

**FOR SALE**



**PEARSON  
REALTY**

AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

# Lindsay Citrus Packing Facility & Cold Storage



**3.69± Assessed Acres  
Tulare County, California**

- Turn-Key Packing Facility
- Good Access to Highway 65

**Exclusively Presented By:  
Pearson Realty**



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

[www.pearsonrealty.com](http://www.pearsonrealty.com)

CA BRE #00020875



# Lindsay Citrus Packing Facility & Cold Storage

**3.69± Assessed Acres**

**\$550,000**

**DESCRIPTION:**

This property consists of a turn-key citrus packing facility in the city of Lindsay in central Tulare County. It also has dry storage space adjacent to the packing facility. The packing line will handle 60± bins per hour and can store 15,000± cartons in the cold storage area.

**LOCATION:**

The site address is 100 N. Mount Vernon Avenue, Lindsay, CA 93247. The property is located on the northeast corner of Mount Vernon Ave and Honolulu St.

**LEGAL:**

Tulare County APNs: 205-283-001, 009 & 010.  
The property is zoned for industrial use.

**BUILDINGS:**

The packing facility consists of the following:

Degreening Rooms (7,548± sqft): This area consists of 5 degreening rooms and equipment room, each with a roll-up steel door, and a fire sprinkler system installed. Three of the four rooms have gassing ability.

Receiving Canopy (4,348± sqft): This area houses the bin dump, return, and the overhead juice bin storage.

Packing area (18,050± sqft): There is a packing floor office, employee restrooms and break rooms included in this area. The main floor is used to house the sorting and packing operations of the packing house. There is a full basement that houses minimal equipment and has a box return line to the cooling/shipping area. The basement square footage is not included.

Cold Storage/Shipping Area (9,735± sqft): Cooling is provided by two compressor units with interior coil head units and an exterior evaporative condenser unit for cooling/pre-cooling of product prior to shipping. There are two steel sliding shipping doors. The area includes a re/bin dump line and box wrapping area. The hallway can be cooled if needed.

Rear Storage Canopy (5,535± sqft): This area consists of a newer, heavy steel frame/steel sided structure on concrete slab foundation. Three sides are open. The roof is galvanized steel with insulation. The canopy is used for dry storage.

The storage facility located on the southeast corner of Hermosa St. and Mt. Vernon Ave. consists of older structures used for fruit packaging and material storage.

**PRICE/TERMS:**

The asking price is \$550,000 cash.

# ASSESSOR'S PARCEL MAP

**DISCLAIMER**

THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSIGNMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON.

POR. SEC. 7, T. 20S., R. 27E., M.B.D.&M.

Tax Area Code 205-28  
003-018



POR. TOWN OF LINDSAY, R.M. 2-91  
 POR. OFFICIAL MAP-CITY OF LINDSAY, R.M. 17-57  
 PARCEL MAP NO. 4527, P.M. 46-32  
 SWEET BRIER PLAZA, R.M. 39-63  
 U.P.R.R. S.B.E. 872-54-130-34  
 CITY OF LINDSAY  
 ASSESSOR'S MAPS BK. 205, PG. 282

## AERIAL VIEW



# LOCATION MAP



# REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

## 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 159  
Bakersfield, CA 93301  
661.334.2777



**Download Our Mobile App!**  
<http://snap.vu/oue4>

