



Cold Storage and Packing House | Porterville, CA

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Jim Abercrombie
Lic# 01917959
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PROPERTY DETAILS

Address:	23745 Ave 112 Porterville, CA SEC of Old Highway 65 and Ave 112 - Midway between Porterville and Terra Bella
APN:	302-450-03, 04
Parcel Size:	6.15 +/- Acres
Zoning:	AE-10
Water:	Water is supplied by an on-site well with a new submersible pump in 2014. The water is stored in a 10,000 gallon pressure tank and is also pumped into a fire suppression reservoir.
Sales Price:	\$2,500,000.00

Additional Comments:

This facility is an older but remodeled, improved and well maintained cold storage located in the table grape and citrus producing area of Tulare County. The total size is approximately 103,000± sq. ft. consisting of cold storage, pre-cooling, dry storage, de-greening, packing room, office, shipping office and mechanical engine room.



Contact Broker:

Matt Graham
Lic# 01804235

to learn more, visit: www.mdgre.com

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BUILDINGS/FACILITIES

Office: This building consists of 3,600± sq. ft. of various office space, reception area, break room and two restrooms. The shipping office, about 715± sq. ft. including office, small break room and one restroom.

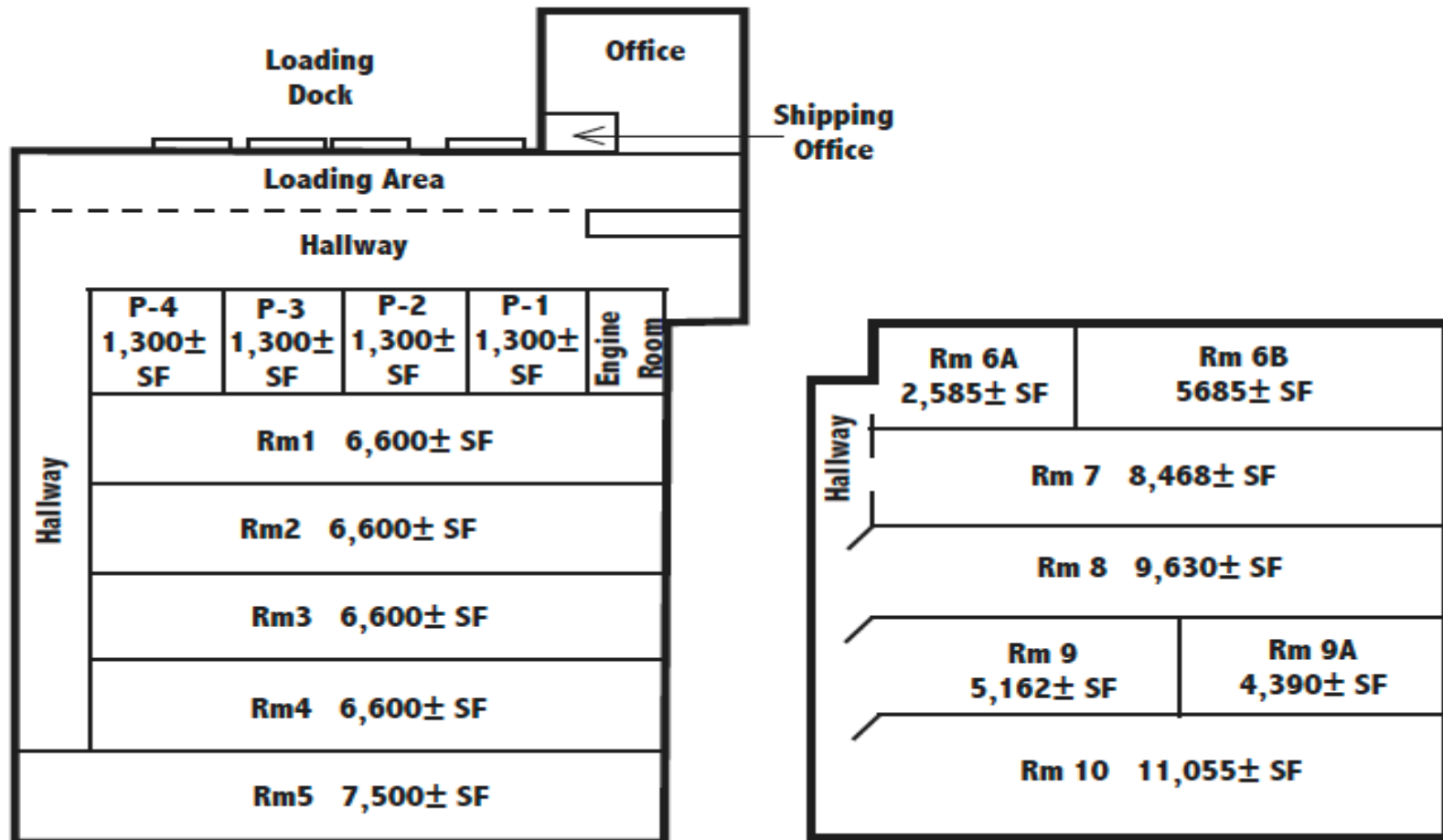
Improvements:

- 3 new frick screw compressors in the engine room
- New ammonia dump system with all new high pressure ammonia lines
- New Paragon energy management system and ammonia detection system.
- Enclosed shipping dock, new dock doors with hydraulic dock plates
- New pre-cooler doors
- New concrete receiving and entry area
- New submersible well in 2014
- Security cameras for added security
- A special citrus packing line consisting of; dumper, waxer, dryer, Compac sorter and Sunkist sizer. The packing line is set up to handle Navels, Lemons, Mandarins, Grapefruit and Kiwi.
- Seller has obtained Primus certification for the citrus packing and shipping area
- Packing line can pack 15-25 bins/hour, Navels 30 bins/hour

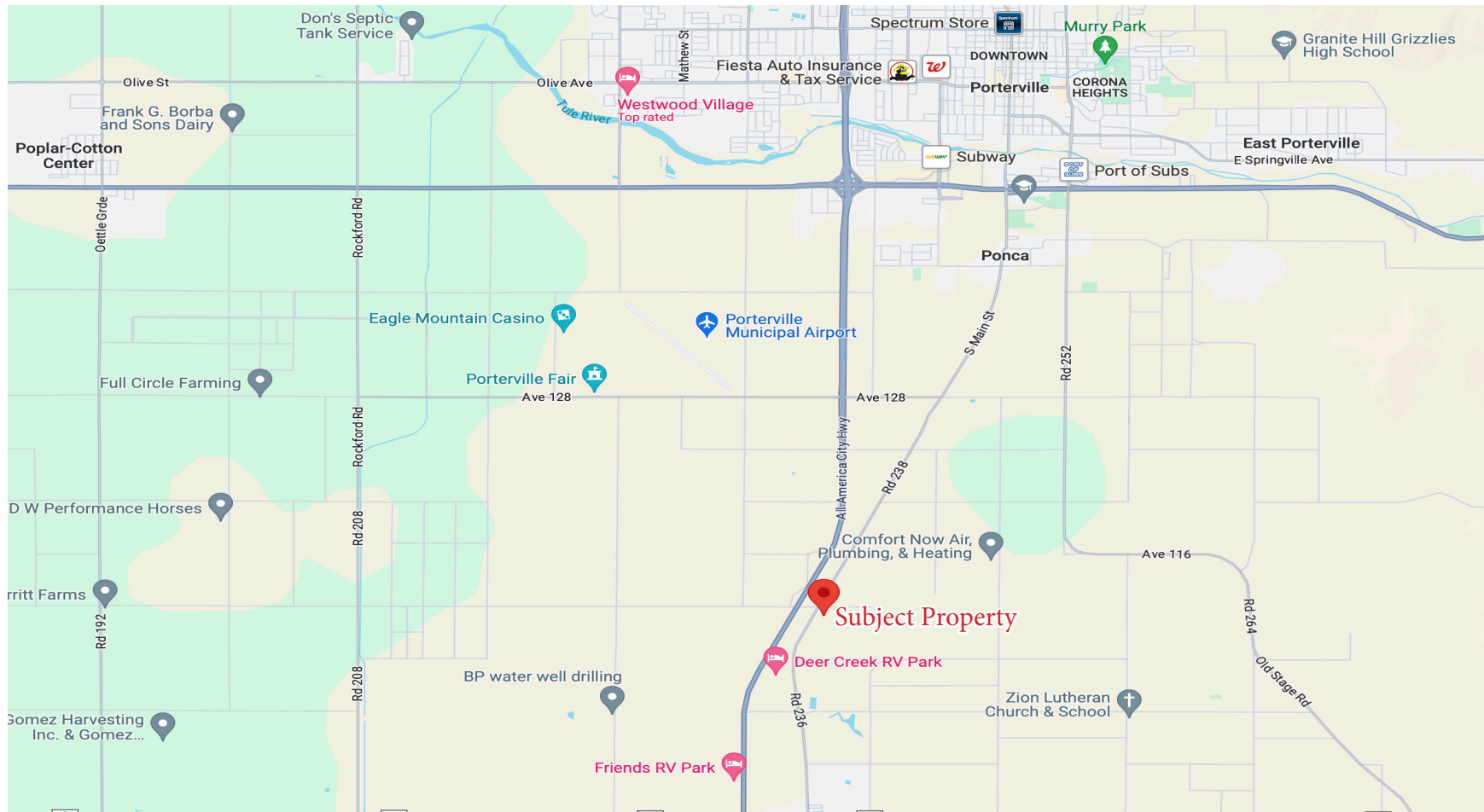
Storage area uses and room sizes: Pre-cooling rooms 1-4 consists of 1,300± sq. ft. each, and will hold up to 80 pallets/room. Pre-cooling capacity is approximately 25,000 boxes in a 24 hour period.

Cold storage rooms: Rooms 1 thru 4 - 6,600± sq. ft. each
Room 5 - 7,500 sq. ft. 5 new VFD fans installed. Storage capacity is approximately 325,000 boxes.
Dry storage room and de-greening
Room 6A - 2,585± sq. ft. dry storage
Room 6B - 5,685± sq. ft. dry storage
Room 7 - 8,468± sq. ft. dry storage
Room 8 - 9,630± sq. ft. de-greening, dry storage or packing
Room 9A - 5,162± sq. ft. de-greening
Room 9B - 4,390± sq. ft. de-greening, dry storage
Room 10 - 11,055± sq. ft. citrus packing area

SITE PLAN



LOCATION MAP



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PROPERTY LAYOUT



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