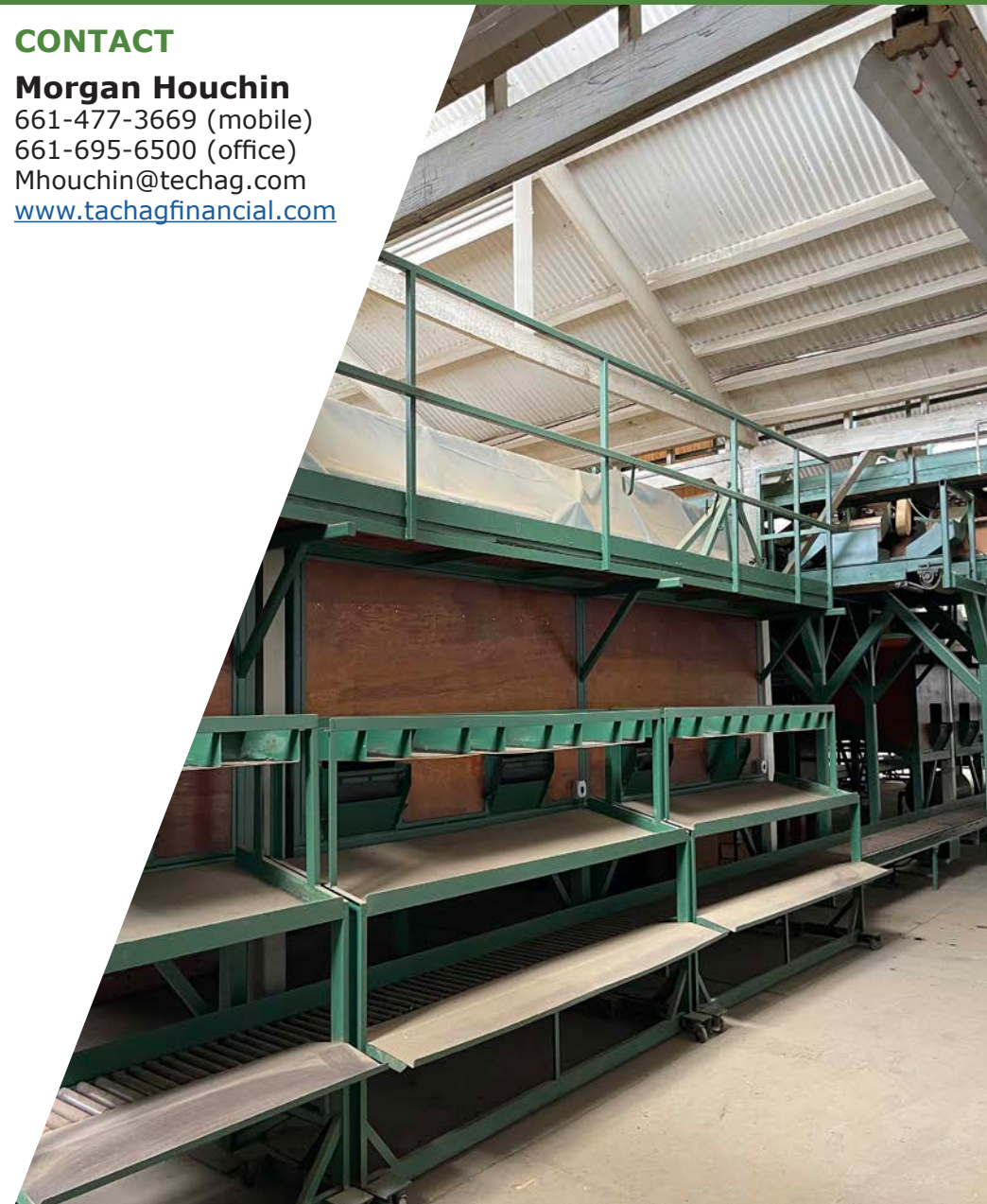
Morgan Houchin

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SITE PHOTOS



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LOCATION MAP



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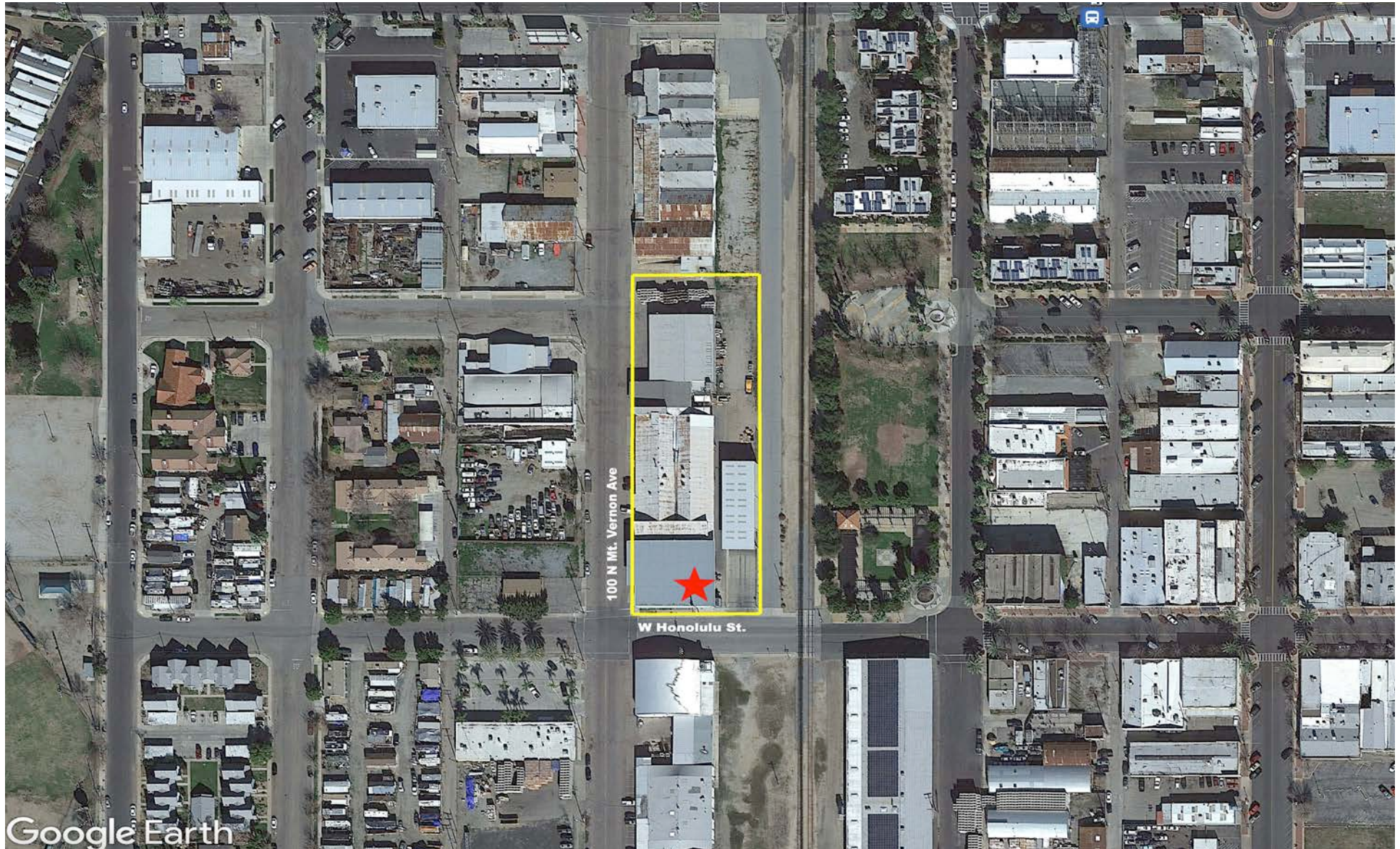
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AERIAL MAP



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- Vineyards
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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!