

FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
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Tulare County Citrus Packing & Cold Storage Facility



**6.48± Acres Lemon Cove
Tulare County, California**

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Tulare County Citrus Packing & Cold Storage

6.48± Acres

\$1,250,000

DESCRIPTION:

This is a nearly fully equipped citrus and cold storage facility. The facility and packing equipment is capable of handling approximately 50-100 bins per hour based on size and quality of produce. Property is complete with packing line, cold storage, receiving, de-greening rooms, specialty pack room, and large office for multiple use.

LOCATION:

The property is located at 32458 Road 236, Lemon Cove, CA. Facility is 1 mile off of Highway 198 about 15 miles east of the City of Visalia, CA.

LEGAL:

Tulare County APN 113-220-020 and 038. These two parcels total 6.48± acres located in a portion of the North ½ of Section 10, Township 18S, Range 27E, M.D.B. & M.

FACILITY:

The facility is a combination of older and newer improvements described below:

Cold Storage: 19,550± sq.ft. Consisting of one older room 9,650 sq.ft. and one newer room 9,900sq. ft. constructed in 1998. The two rooms combined have a one-time approximate storage capacity of 125,000 cartons, in a triple stack configuration. The refrigeration is an ammonia based cooling system supplying a total of 149 tons of refrigeration.

Degreening Rooms: 8,200± sq.ft. These rooms have new doors and the control system has been re-worked.

Covered Packing and Receiving: 11,988±sq.ft. built in 1997

Office and Restrooms: 4,484± sq.ft. The office complex was expanded and reconfigured in 1997. The office is large enough to support office staff, management, and marketing company.

Main Packing House: 29,604± the packing facility is rated at approximately 50-100 bins per hour. The pack equipment consists of bin dump system, pre-grade line, juice bin system, 10 lane sorter, washer, dryer, 8 lane Autoline with 10 drops, 4 lane Autoline with 9 drops, re-bin system. Some of the current packing equipment does need a few replacement parts.

Specialty Pack Room: 24,922±sq.ft. Specialty pack room consists of bin dump system, various conveyors, weighers, Volmpack 6 head bagger, Kwik-Loc machine, Daumer baggers and complete packed carton conveyor system.

Boiler Room, Electric Room and Shop Combined: 1,402± sq.ft.

Total Building Area: 120,252± sq.ft.

EQUIPMENT:

A list of equipment is available upon request. Some bins and forklifts are also available.

UTILITIES:

Water is provided by a domestic well and pressure system, with a 5HP Berkley submersible pumping unit. Fire protection is provided by off site reservoirs connected via underground pipelines with easements and 3 fire hydrants. Other utilities include electricity, telephone service, and natural gas.

ZONING:

The current zoning is AE-20. Parcel #113-220-020, 5.27± acres is in the Williamson Act contract and parcel # 113-220-038 is not in the Williamson Act.

IMPROVEMENTS:

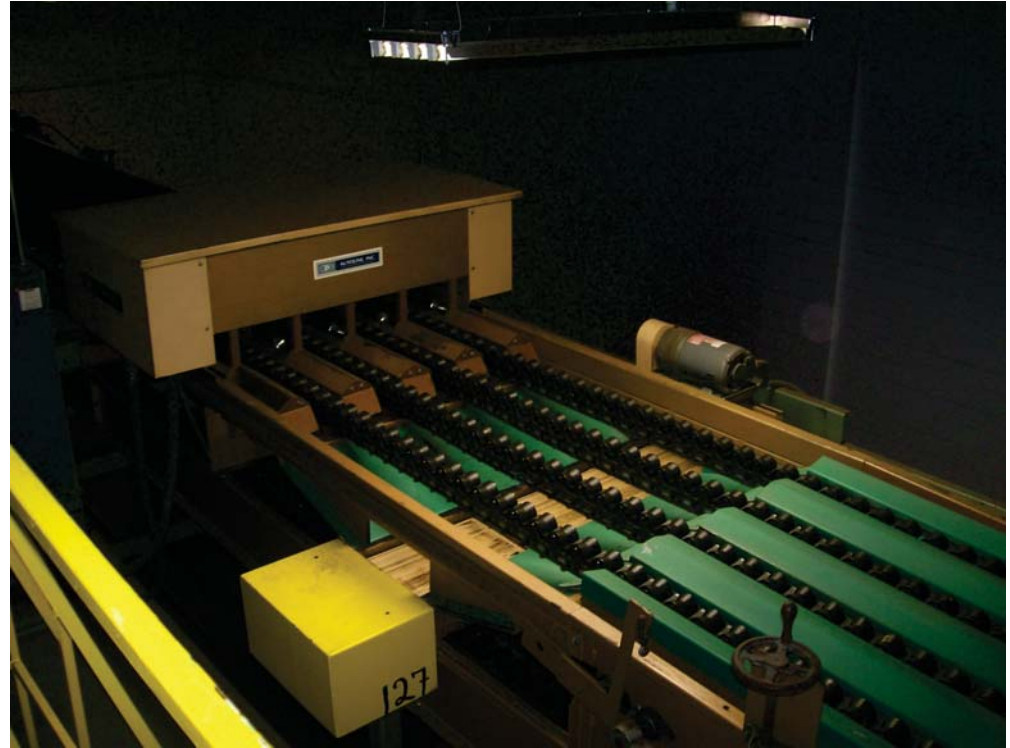
Site improvements on the subject property consist of asphalt and concrete paving parking aprons, concrete flatwork and chain link fence. The facility also has a fire protection system.

PRICE:

\$1,250,000 cash



Dump Line



4 Lane Autoline Sizer



Re-Binners



Specialty Pack Equipment



De-Greening Rooms



Dryer



8-Lane Autoline Sizer



Pre-Cooler in Cold Room

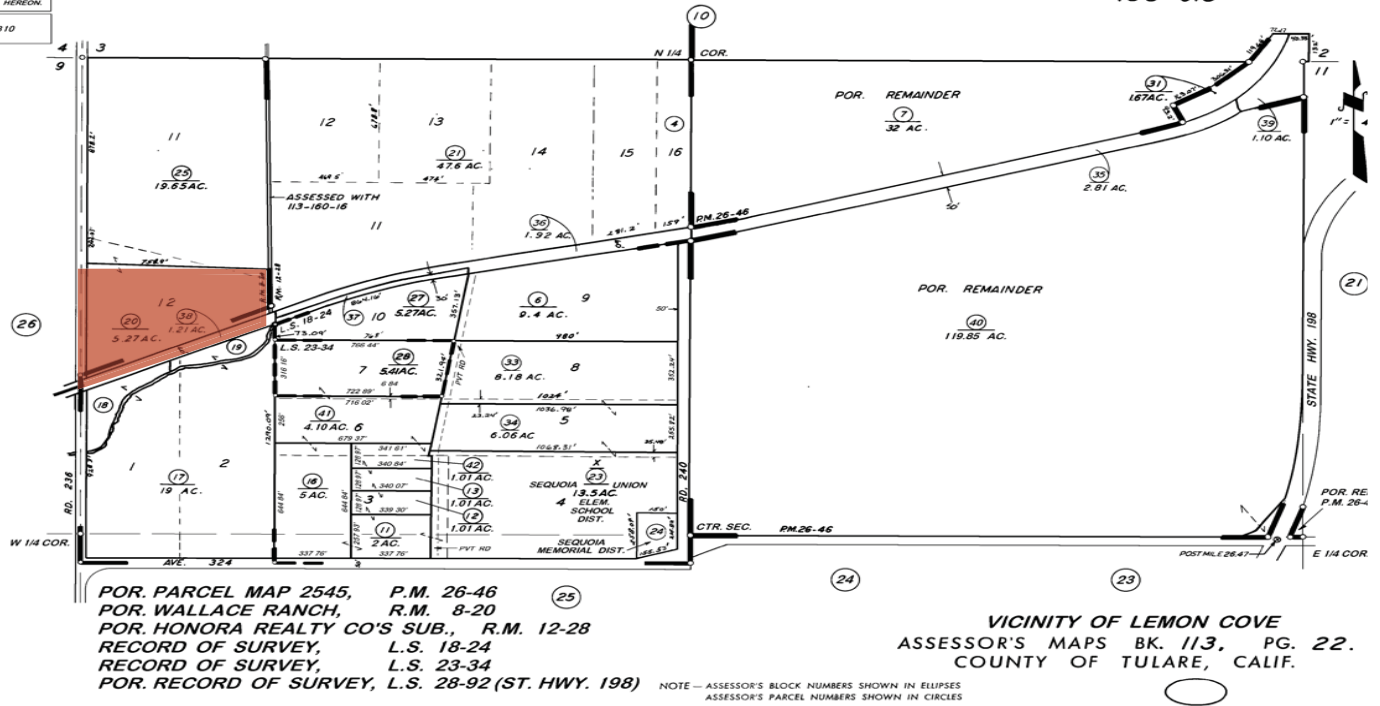
ASSESSOR'S PARCEL MAP

DISCLAIMER
 IF THIS MAP WAS PREPARED FOR LOCALITY ASSESSMENT PURPOSES THE PARCELS SHOWN HEREON DO NOT COMPLY WITH STATE AND SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THIS INFORMATION HEREON.

ED: 07/10/2009
 MW: 2005-0116310
 TCH: LLB

N 1/2 SEC. 10, T. 18 S., R. 27 E., M. D. B. & M.

TAX CODE AREA **113-22**
133-002
133-015



Front Office



Loading Dock



Well and Pump System



Bins and Juice Tank



LOCATION MAP



REGIONAL MAP



Offices Serving The Central Valley

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD
1801 Oak Street, Ste 121
Bakersfield, CA 93301
661.334.2777



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