



SCHUIL
AG REAL ESTATE



+/-4.8 Acres – Cold Storage Facility – Del Rey, CA

5054 S Portola Ave, Del Rey, CA 93616, USA • 4.8 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

Property is located at 5054 S Portola Ave, Del Rey, CA.

SIZE:

+/-4.8 Acres – Acreage provided by the Seller, Buyer to verify.

FACILITY :

The facility features five temperature-controlled rooms designed for flexible cold storage operations. Two rooms, totaling approximately +/-6,000 square feet, have historically been utilized for pre-cooling applications. The remaining three rooms, comprising approximately +/-21,500 square feet, have been operated as primary cold storage space.

The property includes three (3) loading docks, providing efficient access for the loading and unloading of produce and agricultural commodities. The refrigeration system is ammonia-based, with the engine room conveniently located adjacent to the main entrance of the first cold storage area.

Also included is an approximately +/-7,500 square foot open-walled structure previously utilized for grape packing and sorting operations, offering additional versatility for agricultural processing or staging activities.

The facility further includes two (2) certified gassing/fumigation rooms, each measuring approximately +/-280 square feet.

Additional site improvements include a mobile/trailer office and an on-site truck scale designed to accommodate large commercial vehicles.

IMPROVEMENTS :

The property includes a cell tower lease that provides an annual rental income of +/- \$12,000. Rent roll available to qualified buyers.

WATER:

Water is provided by the City of Del Rey.

LEGAL:

Fresno County APNs: 350-080-73s and 350-080-84S

Acreage provided by the Seller, Buyer to verify.

**GROUNDWATER
DISCLOSURE:**

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

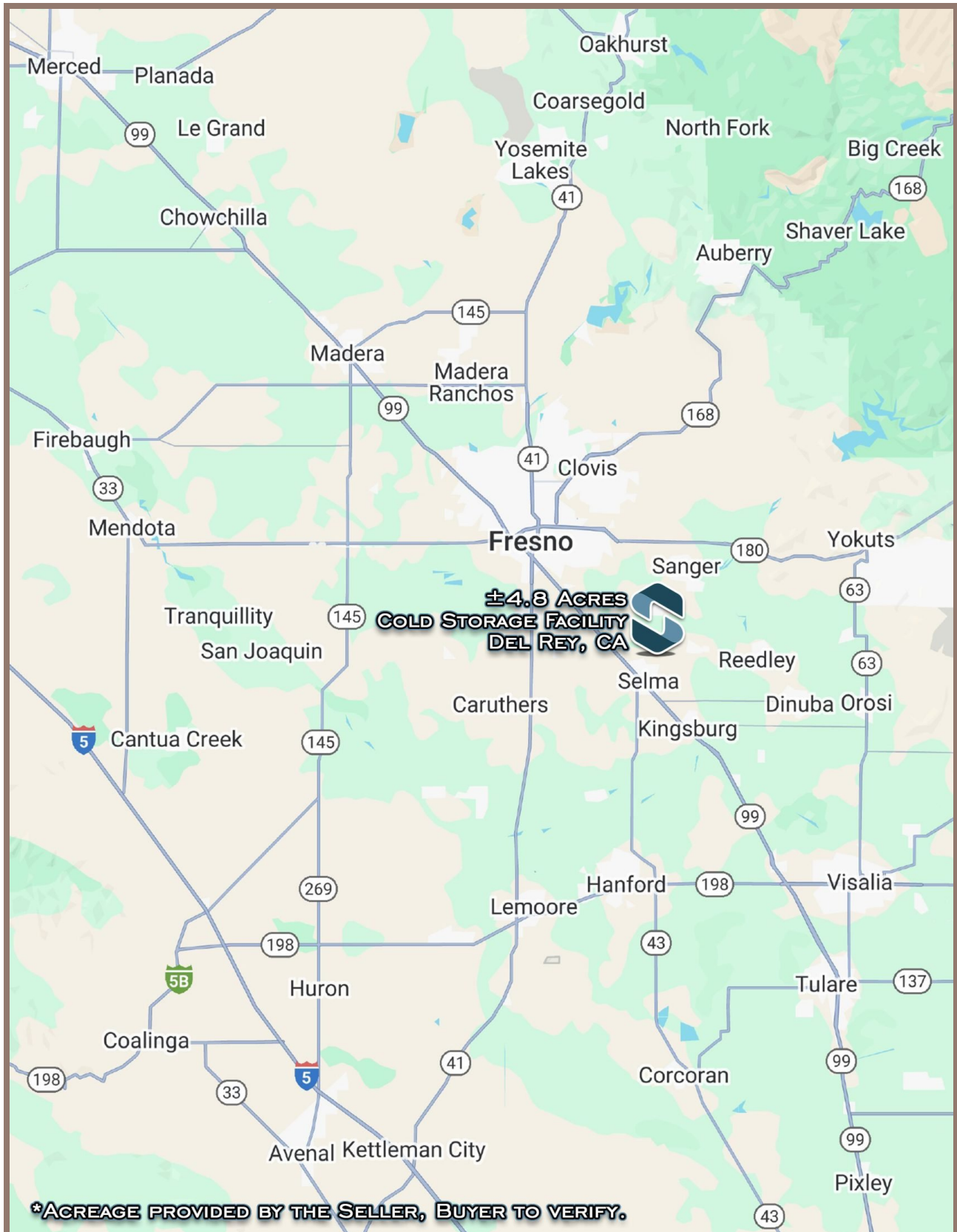
PRICE:

\$1,900,000

CONTACT:

Michael R. Bliss
209-658-1067
michael@schuil.com
CalBRE #02247482

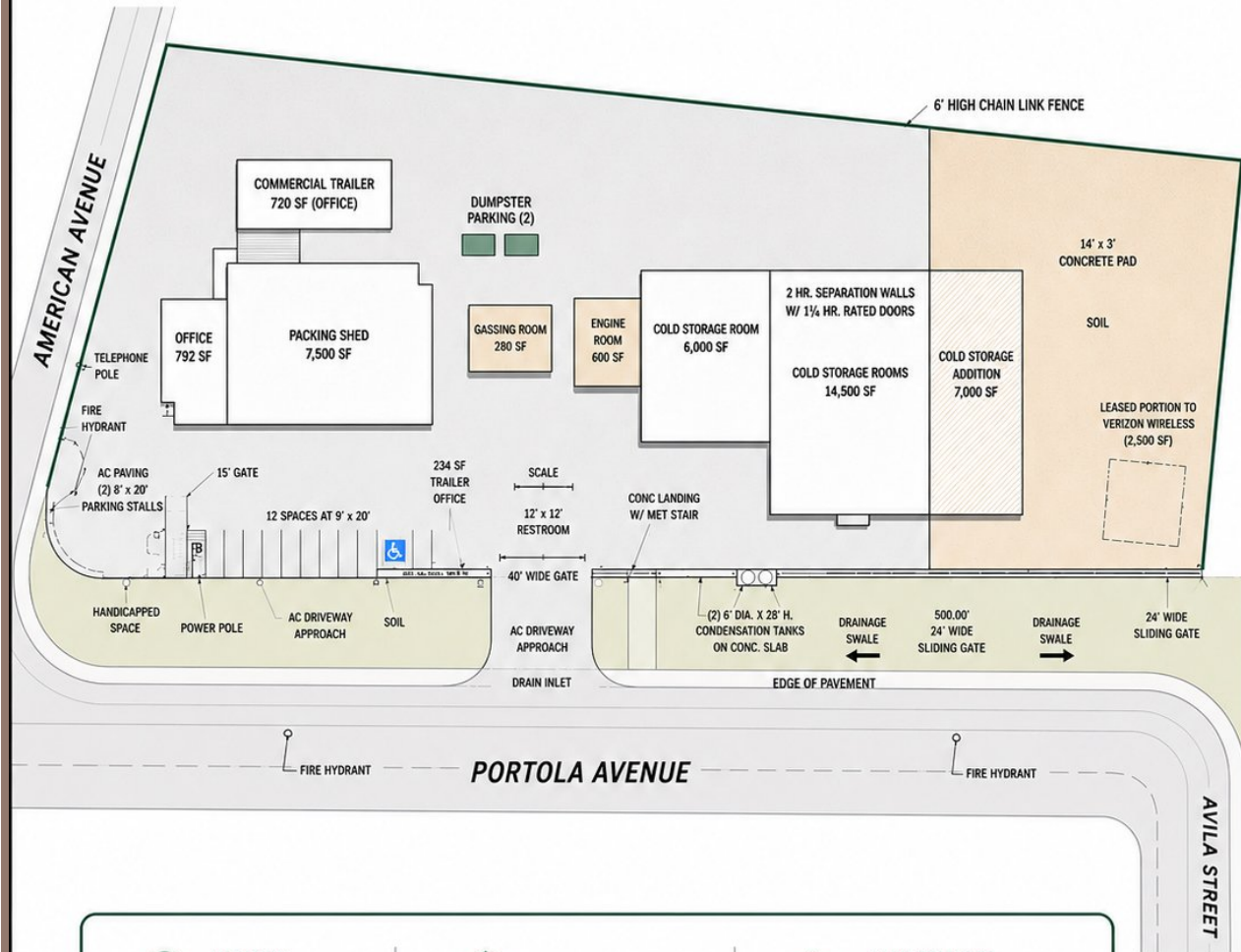
Dirk Schuil
559-859-4750
dirk@schuil.com
CalBRE #02157255





SITE MAP

COLD STORAGE FACILITY



LOCATION

Excellent access to major transportation corridors and local amenities



SECURITY

Fenced perimeter with controlled access



TOTAL BUILDINGS
±38,000 SF



FACILITIES

Cold storage, office, packing shed, support buildings & yard space



YARD FEATURES

Multiple gates, paved drive aisles, drainage, power, and utilities on site



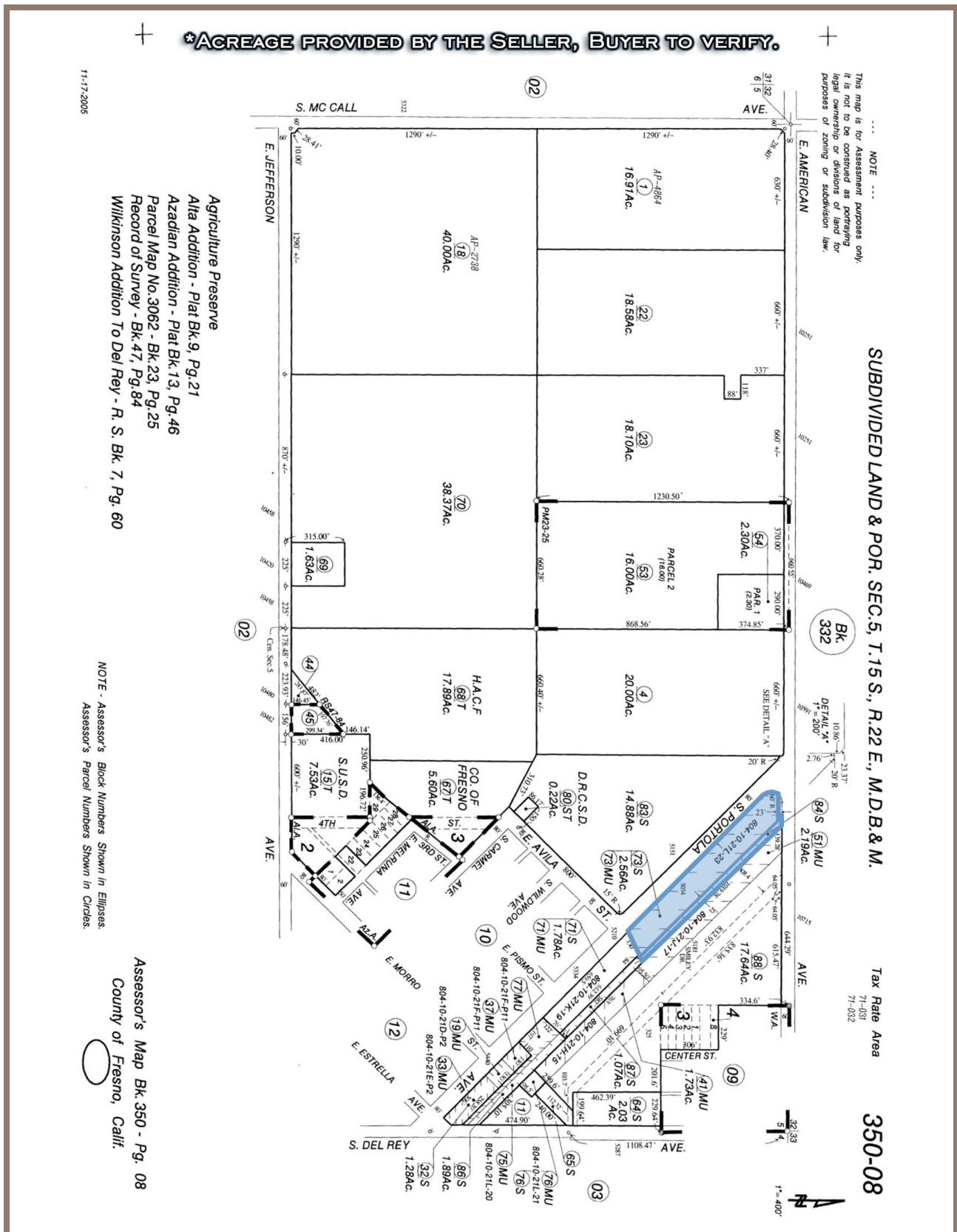
INFRASTRUCTURE

Drainage swales, fire hydrants, power poles, and on-site utilities

All measurements are approximate.

*ACREAGE PROVIDED BY THE SELLER, BUYER TO VERIFY.

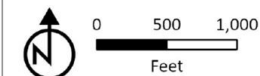
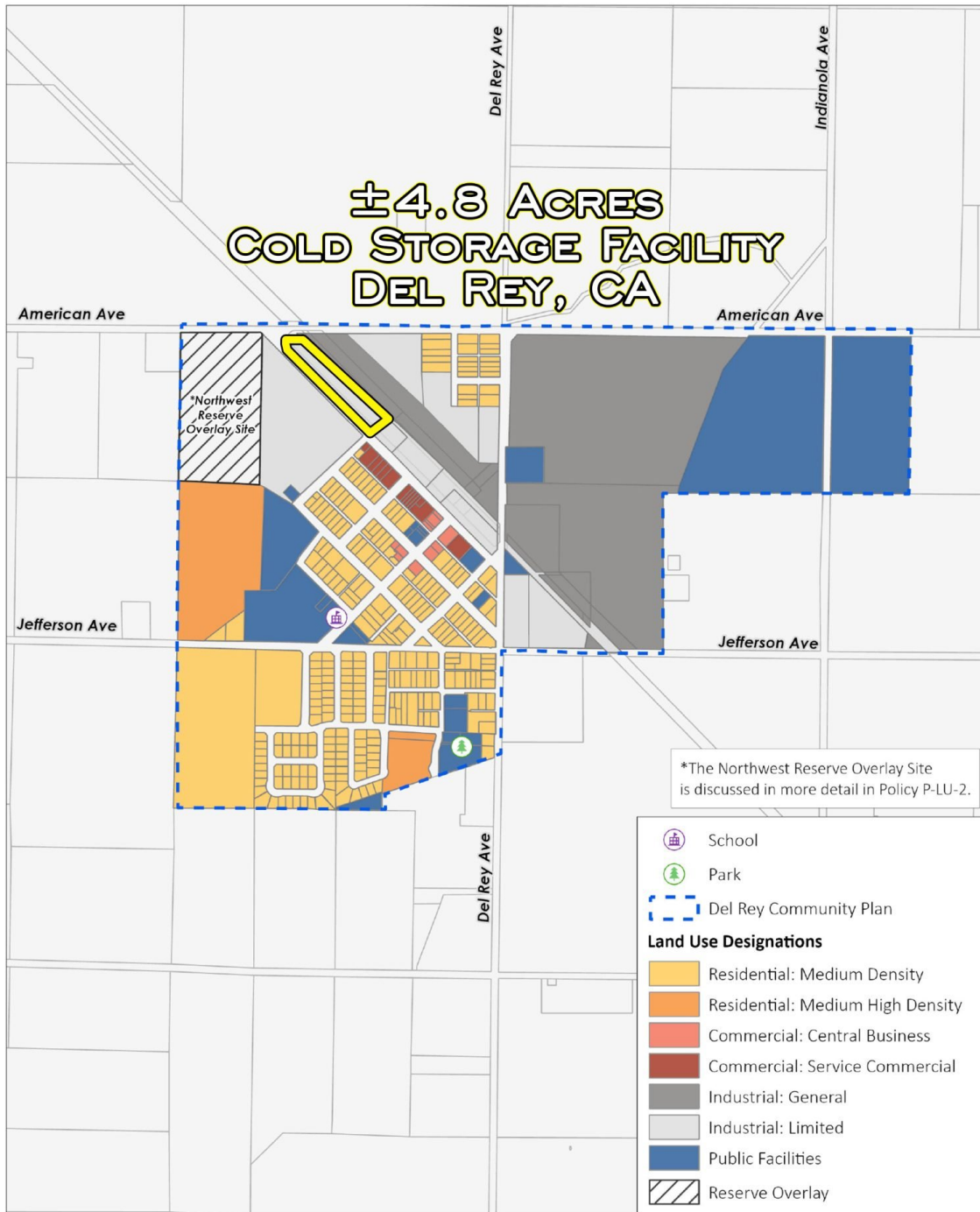




County of Fresno **Del Rey Community Plan**

Community Plan Elements

Figure 2 – Land Use Diagram



***ACREAGE PROVIDED BY THE SELLER, BUYER TO VERIFY.**

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