

**FREEZER / REFRIGERATED FACILITY**



**3.41 Acres / 148,540 SF Land**

**Sale Price: ~~\$3,850,000~~**

**Sale Price Reduced! \$3,500,000**

**Property Highlights**

- 4 miles from Mariposa Port of Entry
- 1 mile to I-19
- Largest freezer facility in SCC
- Each room can handle different temperatures

**Property Details**

Total Building SF	33,742 SF
Warehouse SF	31,950 SF
Office SF	1,792 SF
Clear Height	21', 22', & 28'
Loading	10 Docks, 1 Ramp
Power	4,000 Amp, 3 Phase, 3 and 4 Wire
Utilities	All Utilities
Assessor Parcel No.	102-01-086 & 102-01-093
Construction	Masonry & Insulated panel
Parking	25+ spots
Property Taxes	\$28,157.40 (2022)

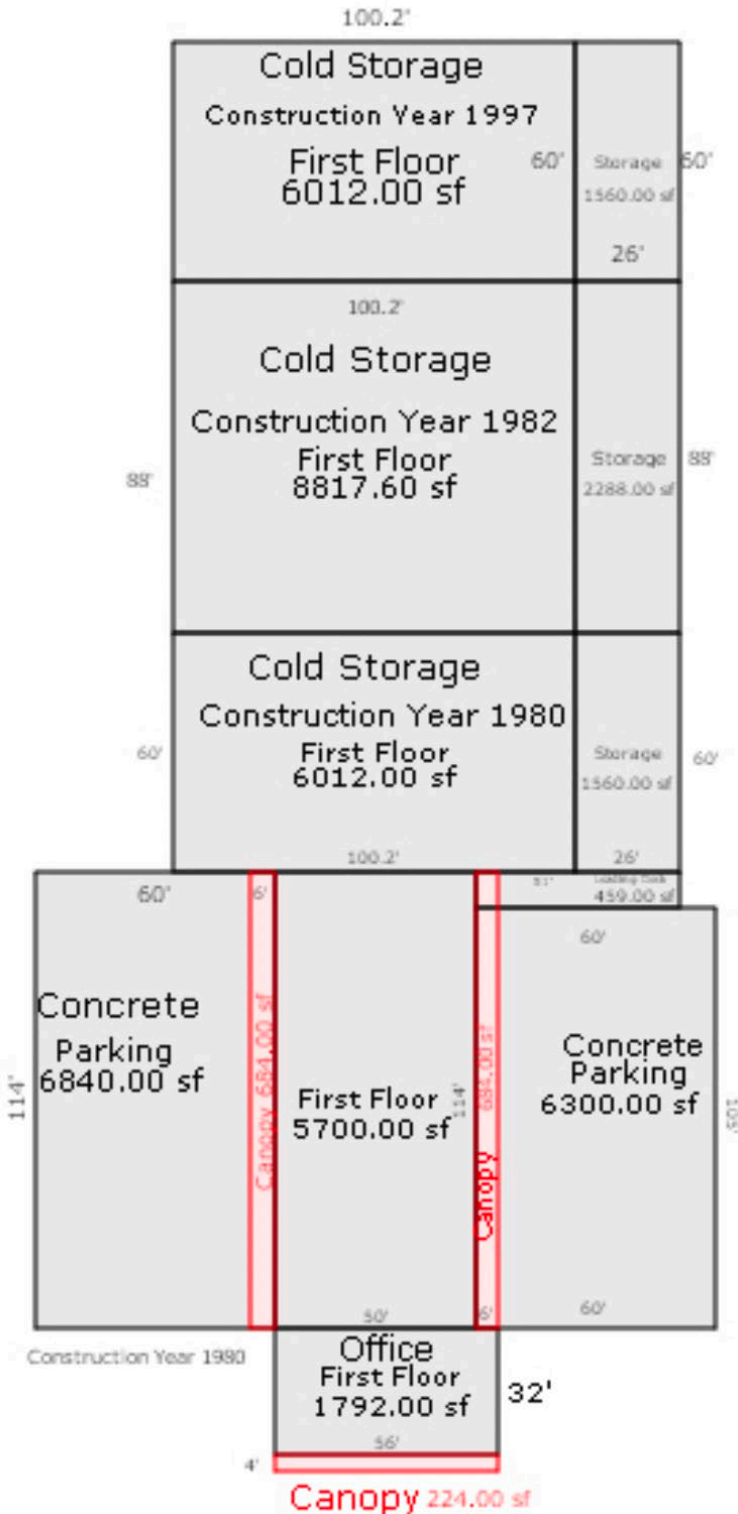


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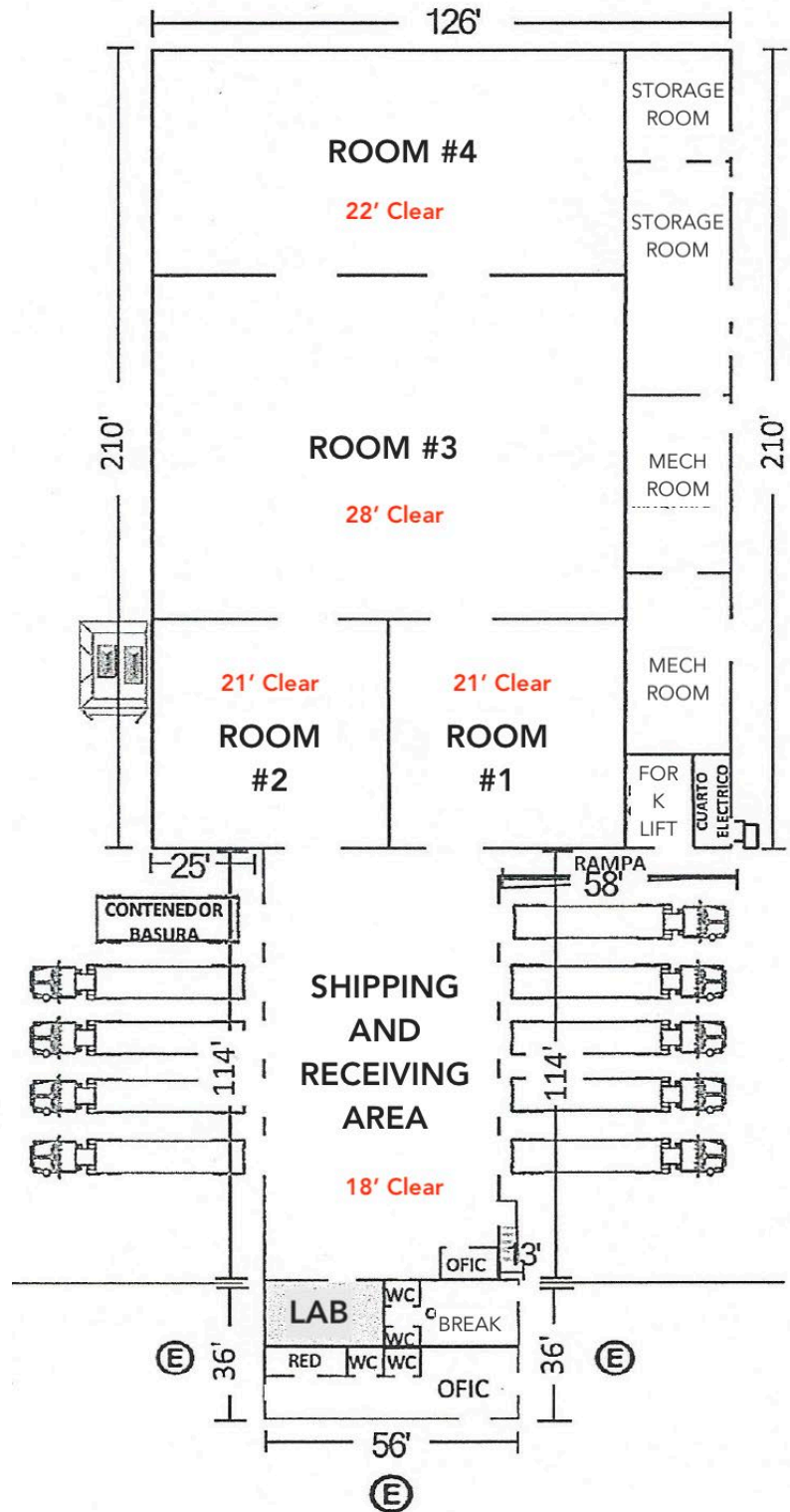
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**SF Breakdown**



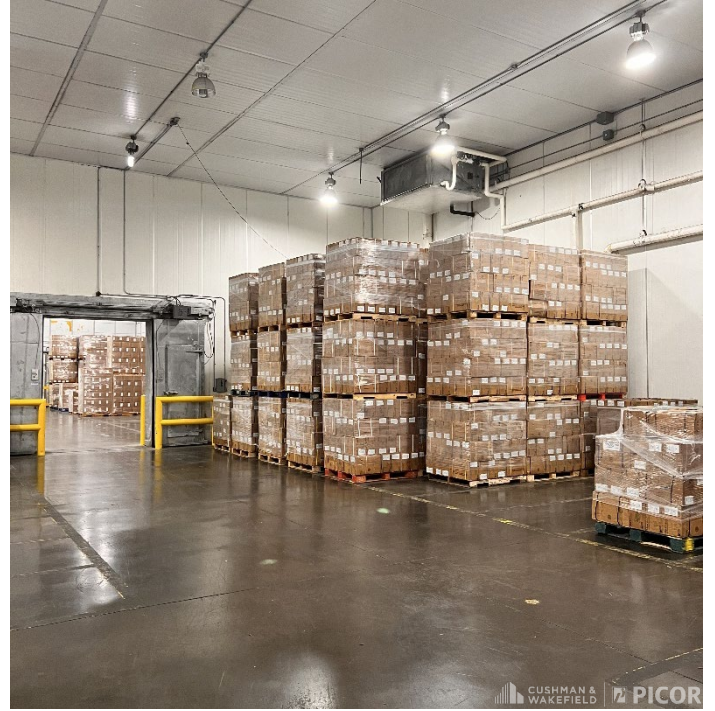
**Floor Plan**



Property Photos



Receiving Area



Rooms 1 & 2



Room 3



Room 4

Property Photos



Office



Lab



Mechanical Room



Receiving Office

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4/26/2024

Trade Map



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