



OFFERING MEMORANDUM | FOR SALE OR LEASE

± 360,207 SF Cold Storage Facility on ±28.55 Acres in Strategic Central California

1467 E. Dinuba Avenue | Reedley, California

Rapidly-Developing Region with Overnight Shipping to 99% of the State



Dinuba Avenue

Buttonwillow Avenue

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INTRODUCTION

The teams of Colliers | Fresno, Schuil Ag Real Estate and Arable Advisory Group are pleased to represent the Seller in the sale or lease of the ±360,207 square foot cold storage facility located at 1467 E Dinuba Avenue. The property is located in the town of Reedley approximately 13 miles east of one of California's major north/south highways (Hwy 99), surrounded by thousands of acres of agricultural land. The ±28.55 acre site is zoned Light Industrial (City of Reedley), has a cooling capacity of 32 degrees, estimated pallet capacity of ±19,000 and current ownership has secured interconnect approval for a 3.6MW ground mounted solar system based on NEM 2.0.



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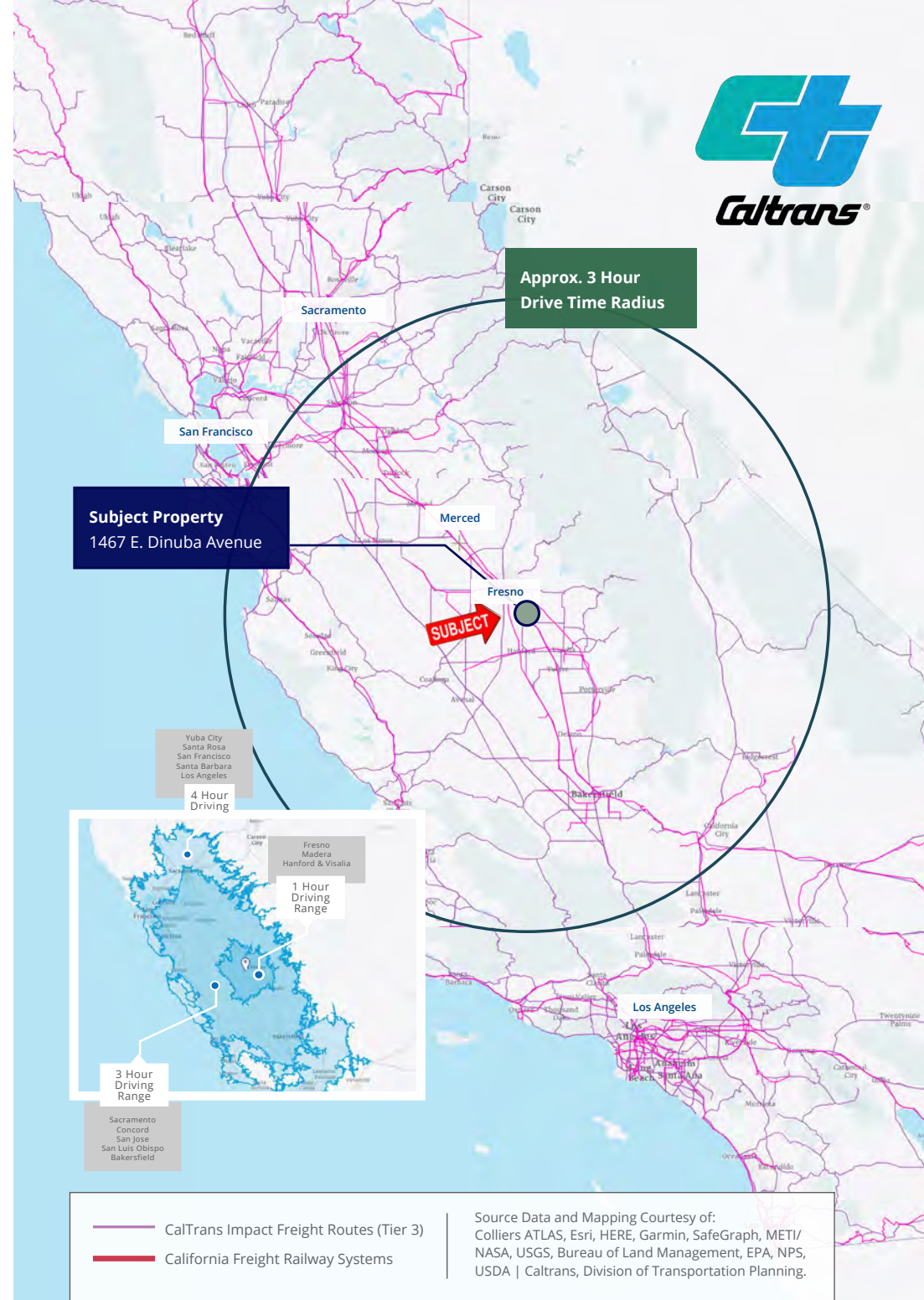
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Property Details

1467 E. DINUBA AVE

± 360,207 SF Cold Storage Facility
Statewide Overnight Shipping Access

TOTAL LAND AREA	±28.55 Acres
TOTAL SIZE	±360,207 SF
APN	370-070-68
LOCATION	Reedley, CA
CROSS STREETS	Dinuba and Buttonwillow Avenues
COUNTY	Fresno County
SOLAR	Secured interconnect approval for a 3.6MW ground mounted solar system based on NEM 2.0
YEAR OF CONSTRUCTION (RENOVATIONS)	1978 / 1987 / 1996
CLEAR HEIGHT	26 - 30 ft
DOCK & LOADING DOORS	20 dock-high doors plus 5 exterior docks
PALLET CAPACITY	±19,000
REFRIGERATION	32 degrees
POWER	Three incoming PG&E service lines (12KV) stepped down to 480V. Two main breakers rated at 3000 amps each and one rated at 4000 amps
AMMONIA COMPRESSORS	East Engine Room - 4 compressors (1) 125 HP, (1) 150 HP, (1) 200 HP and (1) 350 HP West Engine Room - 8 compressors (2) 125 HP and (6) 400 HP



— CalTrans Impact Freight Routes (Tier 3)
— California Freight Railway Systems

Source Data and Mapping Courtesy of:
Colliers ATLAS, Esri, HERE, Garmin, SafeGraph, METI/
NASA, USGS, Bureau of Land Management, EPA, NPS,
USDA | Caltrans, Division of Transportation Planning.



Manning Avenue

Reedley, CA

East Avenue

±28.55 Acres
Cold Storage Facility
Reedley, CA

Dinuba Avenue

Travers Creek

Frankwood Avenue

Buttonwillow Avenue

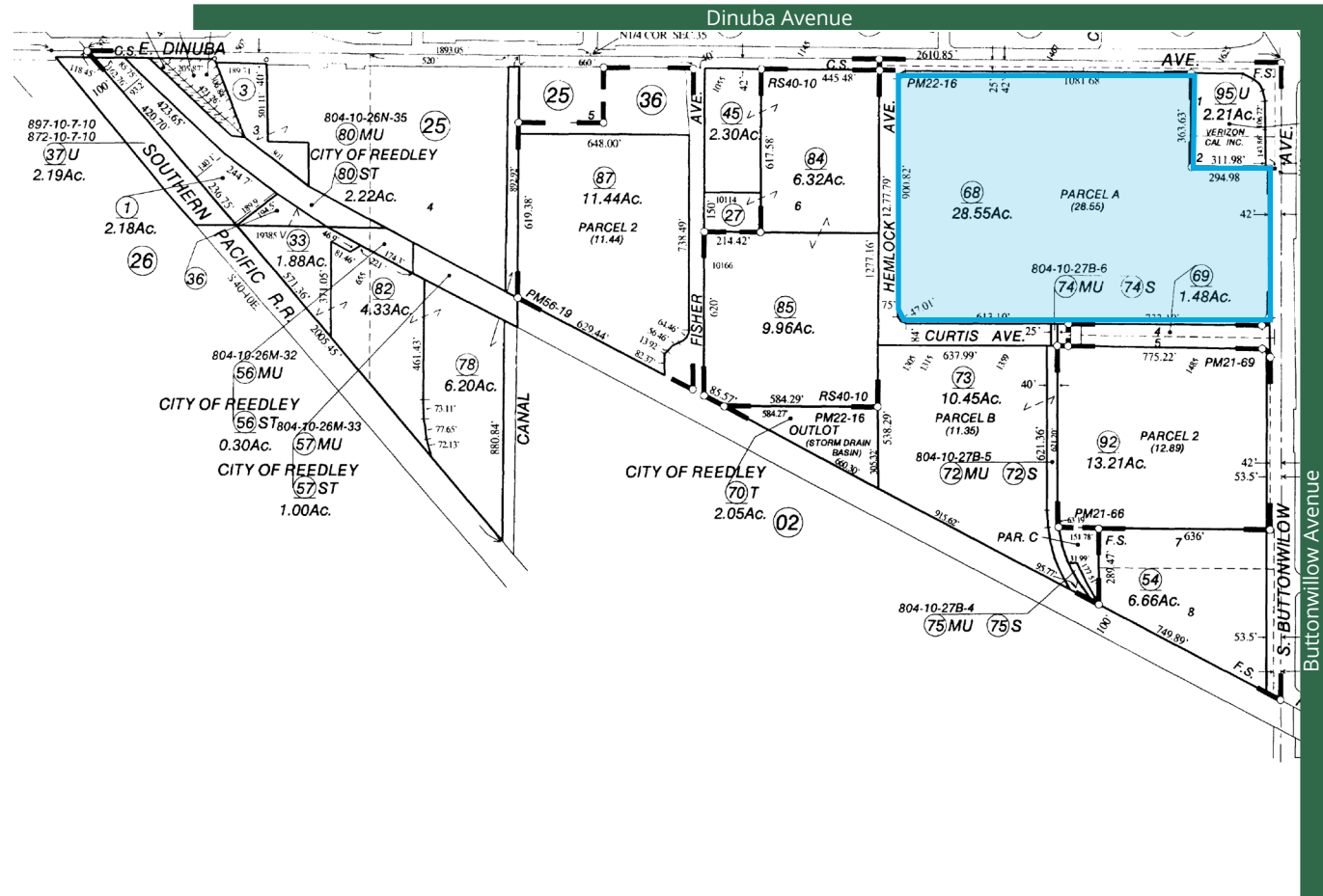
Englehart Avenue



Plat Map



370-070-68
±28.55 ACRES





Site Plan

Available:

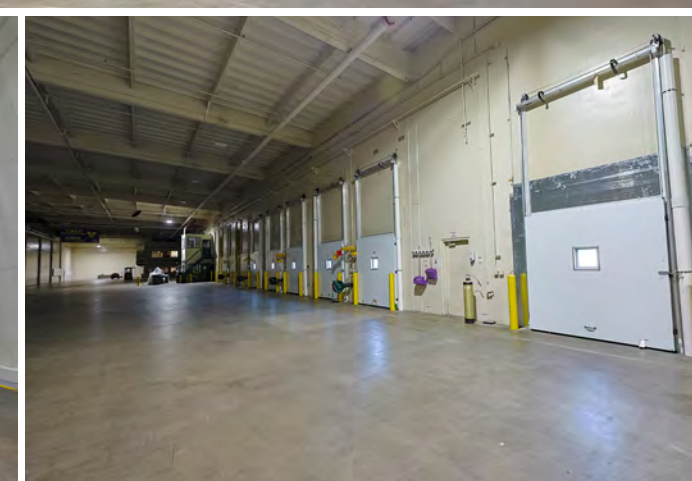
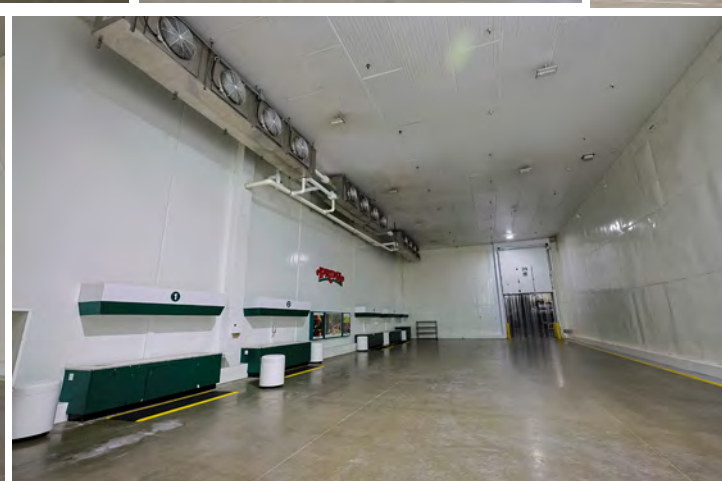
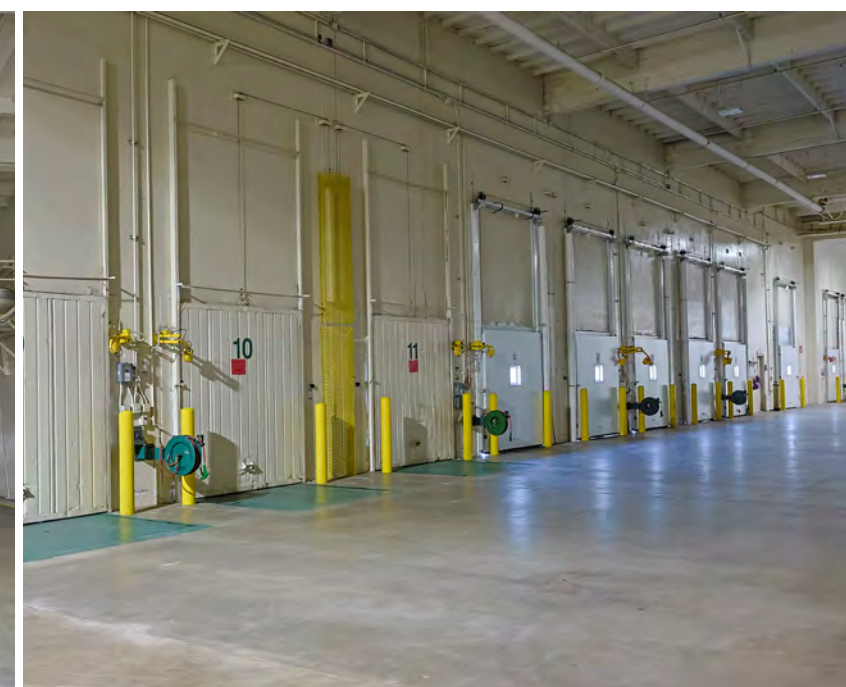
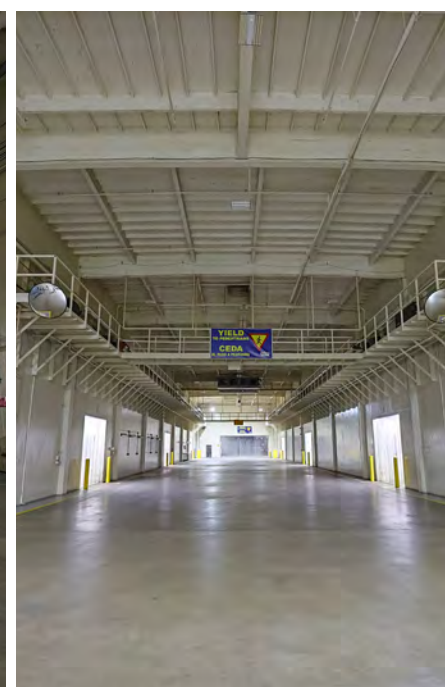
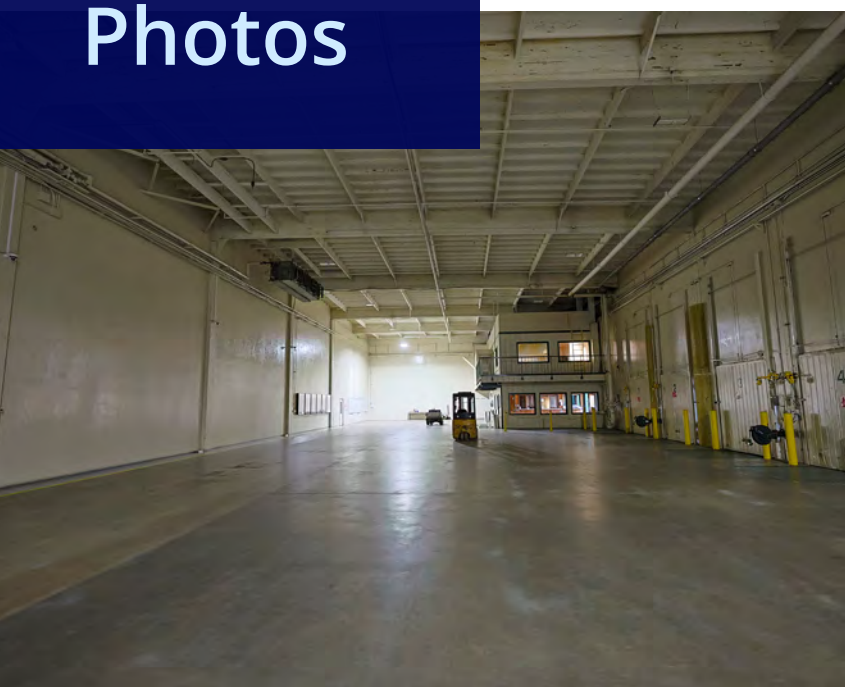
±360,207
Square Feet



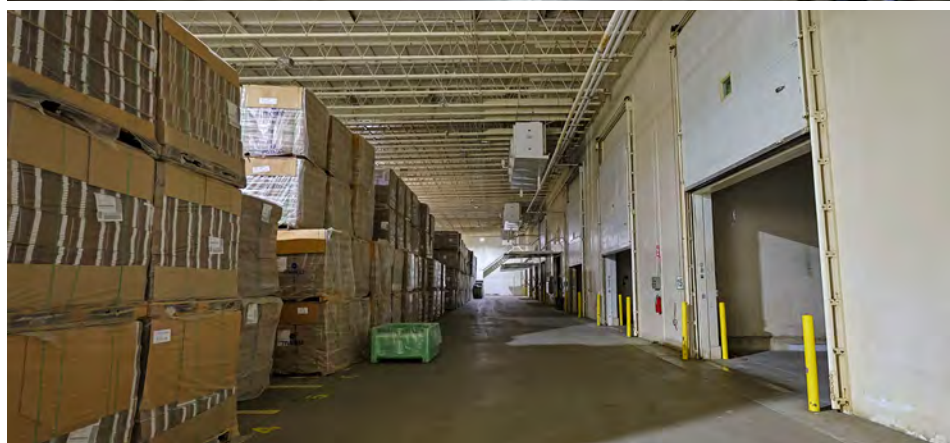
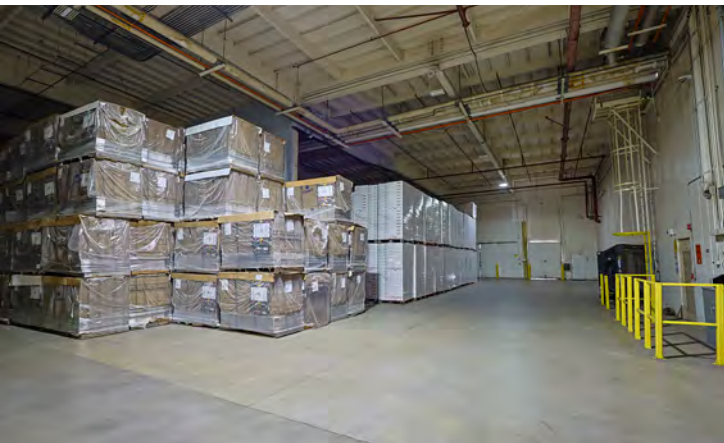
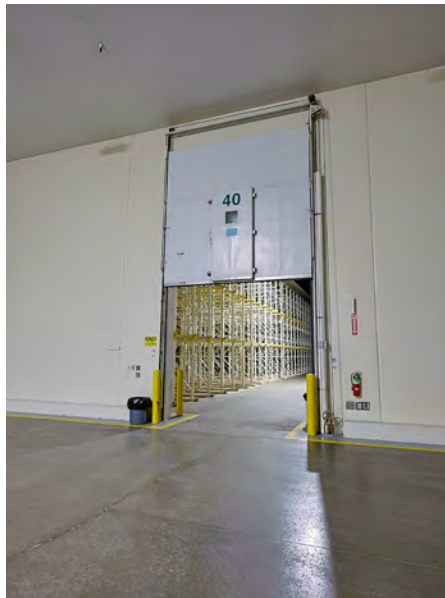
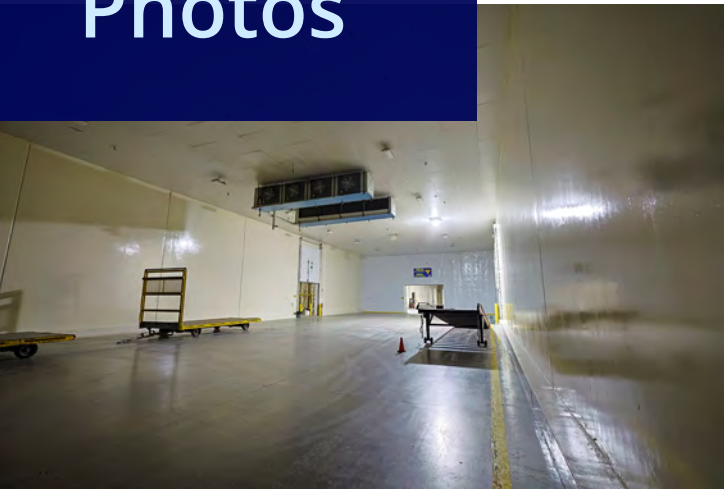
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Property Photos

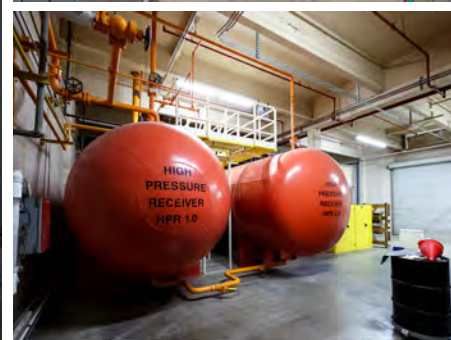


Property Photos





Property Photos





CONFIDENTIALITY AND CONDITIONS

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By acknowledging your receipt of this Offering Memorandum for, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller. Owner, Colliers and Schuil Ag Real Estate expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or Schuil Ag Real Estate or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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