

34,655 SF DATE PROCESSING FACILITY



CONFIDENTIAL OFFERING MEMORANDUM

INVESTMENT OR OWNER/ USER OPPORTUNITY

82291 Avenue 61, Thermal, CA 92274



DISCLAIMER

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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www.thefirmbrokerage.com

CONTACT US



ADAM GILBERT
THE FIRM BROKERAGE
760-408-8874
adam@firmcompanies.com
DRE: 01914157

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THE FIRM

BROKERAGE

PROPERTY OVERVIEW

EXECUTIVE SUMMARY
PROPERTY DETAILS
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PHOTO GALLERY

PROPERTY OVERVIEW

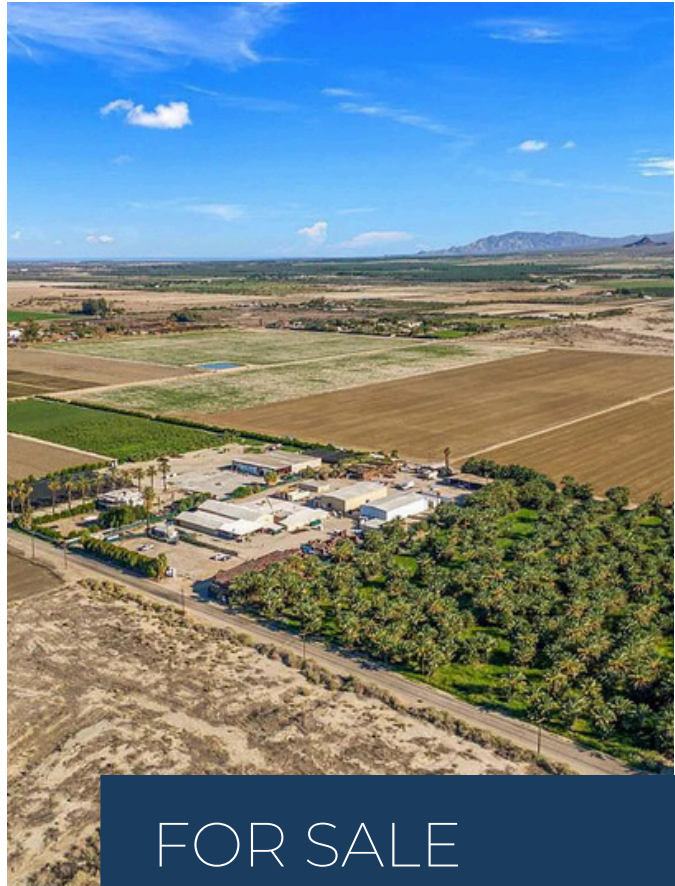
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Thermal, CA 92274

EXECUTIVE SUMMARY

The Firm Brokerage is pleased to present a remarkable 34,655 SF Date Processing Facility sitting on 11.42 Acres in Thermal. This expansive property includes over 18,000 SF of versatile warehouse space (which includes approximately \$1M worth of date processing equipment - inquire for inventory list), 10,000 SF of cold storage, over 2,000 SF of private office space, along with drying rooms, steam rooms, and more. Additionally, there are three single family homes on-site, two of which are rented on month-to-month terms. Encompassing the remainder of this property is over 7.5 Acres of Medjool date trees ranging from 3-20 ft tall, which annually produce approximately 25,000 pounds of fruit.

This facility was annually processing around 4.5 million pounds of dates per year, and was designed to handle up to 6 million pounds per year. Propane and natural gas are readily available, along with IID Power which offers the cheapest electricity in the valley. This property is situated within the opportunity zone, allowing for a number of advantageous tax incentives. Whether you continue the use of this property as a date packing facility with all of the infrastructure, equipment, and trees ready to go, or operate under a different use, this property is configured to effectively handle a wide range of businesses and uses. This zoning also allows for cannabis uses including cultivation, manufacturing, distribution, and more. Reach out now for any additional information!

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PROPERTY DETAILS

Asking: \$3,500,000

Sale Type: Investment or Owner / User

APN: 764-300-002

Year Built: 1986

Property Type: Commercial / Agricultural

Number of Buildings: 6

Lot Size: 11.42 AC / 497,455 SF

FOR SALE

\$2,999,000

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DRE: 01914157

INVESTMENT HIGHLIGHTS



AMPLE WAREHOUSE & STORAGE SPACE WITH EQUIPMENT INCLUDED

Over 18,000 SF of versatile warehouse space (which includes approximately \$1M worth of date processing equipment,) 10,000 SF of cold storage, over 2,000 SF of private office space, along with drying rooms, steam rooms, and more.



HIGH-PRODUCING AGRICULTURAL FACILITY

Over 7.5 Acres of Medjool date trees ranging from 3-20 ft tall, which annually produce approximately 25,000 pounds of fruit. This facility was annually processing around 4.5 million pounds of dates per year, and was designed to handle up to 6 million pounds per year.



TAX BENEFIT OPPORTUNITY

This property is situated within the opportunity zone, allowing for a number of advantageous tax incentives.



VARIOUS DIFFERENT USES

Whether you continue the use of this property as a date packing facility with all of the infrastructure, equipment, and trees ready to go, or operate under a different use, this property is configured to effectively handle a wide range of businesses and uses. This zoning also allows for cannabis uses including cultivation, manufacturing, distribution, and more.



Inventory List

Deglet Grading Line
Coconut Roll Machine

Cupline

Maine Packing Line

Small Packing Line

Dice Packing Line

Paste Line

Wash Machine

Wood Bins (4,000)

Plastic Trays (13,000)

Pallet Racks

Pallet Jacks (5)

Shrink Wrap Machine

Boiler

Metal Detector

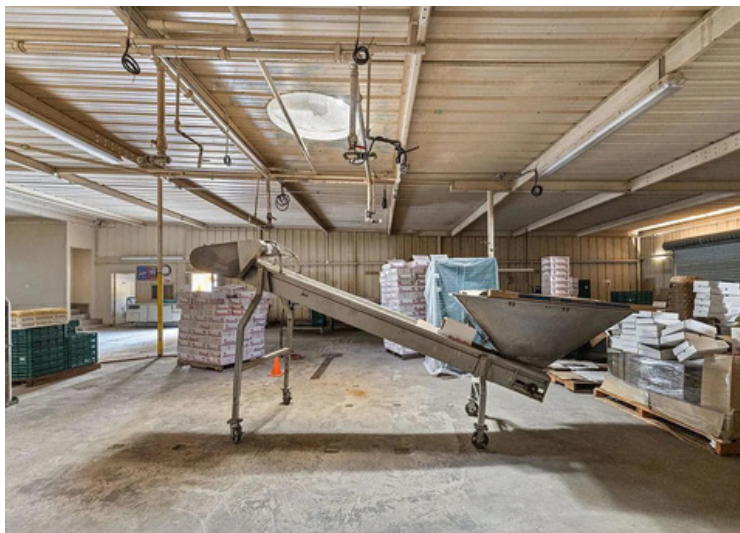
Scale Machine

Packing Material

Belts, Small Scales, Towel Dryers, Fans



INTERIOR GALLERY





EXTERIOR GALLERY



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NO. 1 IN COMMERCIAL OPPORTUNITIES

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74399 HIGHWAY 111, D
PALM DESERT, CA 92260

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