

818 S. DERBY STREET

ARVIN, CA 93203



32,000 SF COOLING AND PACKING FACILITY

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818 S. DERBY STREET

ARVIN, CA 93203

PRICING

| | |
|----------------------|-------------|
| OFFERING PRICE | \$2,450,000 |
| PROPERTY TYPE | Industrial |
| BUILDING SF | 32,000 SF |
| LOT SIZE | 5.00 AC |
| YEAR BUILT/RENOVATED | 1950/2005 |
| TENANCY | Single |
| OPPORTUNITY ZONE | Yes |

PROPERTY SUMMARY

818 S. Derby Ave. is a 32,000 sq. ft. industrial warehouse and cold storage building located in Arvin, CA, which is in the heart of Kern County, approximately 15 miles southwest of Bakersfield. The subject property is located in an Opportunity Zone and sits on three parcels totaling approximately 5 acres. The site is currently Zoned M2, which allows for general manufacturing, processing, and assembly activities.

The site was previously used as a USDA food processing facility and is equipped with cold storage rooms, heavy air conditioning, high ceilings (approximately 20 ft.), and 800 amp 3-phase power at 480 volts. Given the total acreage, there is sufficient land to construct additional buildings.

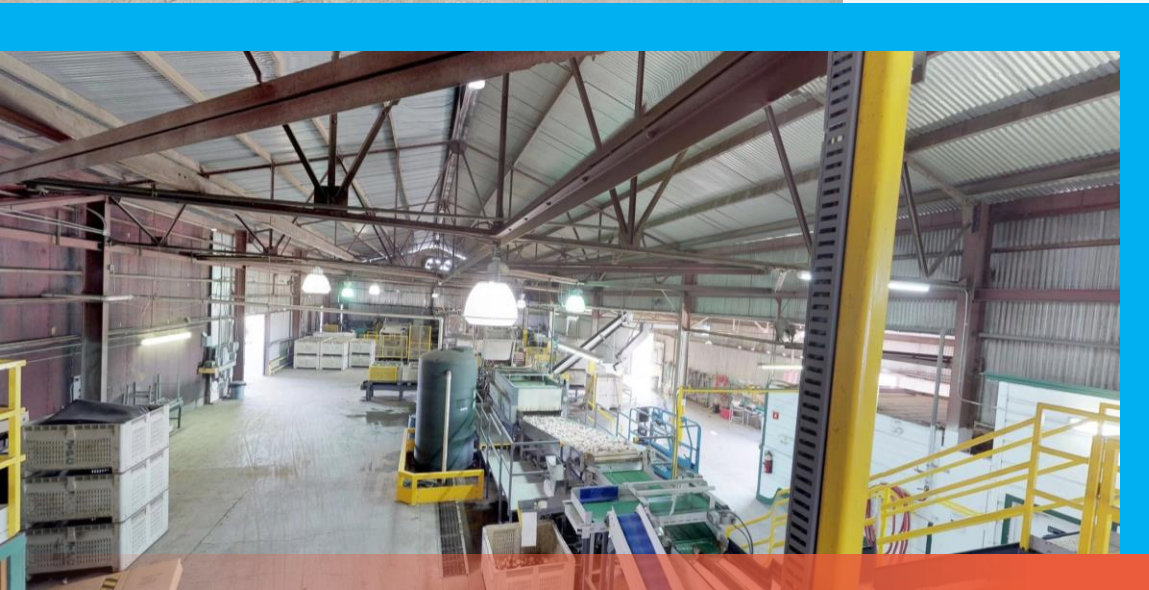
The owners are currently leasing a portion of the property consisting of approximately 3,300 sq.ft of interior, 2,500 sq.ft of exterior, and 7,500 sq.ft of yard space to one tenant and 26,000 sq.ft of yard space to another tenant, however the owner can deliver the building vacant upon request.



INVESTMENT OVERVIEW

818 S. DERBY STREET

- Current Use - Packing & Cold Storage
- Zoning - M2
- Amenities – Bio-Tech / Lab Space, Fenced Lot, Freezer (Space), Yard
- Lot Size – 3 APNs with a combined total of 5 Acres





AGRICULTURE COOLER AND PACKAGING FACILITY

- 32,000 SF Building
- 3 Open acres. 5 Total acres
- Cold Storage
- M2 Zoning

PROPERTY DESCRIPTION

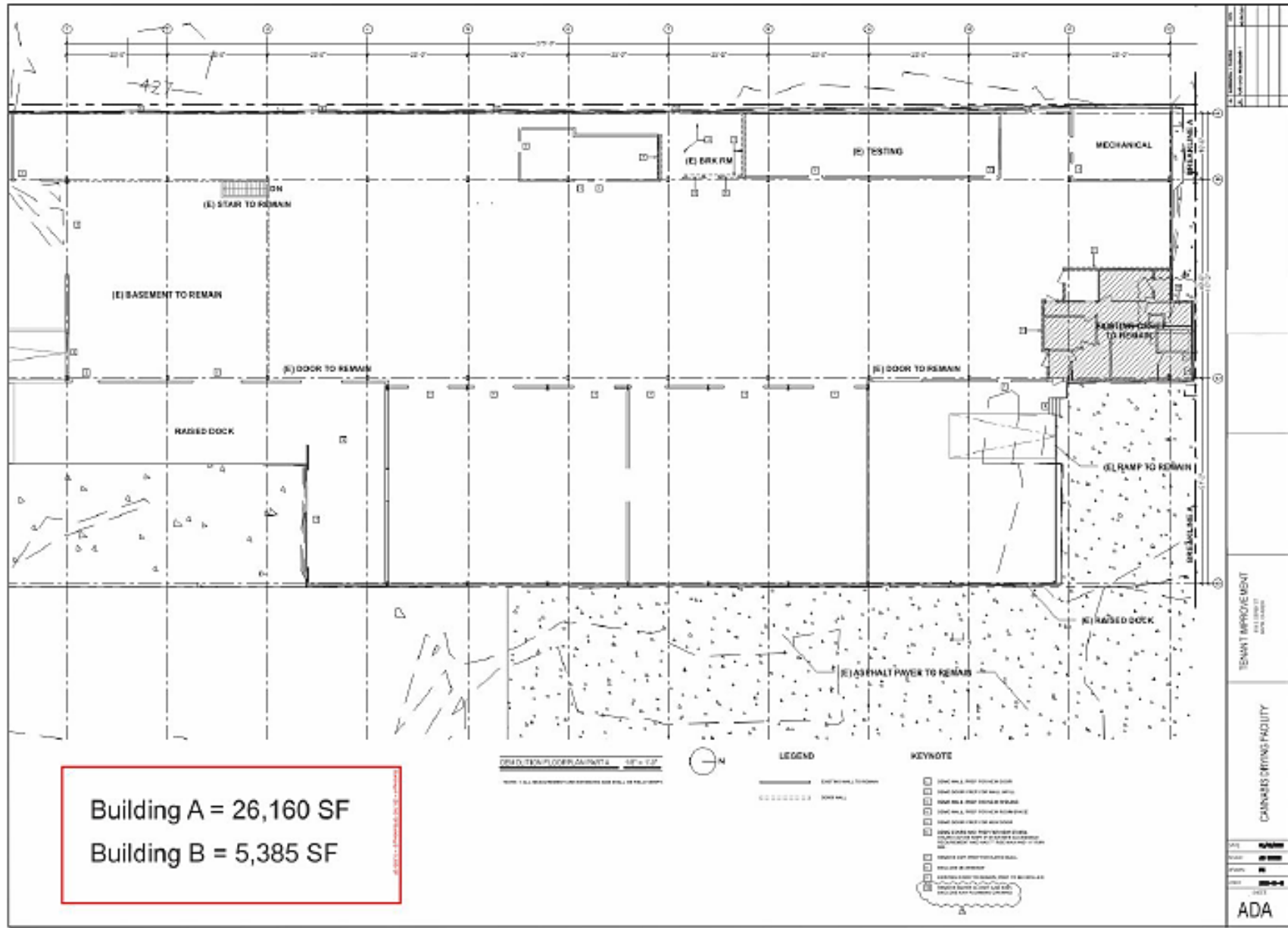
32,000 SF Warehouse and cold storage with 3 open acres on the property. Facility is on 3 parcels. Zoned M2. Former USDA food processing facility with existing cold storage rooms, heavy air conditioning, high ceilings and heavy power (800 amps 3 phase power at 480 V). 20' ceiling. City water to the property, sewer at the fence line. Also includes finished basement not included in assessed square footage. 5 Acres of total land on 3 APNs which provides ample land to construct additional buildings.







SITE PLAN



SITE PLAN





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ARVIN, CA 93203

ARVIN CALIFORNIA

THE GARDEN IN THE SUN

Arvin is a city located in Kern County, California, United States. It is situated in the San Joaquin Valley, approximately 15 miles southeast of Bakersfield. Arvin is known for its agricultural industry, particularly its production of grapes, almonds, and various vegetables. The city has a diverse population and offers various recreational opportunities, such as parks and community events.



TOP EMPLOYERS



Arvin, California has an economy primarily based on agriculture. The city is located in the fertile San Joaquin Valley, known for its agricultural productivity. Some of the key agricultural products grown in the Arvin area include grapes, almonds, pistachios, citrus fruits, and various vegetables.

In addition to agriculture, Arvin also has some light industrial and manufacturing activities. These industries may include food processing, packaging, and small-scale manufacturing operations.

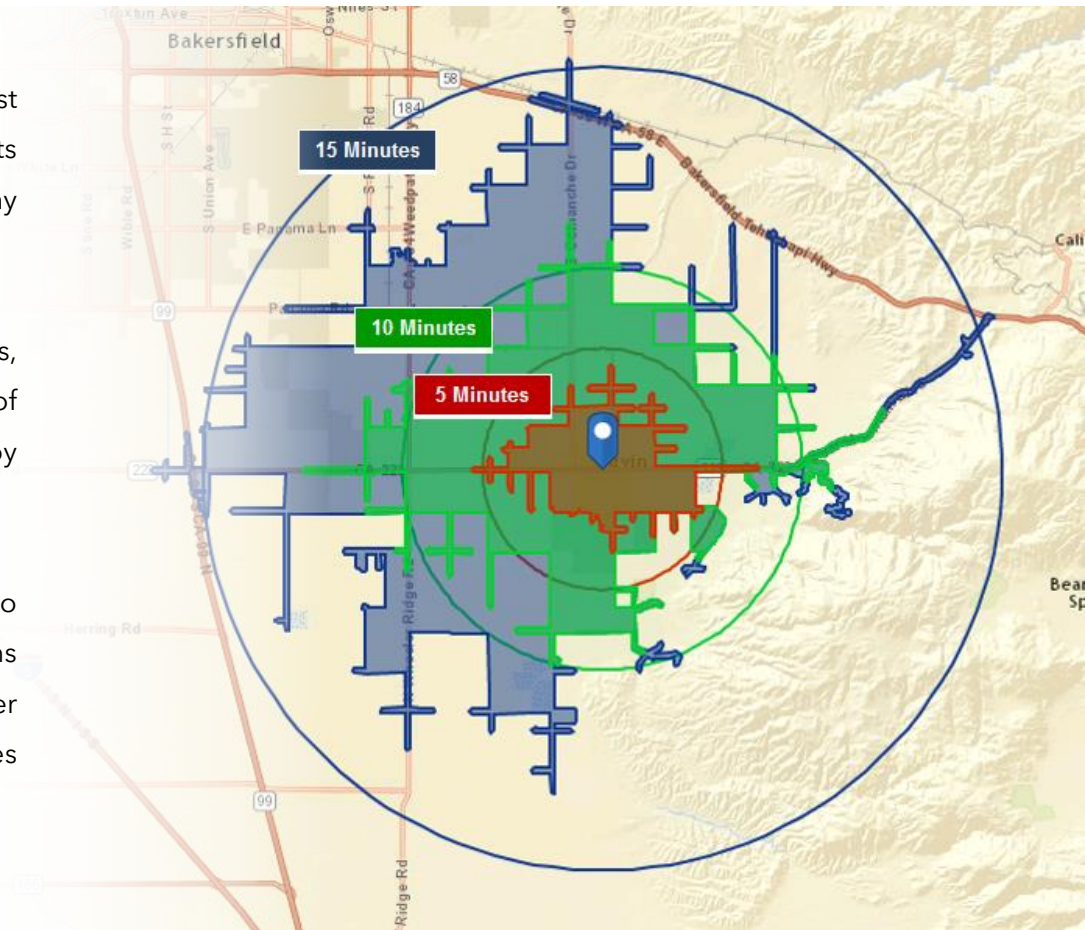
The city is also part of the larger Kern County economy, which is influenced by oil and gas production, aerospace and defense, healthcare, education, and tourism.

PREMIERE KERN COUNTY LOCALE

Agriculture: Arvin is situated in the heart of one of California's most fertile agricultural regions, the San Joaquin Valley. The city benefits from its agricultural industry, which contributes to the local economy and provides job opportunities.

Scenic Beauty: Arvin is surrounded by beautiful landscapes, including rolling hills, vineyards, and orchards. The natural beauty of the area offers residents and visitors the opportunity to enjoy outdoor activities and appreciate the picturesque surroundings.

Proximity to Recreation: Arvin's location provides easy access to various recreational opportunities. The nearby Tehachapi Mountains offer hiking, camping, and scenic drives, while the proximity to larger cities like Bakersfield allows residents to access additional amenities and entertainment options.



San Joaquin Valley



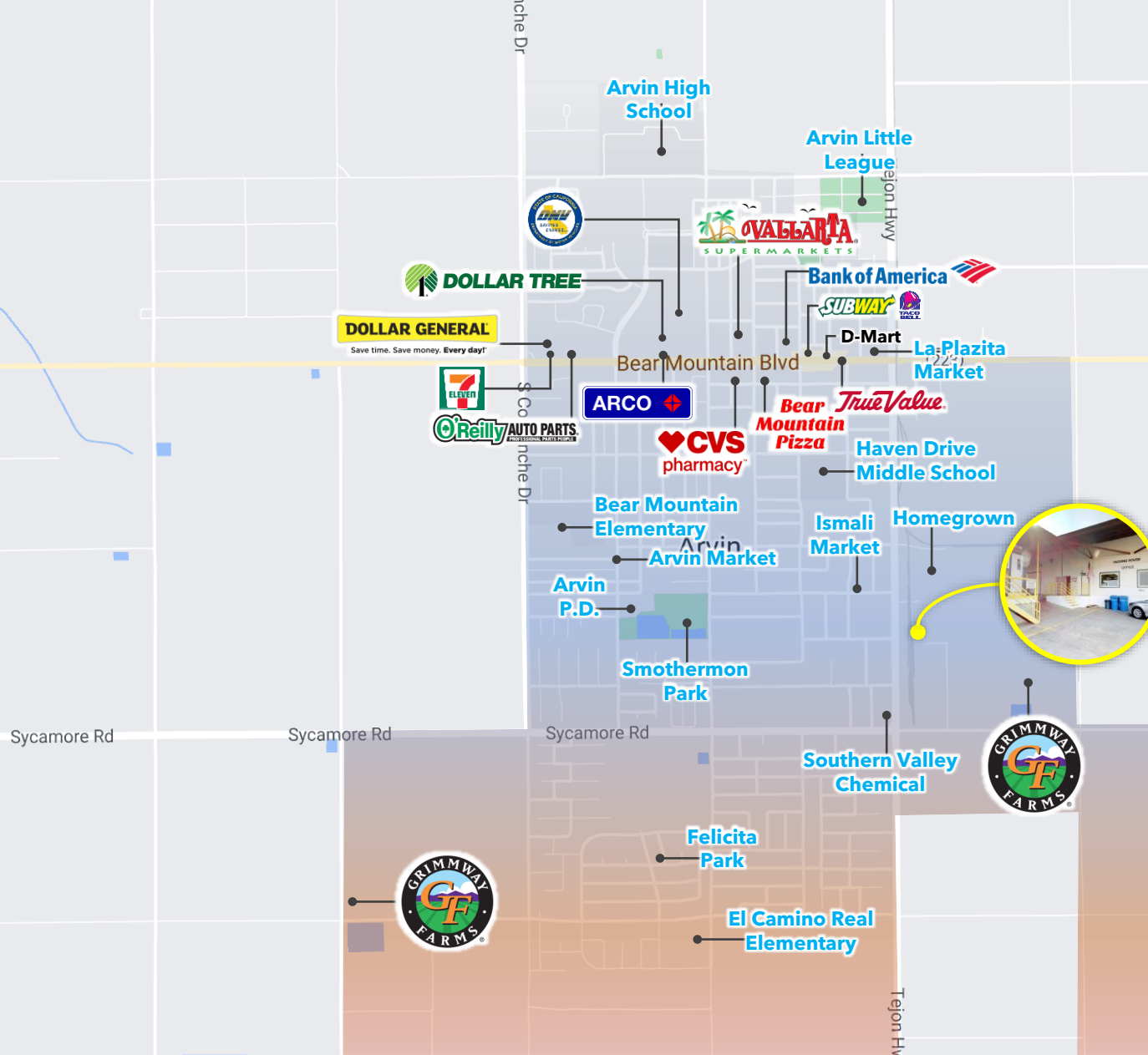
Tehachapi Mountains



Kern County



Amenities



Arvin is home to an established agricultural economic sector that provides revenue and exposure to this “Garden on Sunday”. The City of Arvin is working towards expanding economic sectors by ensuring its economic environment remains productive for continued growth, expansion, and new business opportunities. Although a functioning “Garden in the Sunday” due to agricultural significance in the San Joaquin Valley, Arvin was also home to the North American Rockwell B-1 Testing Facility. Additionally, because of the City of Arvin's strategic geographic location, logistics hubs have proven to be successful throughout the area.

KERN COUNTY OVERVIEW

Kern County is a county seat is Bakersfield. Kern County comprises the Bakersfield, California, Metropolitan statistical area. The county spans the southern end of the Central Valley. Covering 8,161.42 square miles, it ranges west to the southern slope of the Coast Ranges, and east beyond the southern slope of the eastern Sierra Nevada into the Mojave Desert, at the city of Ridgecrest. Its northernmost city is Delano, and its southern reach expands just beyond Lebec to Grapevine, and the northern extremity of the parallel Antelope Valley.

Kern County has 11 commercial airports, two military installations, four state prisons and two federal correctional facilities, five bus transit entities, two major bus stages, Amtrak, and three television stations. Kern is the largest producer of petroleum-based energy in the state and is a top national producer. Kern contributes more than 75% of onshore oil in California. A significant producer of natural gas, hydroelectric, solar and wind power (containing nearly 25% of California's renewable energy), Kern is also noted for its mineral wealth including gold, borate, kernite (or rasorite) and borax.

Kern ranked number one for the value of agricultural products in 2016, across the nation, generating \$7.2 billion. One in five jobs is related to the agricultural industry, from farmer to hauler, and farm workers. A significant provider of crops, Kern is home to more than 300 commodities) generating: 75% of the state's carrots production; 47% of the state's cherry production (9th in the nation); and 46% of the state's potato production. Kern's top commodities in 2016 were: grapes, almonds, citrus, pistachios and milk.



LOCATION

Geographically the center of CA's population, making it accessible to nearly 40 million consumers



AGRICULTURE

The county leads the nation in pistachio and almond production, with grapes, citrus, and milk being some of the other top commodities.



ENGINEERING

Bakersfield leads the country with a median engineering salary of \$106,847



ECONOMY DIVERSITY

Diversification helps an economy protect investors' portfolios and make it less susceptible to the damaging effect of market vitality.



HOUSING

Bakersfield is ranked the fourth best housing market in the nation.

TOP EMPLOYERS



| EMPLOYER NAME | # EMPLOYEES |
|---------------------------------|-------------|
| EDWARDS AIR FORCE BASE | 9,353 |
| COUNTY OF KERN | 9,300 |
| CHINA LAKE NAVAL WEAPONS CENTER | 7,000 |
| GRIMMWAY FARMS | 3,700 |
| DIGNITY HEALTH | 3,296 |
| ADVENTIST HEALTH BAKERSFIELD | 2,300 |
| BOLTHOUSE FARMS | 2,250 |
| KERN MEDICAL | 1,600 |
| CITY OF BAKERSFIELD | 1,600 |
| CHEVRON | 1,000 |

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