

TURNKEY IQF FRUIT PROCESSING OPERATION

1302 W STOWELL ROAD, SANTA MARIA, CA 93458

39,615 SF | AVAILABLE FOR SUBLEASE



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39,615 SF TOTAL

16,000 SF	Main Prime Processing Room
6,000 SF	IQF Room
2,400 SF	Berry Plant Holding Room (Cooler)
4,200 SF	Poly Bag Room
6,000 SF	Maintenance Shop & Parts Cage Area
1,200 SF	Break Room
1,800 SF	Tag and Finish Pallet Staging Area
515 SF	Engine Room
1,500 SF	Office

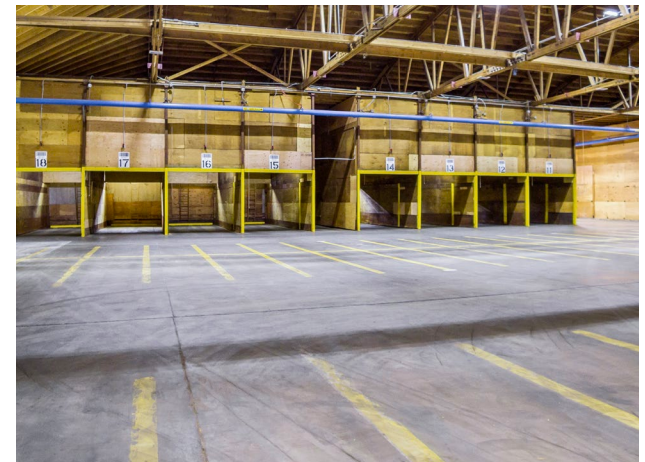
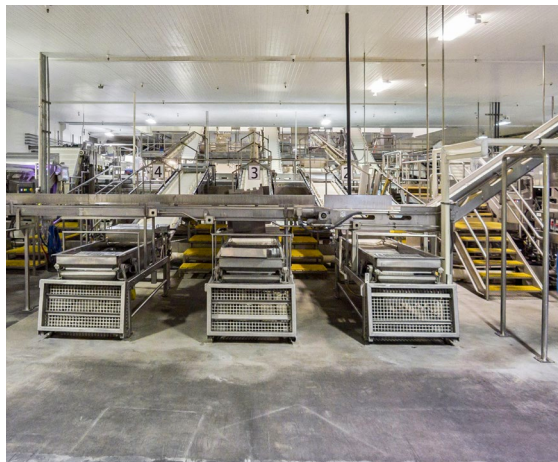
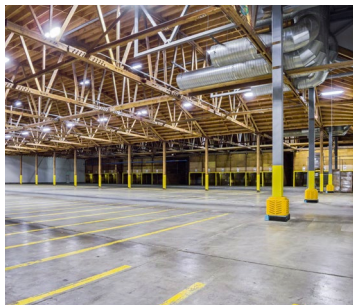
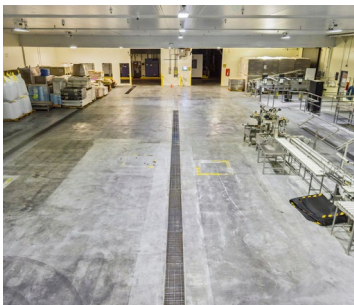
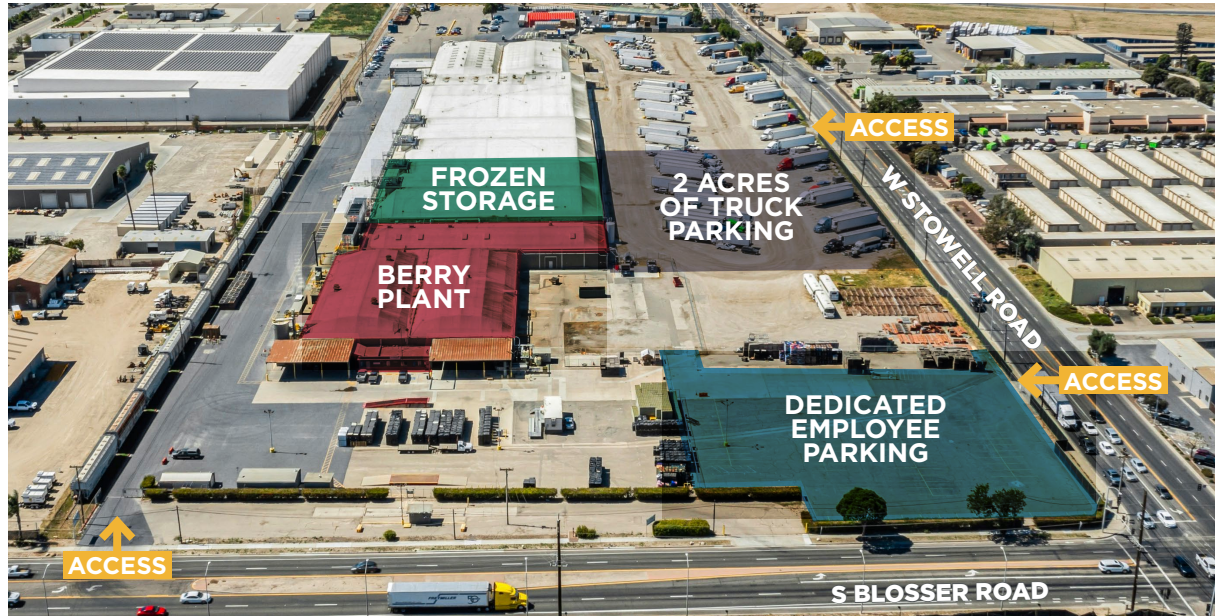
Sublease expires 5/30/2032

Lease Rate: \$1.40/SF, NNN (\$0.14/SF opex)

Well Water (influent water source)

City of Santa Maria Sewer (effluent water)

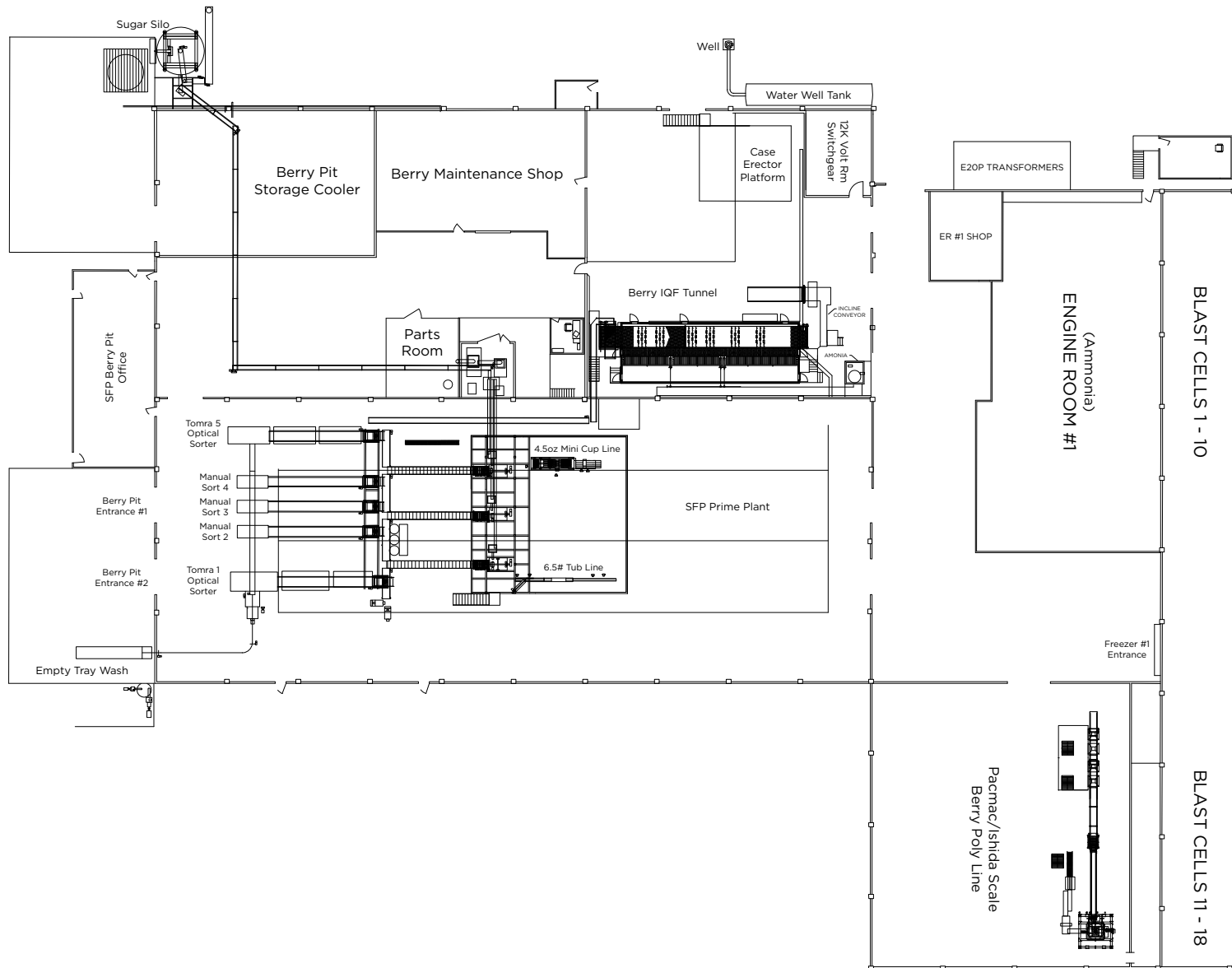
Frozen Pallet Services available



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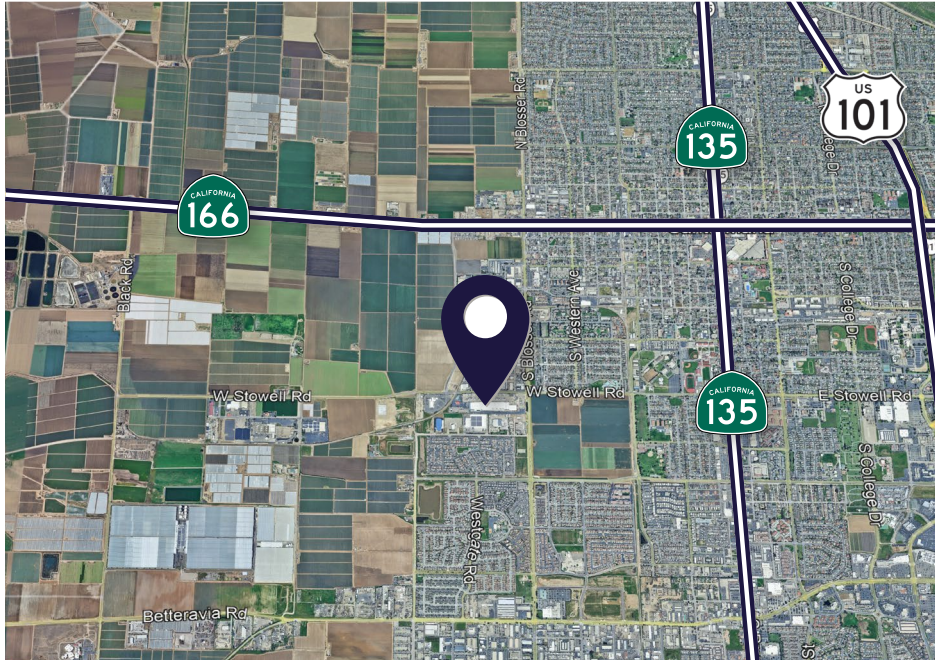
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NEARBY AMENITIES & MAJOR BUSINESSES

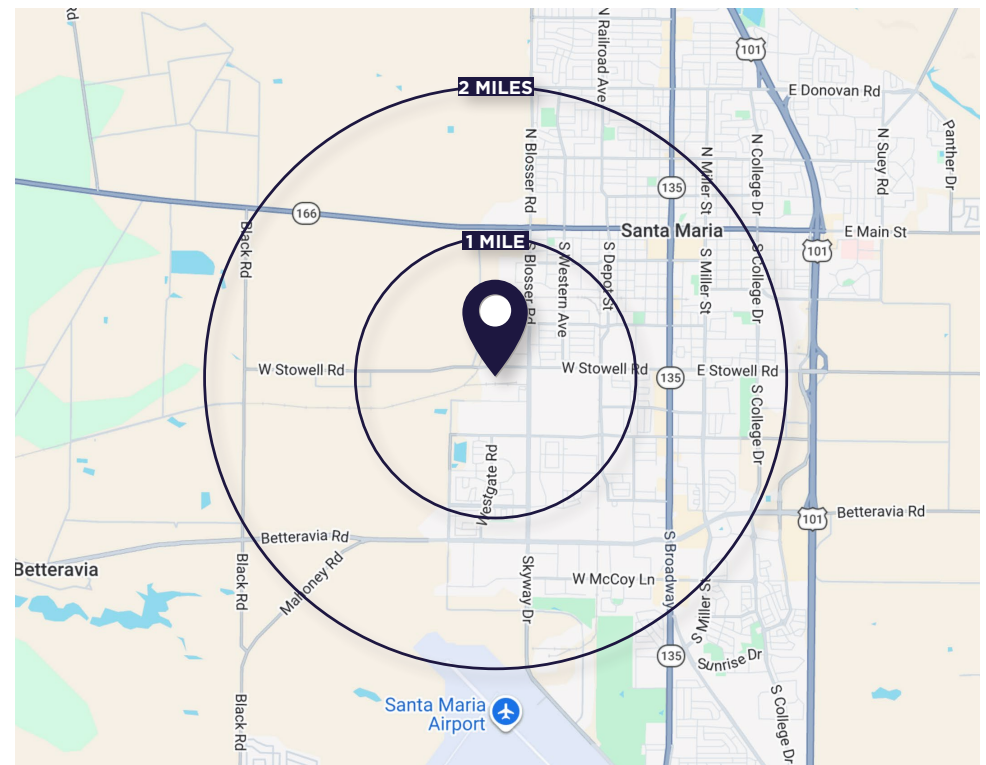


Santa Maria is one of the most productive agricultural regions in the U.S., generating over \$2 billion annually and exporting ~99% of its output, driving demand for cold storage, packing, and distribution facilities.

Easy access to SR 166, SR 135 and US Highway 101

Minutes from Santa Maria Airport

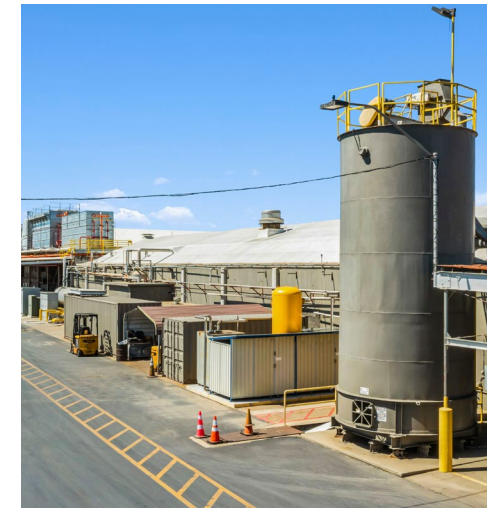
Regional rail operated by Union Pacific Railroad



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