

FOR SALE



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Earlimart Cold and Dry Storage



1.83± Acres
Tulare County, California

- Heart of Grape Growing Region
- City Water and Sewer
- Two Parcels
- Cold or Dry Storage

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CA BRE #00020875



Earlimart Cold and Dry Storage

1.83± Acres

\$550,000

DESCRIPTION:

This is an older functioning cold and dry storage facility located in the heart of the Tulare County grape growing region. The cold storage is complete with four separate cold rooms and three pre-coolers so that you can keep commodities separate if needed. The facility also has a large hall way, shipping offices, and dock height concrete floors for shipping and receiving. The offering consists of two parcels which allows for plenty of space for storage or truck parking. The property could be used as a cold or dry storage and possibly developed into some other light industrial use.

LOCATION:

The street address is 571 Front Street, Earlimart CA 93233. The facility is on the northwest corner of Sutter and Front Streets in the town of Earlimart.

LEGAL:

Tulare County APN's 315-071-002 and 315-072-017. Both parcels are located in a portion of the northeast 1/4 Section 33, Township 23s, Range 25E, M.D.B.&M.

BUILDINGS:

Type	Sq. Ft.
Cold Storage Room S-1	3,850±
Cold Storage Room S-2	3,850±
Cold Storage Room S-3	3,850±
Cold Storage Room S-4	10,450±
Pre-Cool Room P-1	1,250±
Pre-Cool Room P-2	1,250±
Pre-Cool Room P-3	1,250±
Hallway	6,000±
Shipping Area	3,840±
Mechanical Room	<u>1,500±</u>
TOTAL	37,090±

IMPROVEMENTS:

Attached to the shipping area is a 2,350± sq. ft. receiving area with dock height floors along with shipping office and rest room. The loading dock also has 2 recessed doors for shipping and receiving. The cold storage is cooled by a circulating ammonia system with 4 compressors totalling 350 horsepower. The condensers are roof mounted with coils and fans for each room. The property also has a modular office next to the dock for additional use.

UTILITIES:

Electricity, natural gas, and telephone service are connected to the property. Domestic water and sewer are provided by the Earlimart Public Utility District.

ZONING:

Parcel 315-071-002 is zoned M-1, Light Manufacture land uses include packing house, cold storage and is not under the Williamson Act. Parcel 315-072-017 is zoned C-3, Service Commercial and is not under the Williamson Act.

PRICE/TERMS:

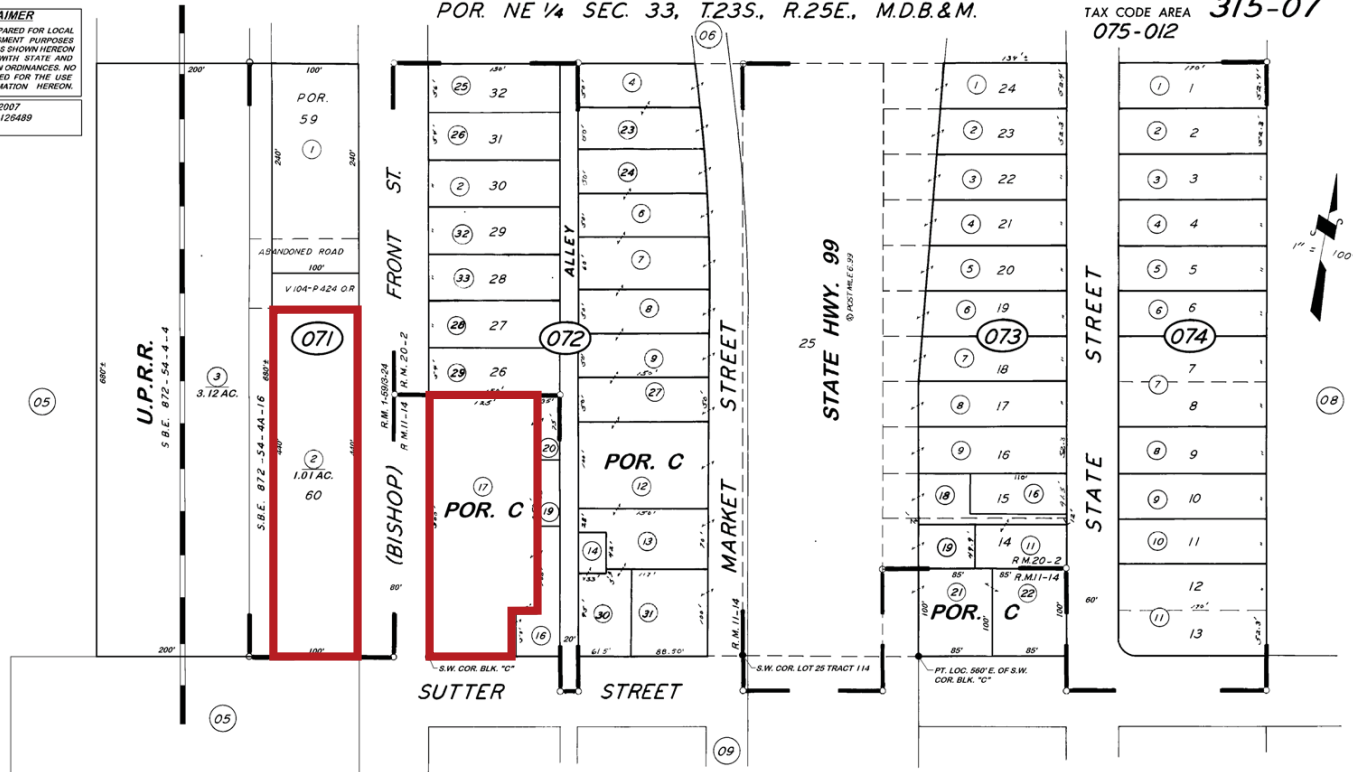
\$550,000 all cash.

ASSESSOR'S PARCEL MAP

DISCLAIMER
 THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.
 REVISED: 10/22/2007
 REASON: 2004-0128489
 CAD TECH: PHN

POR. NE 1/4 SEC. 33, T23S., R.25E., M.D.B.&M.

TAX CODE AREA 315-07
 075-012



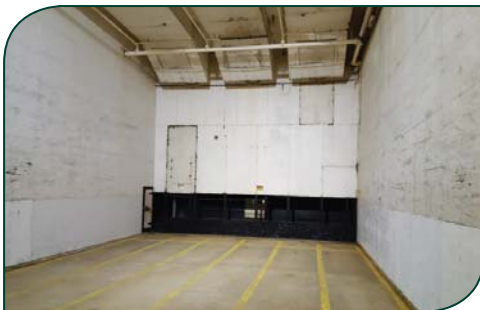
POR. ALILA, R.M. 1-59, 3-24
 POR. EARLIMART & EARLIMART FRUIT & ALFALFA COL. NO. 2 & 3, R.M. 11-14
 TRACT NO. 114, R.M. 20-2

VICINITY OF EARLIMART
 ASSESSOR'S MAPS BK. 315, PG. 07
 COUNTY OF TULARE, CALIF.

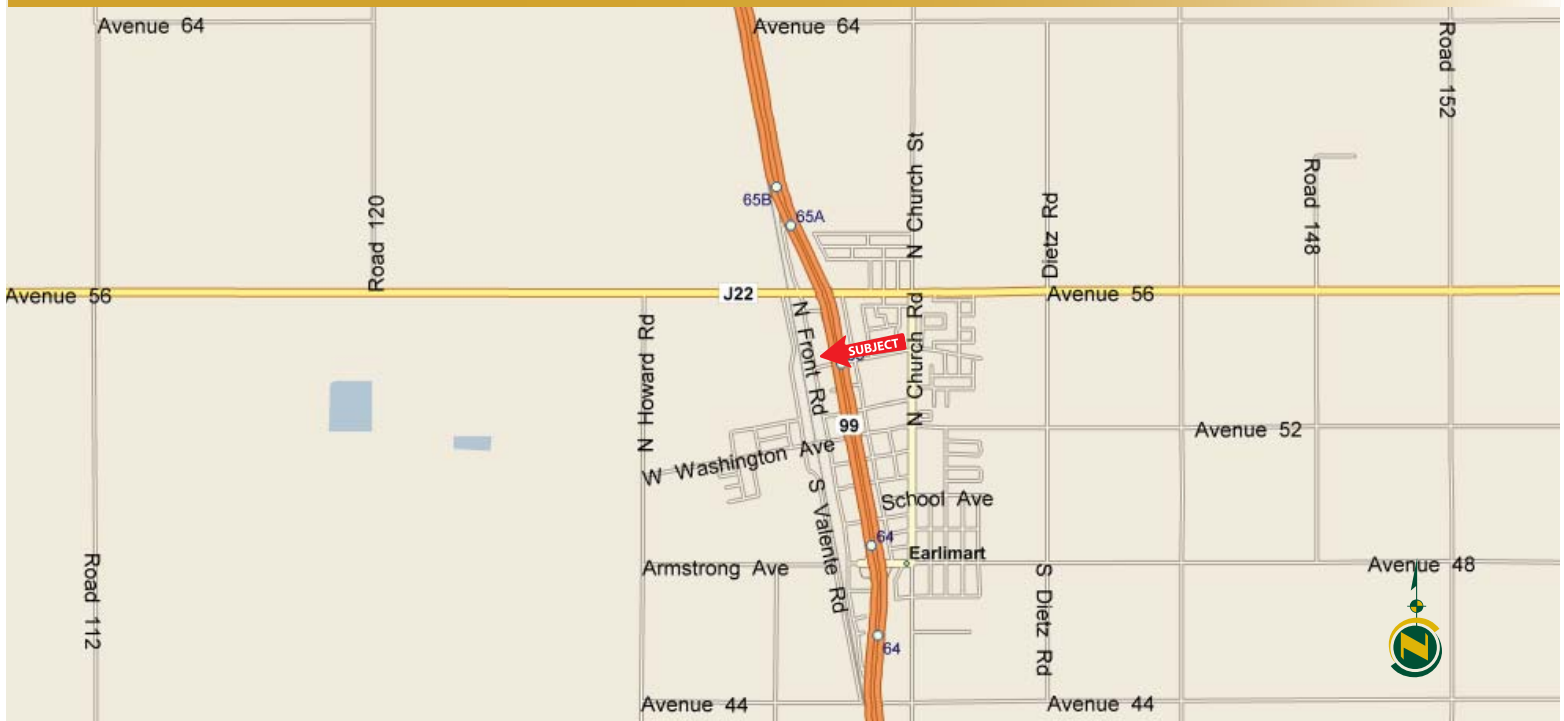
NOTE -- ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES



PHOTOS



LOCATION MAP



REGIONAL MAP



Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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