

REFRIGERATED / FROZEN FOOD PRODUCTION WAREHOUSE FOR SUBLEASE

Formerly USDA Certified with Freezer

64,339 Square Feet



FOOD PROPERTIES
GROUP



5469 FERGUSON DRIVE, COMMERCE, CALIFORNIA

- Total building: 64,339 square feet (SF)
- Production: +/- 18,250 SF
- Freezer: +/- 12,900 SF
- Cooler: +/- 9,500 SF
- Dry: +/- 3,332 SF
- 2018 construction / 2023 enhancement
- Immediate 5 Freeway access

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CONSTRUCTION

- 36' ceiling in the freezer, dry, and in +/- 3,536 SF of cooler
- 16' ceiling in +/- 5,900 SF of cooler
- 12'-16' ceiling in +/- 18,250 SF of production
- Production areas have fully epoxied floors /curbs with stainless steel spot drains, insulated metal panel walls/ceilings, and are primarily refrigerated
- Eight (8) dock doors total
 - Four (4) refrigerated dock doors
 - Four (4) ambient dock doors
- Concrete-tilt and insulated metal panel construction
- Primarily concrete truck court and parking areas
- 52 auto parking positions
- Site perimeter fence
- 2018 construction



8 DOCK DOORS



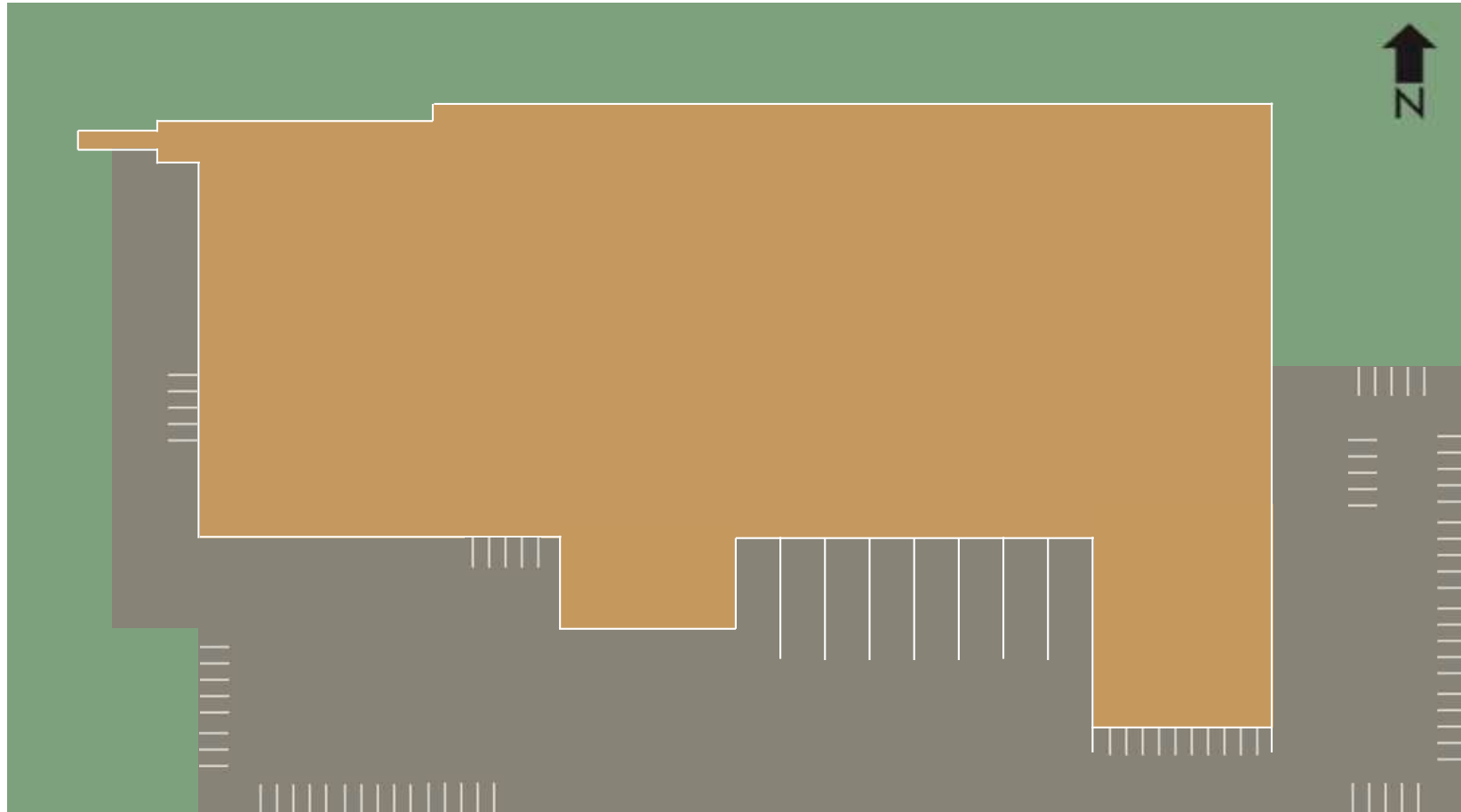
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UTILITIES

- Fully-sprinklered (additional sprinkler enhancement required to store beyond two pallets tall in freezer)
- Freon 404 refrigeration
- +/- 2,400 amps
- Three stage clarifier
- One boiler
- Two hot water heaters
- Two air compressors
- One glycol chiller



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OTHER

- Separate plant and office employee entrances
- Stainless steel spot drains
- Racking in-place
- Process-specific equipment available under separate negotiation: Fusion Tech smoker / dehydration oven, fruit / vegetable wash, 10' Rigos fryer & Captive Aire hood / exhaust, Lyco grain cooker, Marlen flame grill with preheat, and two 300 gallon steam kettles
- Sublease through March 31, 2033



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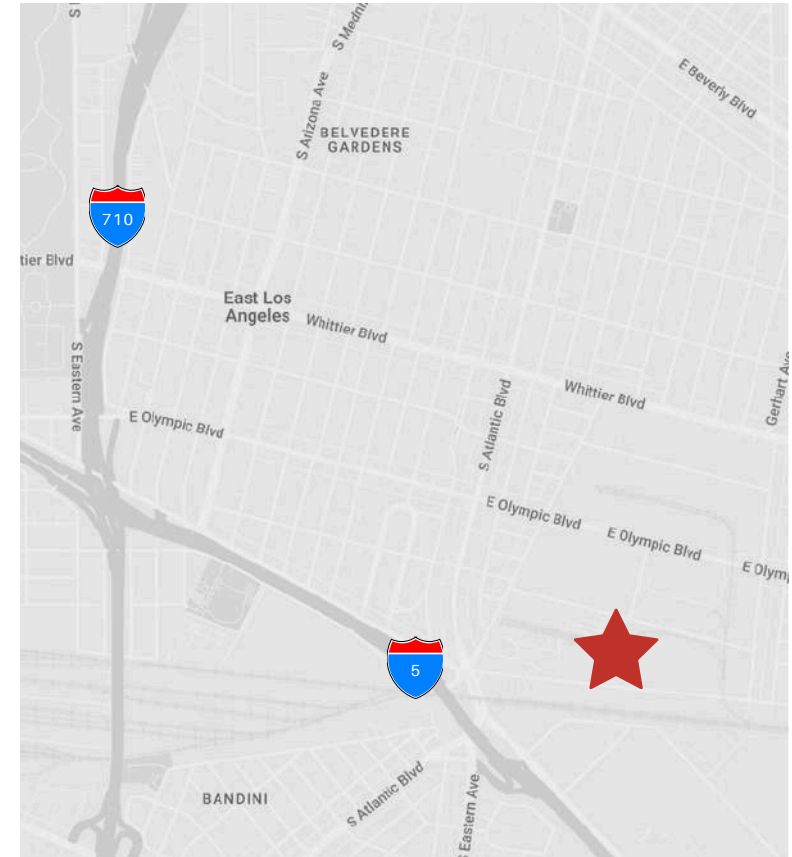
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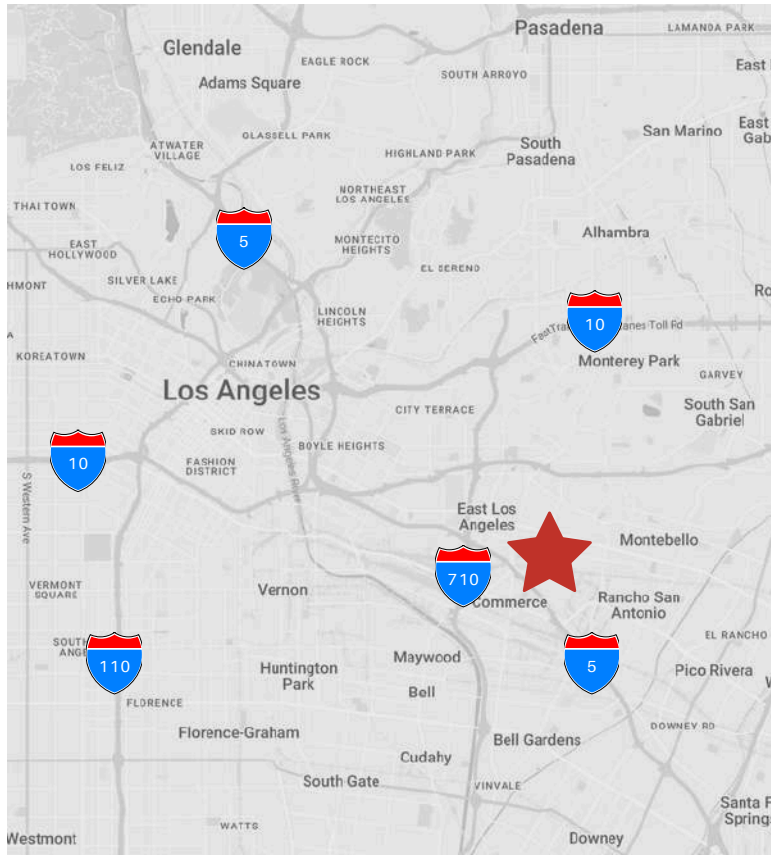
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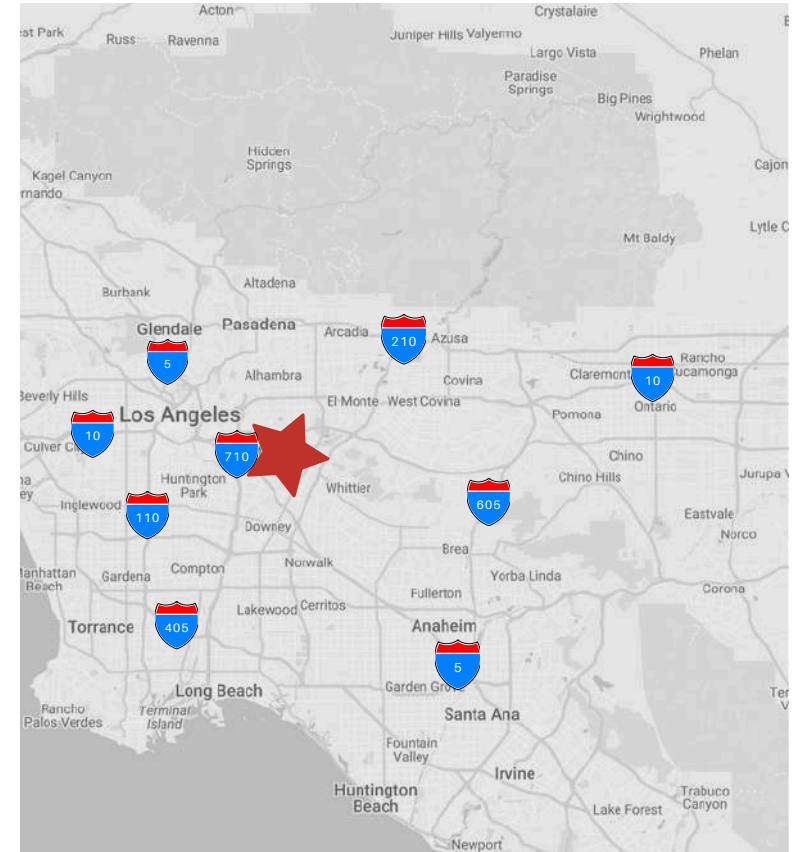
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