



# For Sale or Lease



Buk Wagner <sup>SIOR</sup>  
(559) 250 2110  
[buk.wagner@colliers.com](mailto:buk.wagner@colliers.com)  
CA DRE 01296746

Jacob Rivas  
(559) 256 0155  
[jacob.rivas@colliers.com](mailto:jacob.rivas@colliers.com)  
CA DRE 02214118

Charlie Schuh <sup>CCIM</sup>  
(559) 221 7393  
[charlie.schuh@colliers.com](mailto:charlie.schuh@colliers.com)  
CA DRE 01992259

Rick Schuil  
(559) 859 4484  
[rick@schuil.com](mailto:rick@schuil.com)  
CA DRE 00961925

## 1445 Nebraska Avenue, Selma, CA

±57,500 SF based on Building Footprint on ±14.91 Acres  
±57,800 SF Covered Canopy  
±1,674 Solar Panels

# 1445 Nebraska Avenue Selma, California



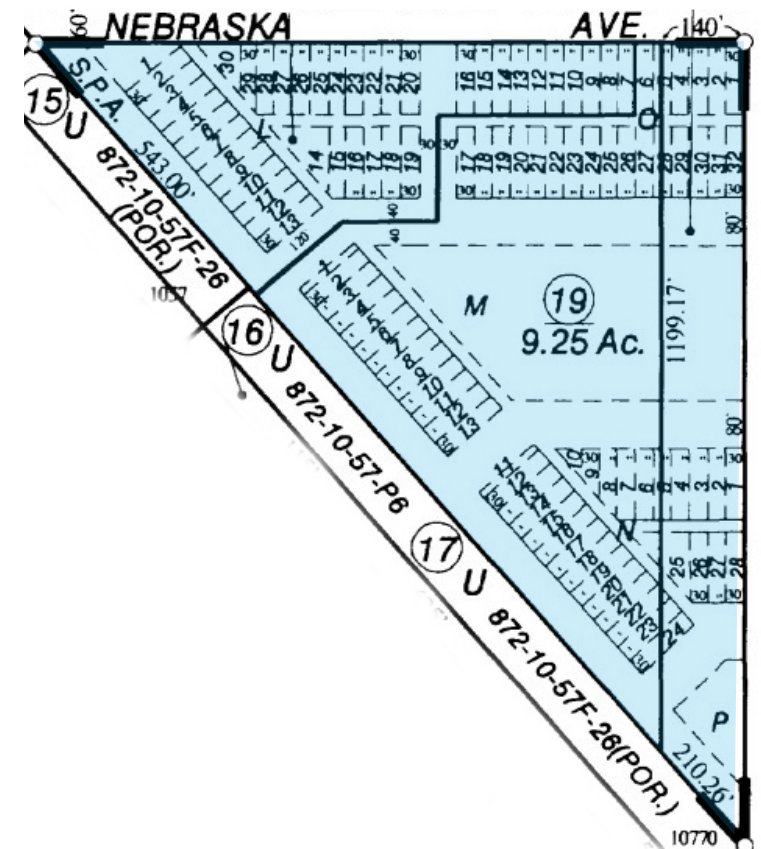
## Property Summary

Sale Price:	\$4,000,000
Lease Rate:	\$27,500 per month, NNN
APNs:	390-111-18 & 19
Site Area:	±14.91 acres
Building:	±57,500 SF, based on footprint
Solar:	Property has ±1.8 acres of solar panels. 480,000 KW, 1,674 panels. Prepaid-10 years cleaning and service.
Years Built:	1925 - 1960
Electrical Service:	Two 600 amp services (Buyer to verify)
Rail:	Union Pacific adjoins property
Zoning:	M-1, City of Selma
Comments:	This is an old raisin packing plant. Offices need to be rehabbed. Three block buildings scheduled to be demolished early September and completed by early October.





# Property Photos & Parcel Map





# Property Photos



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# Parcel and Location Maps

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## CONTACT US:

Buk Wagner <sup>SIOR</sup>  
559 256 2450  
[buk.wagner@colliers.com](mailto:buk.wagner@colliers.com)  
CA DRE 01296746

Jacob Rivas  
559 256 0155  
[jacob.rivas@colliers.com](mailto:jacob.rivas@colliers.com)  
CA DRE 02214118

Charlie Schuh <sup>CCIM</sup>  
559 221 7393  
[charlie.schuh@colliers.com](mailto:charlie.schuh@colliers.com)  
CA DRE 01992259

Rick Schuil  
559 859 4484  
[rick@schuil.com](mailto:rick@schuil.com)  
CA DRE 00961925

**Colliers**

Colliers  
7485 N. Palm Avenue, #110  
Fresno, California 93711  
559 221 1271  
[colliers.com/fresno](http://colliers.com/fresno)



Schuil Ag Real Estate  
5020 W. Mineral King Avenue  
Visalia, California 93291  
559 734 1700  
[schuil.com](http://schuil.com)

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