

For Sale/Lease
**Rail Served Freezer/
Cold Storage Facility**

2121 S. Browning Rd | Delano, CA 93215



50% Leased

Contact Us:

Stephen J. Haupt, SIOR
Senior Vice President | Principal
License No. 00838505
+1 661 631 3812
stephen.haupt@colliers.com

Colliers International
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield



Available:

Building Size:	± 198,875 SF (divisible to 5,323 SF)
Cold Storage:	± 119,613 SF (35 degrees F)
Cold Storage Rail Dock:	± 50,680 SF (35 degrees F)
Freezer:	± 10,800 SF (-10 degrees F)
Office Size:	± 10,443 SF
Mechanical:	± 7,339 SF
Land Area:	± 47.27 Acres
Rail Line:	± 6,000 L.F. (Privately Owned)



Water
City of Delano
6" Fire - 8" Main &
2' Domestic



Electric
PG&E
(480 volt, 3 phase,
4,000 amp)



Sewer
City of Delano
8" service to a 12" main



Gas
PG&E

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Lease Rate:

\$1.00/SF, NNN

Sales Price:

\$33,000,000

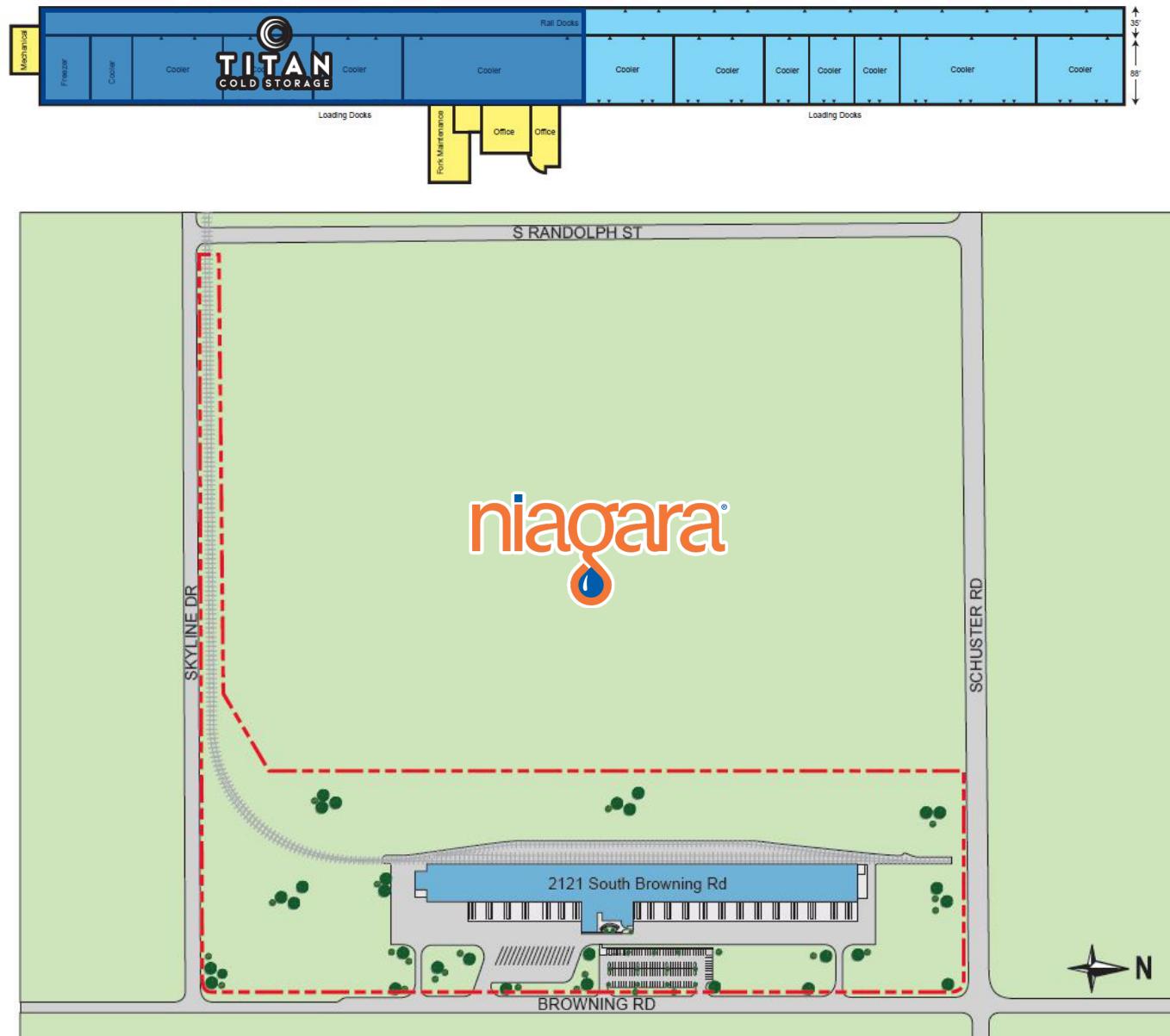
Property Overview:

2121 S. Browning Road is located on the south side of Delano, near Delano Municipal Airport, with easy access to Freeway 99 via Pond Road. This facility is a "state of the art" Cold Storage Facility in Delano, CA. It is well designed to accommodate most cold storage/freezer requirements. The building is conveniently located near Freeway 99, which is the major north/south arterial for the State of California.

Property Highlights:

- Great freeway access
- Class "S" steel frame, insulated roof
- Well maintained
- Parking: 124 car spaces and 16 trailer spaces
- Clear height: Cold storage - 29' | Rail dock - 16'
- Doors: thirty (30) 8'x9' insulated roll-up doors, twenty four (24) 10'x10' interior doors (cold storage to rail dock) and nineteen (19) 19'x11' rail doors
- Zoning: Industrial (specific plan)
- Refrigerant: ammonia
- Rail service: Union Pacific Rail Road
- Fire sprinkler: .325/2,600 SF

Floor/Site Plan



APN Map

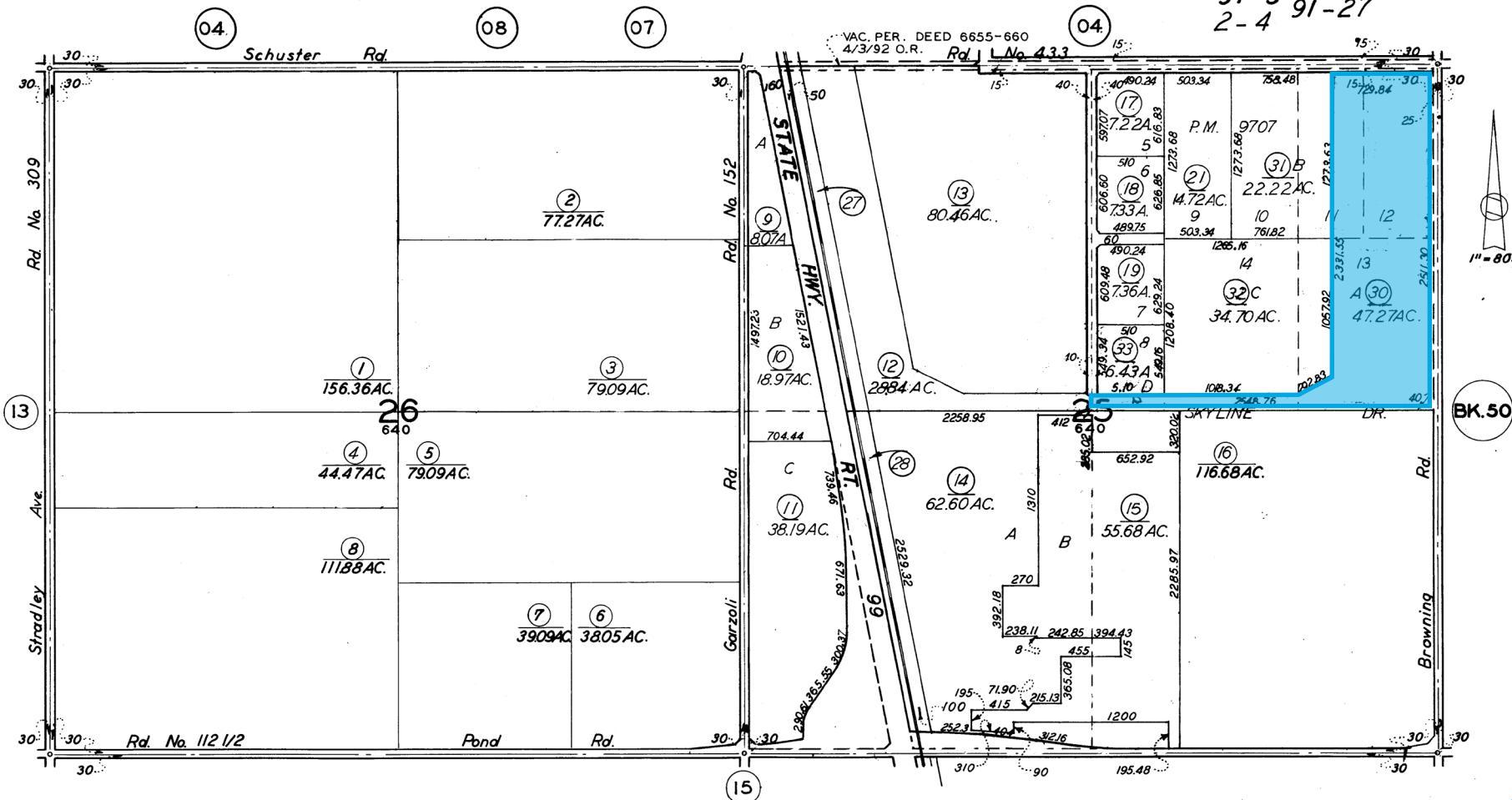
521-12

T. 25S. R. 25E.

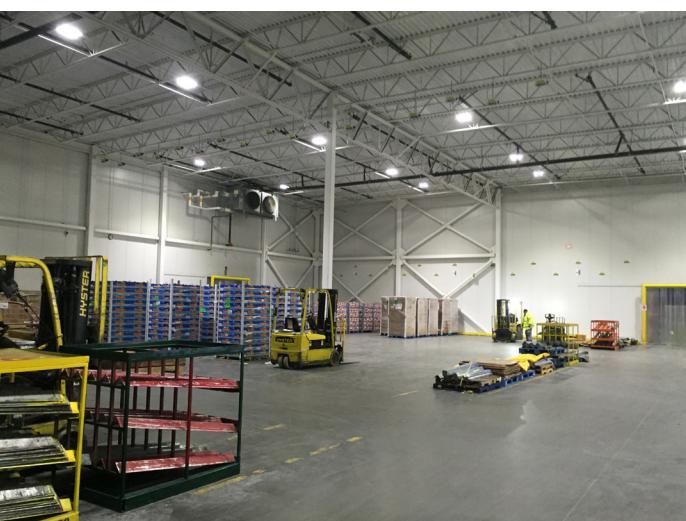
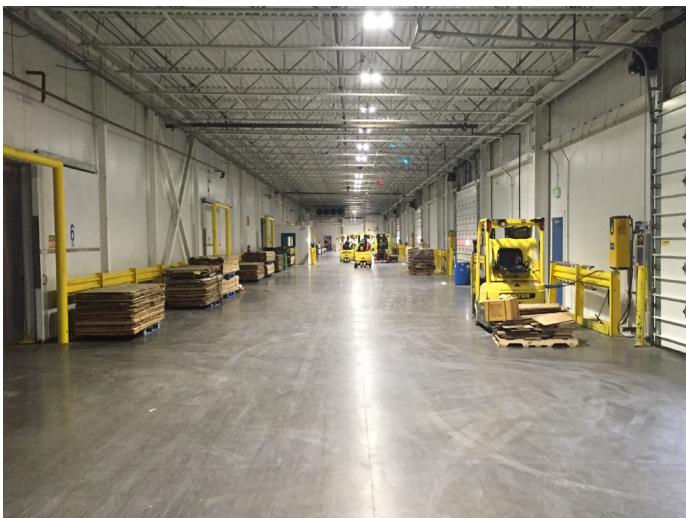
SCHOOL DIST. 65-3
91-5

2-4 91-27

521-12



Property Photos



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Aerial



Contact Us:

Stephen J. Haupt, SIOR
Senior Vice President | Principal
License No. 00838505
+1 661 631 3812
stephen.haupt@colliers.com

Colliers International
10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield