

FOR SALE OR LEASE

2121 S. Browning Road
Delano, CA 93215



John Moore
Tech Ag Financial Group, Inc.

CA DRE No. 02083662
3430 Unicorn Rd.
Bakersfield, Ca 93308

Cell (661)303-6536
Office (661)695-6500
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PROPERTY HIGHLIGHTS

This well-maintained opportunity is a "Best in Class" ammonia refrigerated cold storage facility with large industrial zoned footprint located less than a mile away from Highway 99 in Delano, CA. The property's location in an Opportunity Zone affords investors the ability to strategically plan around capital gains tax for both real estate and business operations. Property Adjacent businesses include some of the largest agricultural producers in the United States with direct access to service from Union Pacific Railroad.

Some of the notable property features of the 196,875 +/- SF Gross Building Area include:

196,875 +/- SF	Gross Building Area	10,800 +/- SF	Freezer (-10° F)
119,613 +/- SF	Cold Storage (30° F)	10,443 +/- SF	Two Story Office
50,680 +/- SF	Cold Storage Rail Dock (30° F)	7,339 +/- SF	Mechanical Room
47.27 +/- AC	Land Area	6,000 +/- L.F.	Privately Owned Rail Line

The doors include thirty (30) 8'x9' insulated roll-up doors, twenty-four (24) 10'x10' interior doors (Cold Storage to Rail Dock) and nineteen (19) 19'x11' Rail Doors. Gas and electricity are provided via PG&E with 580 Volt, 3Phase, 4,000 Amp heavy power distributed throughout the property. Water is provided by the City of Delano with 6' Fire, 8" Main and 2" Domestic with sewer also provided by the City of Delano.

LOCATION

Property address is 2121 S Browning Road, Delano, CA, 93215, which is on the southwest corner of Browning Road and Schuster Road in the City of Delano with connections to city water, sewer, and utilities. The land and improvements are adjacent to Delano Municipal Airport.

LEGAL/ZONING

Kern County Assessor Parcel Number: 521-120-30. Extended Legal: SBE 872-15-32AB, Parcel 69 (Added May 31, 2017) — Leased to Union Pacific (Doc. No. 217070546; Term Expired June 1, 2022); Parcel A, LLA 80-01, Recorded February 20, 2008 (Doc. No. 208025032). Property is zoned Industrial (Specific Plan) with a 3603 Use Code (Ice/Cold Storage).

OFFICE

10,443 +/- square feet of office space located on two (2) stories including two (2) open floor plans, numerous individual offices, three (3) break rooms, a shipping office and cafeteria for office/cold storage staff or truck drivers.

COLD ROOM(S) & FREEZER STORAGE

119,613 +/- square feet of ammonia based cold storage across 12 separate cold rooms capable of 30 degrees Fahrenheit with ability to vault in 7,500 SF increments plus 10,800 +/- square feet of freezer room space capable of -10 degrees Fahrenheit.

Freezer Room	10,800 SF	Cooler Room #7	15,000 SF
Cooler Room #1	7,500 SF	Cooler Room #8	7,500 SF
Cooler Room #2	15,000 SF	Cooler Room #9	7,500 SF
Cooler Room #3	15,000 SF	Cooler Room #10	7,500 SF
Cooler Room #4	15,000 SF	Cooler Room #11	22,500 SF
Cooler Room #5	30,000 SF	Cooler Room #12	15,000 SF
Cooler Room #6	15,000SF	Note:	Cold Rail Dock Included in SF

RAIL DOCK COLD STORAGE

50,680 +/- square feet (approx.) of cold storage is included as the rail dock storage area that is non-partitioned between rooms. This area has direct access to the rail line and can be used as a potential staging area.

RAIL LINE

The property is serviced by the Union Pacific Railroad and has its very own 6,000 Linear Foot private rail line running from west to east and then south to north. There is ample space in the vacant land for new improvements to access the rail line for business use.

LAND & PARKING

Included in the 47.27 +/- acres of total land area is approximately 35.00 +/- acres of vacant land available for future expansion or new development. There are two (2) parking lots with 124 car spaces and 16 trailer spaces on site.

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SITE PHOTOS



ASKING LEASE RATE

\$1.00 per square foot NNN.

Over 50 percent of the property is being offered subject to a lease. The terms and conditions of the lease are confidential. Please inquire with the associated Broker(s).

ASKING PRICE

\$33,000,000.00 (+/- \$167.62 per square foot of Gross Building Area) with all cash to be paid to the close of escrow.

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LOCATION MAP



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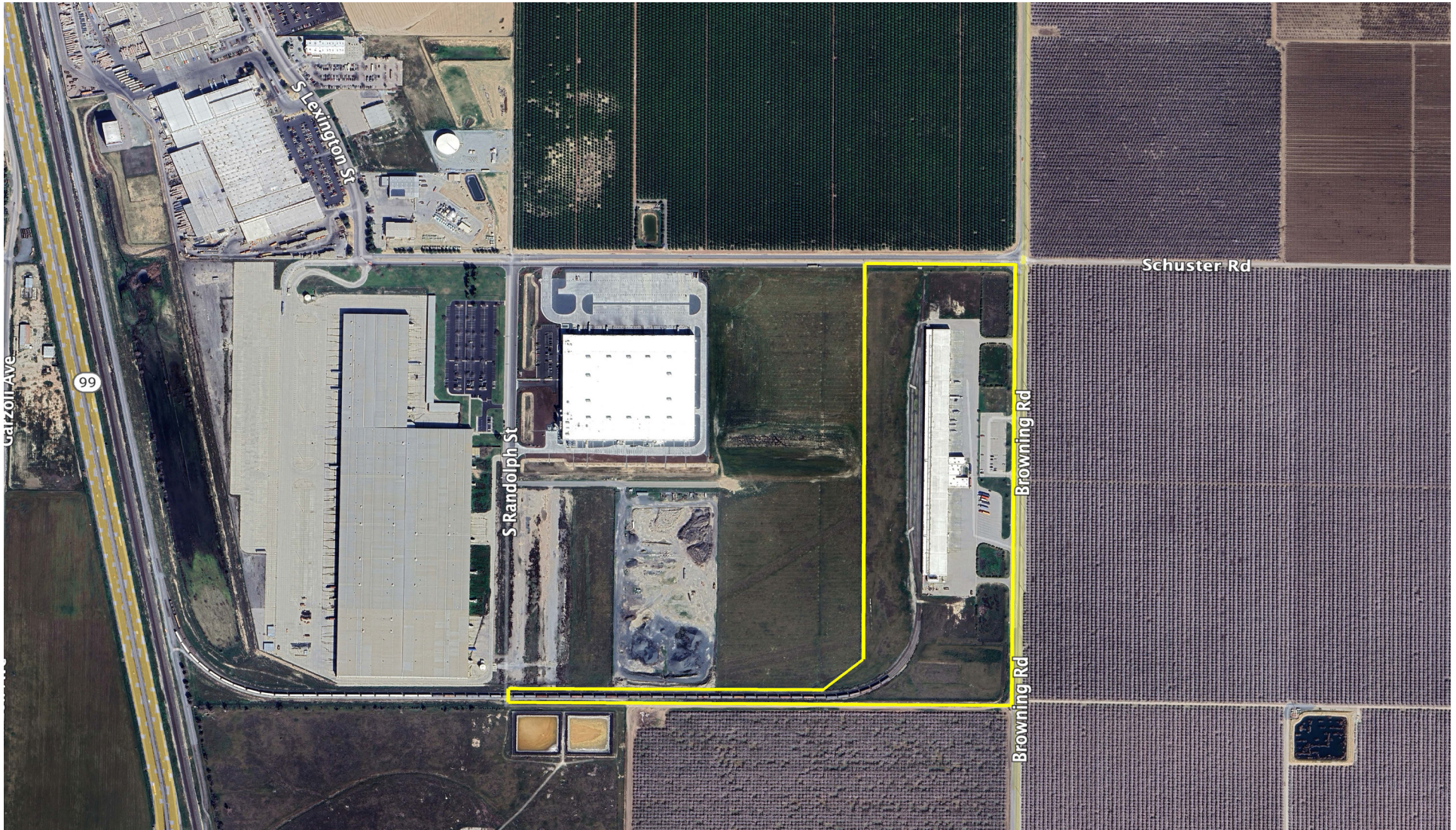


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AERIAL MAP



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FOR EVERYTHING UNDER THE SUN

- Row Crops
- Orchards
- Vineyards
- Ranches
- Developed or Vacant Land

Call John Moore 661-303-6536

TECH AG FINANCIAL GROUP, INC.

Tech Ag Financial Group was founded in the spring of 2001 with the purpose of helping Central Valley growers compete in today's global market. The Group takes a dynamic approach by drawing upon almost a century of family farming experience and Ag-business expertise to help growers remain profitable in a constantly changing economic environment.

Locally owned, with offices in Bakersfield and Buttonwillow, California, our staff includes Ag-business professionals, accredited land consultants, and loan officers with an extensive knowledge base for the successful completion and management of real estate investment opportunities across a wide range of agricultural commodities.

At Tech Ag Financial Group, we can assist our clients in a wide variety of Ag-related areas including real estate brokerage, investment, tenant sourcing, leasing agreements, and crop production financing and operating lines of credit.

Contact us and take advantage of our services today!

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