FOR SALE



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



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 $60\pm$ bins per hour and can store $15,000\pm$ 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 \pm 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 \pm 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 \pm 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 $(5,535\pm \text{ sqft})$: 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 Tax Area Code 205-28 POR. SEC.7, T.20S., R.27E., M.B.D.&M. 003-018 ELMWOOD AVE. -S 10 11 12 13 14 15 16 19 (9) (3) 0 ٥ 6 (10) D ST. HERMOSA ST HONOLULU (i) (i) ® 6 5 4 32 31 30 29 28 32-31-30-29-28-27-26-25-24-23-22 S.C.E \$8.E. 148-51-4-5 STY OF SE P.M. 46-32 R.M. 17-57 BRIER-SWEET (29) 2 AVE. k (2) 8

POR. TOWN OF LINDSAY, R.M. 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 CITY OF LINDSAY -MT. VERNON AVE.-ASSESSOR'S MAPS BK. 205 , PG. 282

REMAINDER

U.P.R.R. S.B.E. 872-54-138-34

AERIAL VIEW

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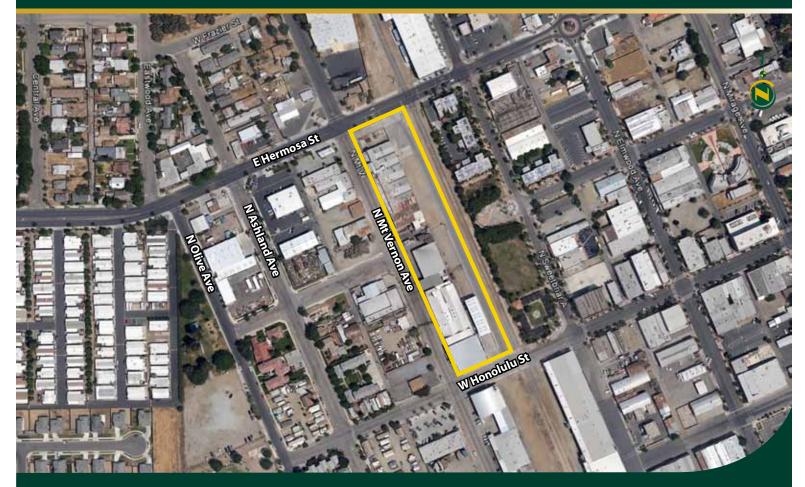
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2-91 N.W 17-57 S,

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LOCATION MAP E Sierra View St Spruce Ave Way Ave 214 E Alameda St E Alameda St Harvard Par Burr Avenue 232 Avenue 232 Avenue 232 Z Oxford Orange Ave Bellah Ave Denver St Fresno St Hermosa St W Mariposa St Ness E Samoa St 65 Lindsay E Honolulu St Old Tulare Hwy Lindero J29 Vance Ave S Valencia St J29 Avenue 224 S Aster **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.

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