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**FOR SALE**

# Lindsay Packing Facility & Cold Storage



**9.41± Acres**  
**Tulare County, California**

- Turn Key Citrus Facility
- Multiple Packing Lines
- High Output Capacity
- Great Citrus Location
- Plenty of Office Space

**Exclusively Presented By:**  
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CA BRE #00020875



# Lindsay Packing Facility & Cold Storage

9.41± Assessed Acres

\$2,500,000

## DESCRIPTION:

Available for sale is a citrus packing and cold storage facility with three packing lines. There is approximately 266,248± square feet of total working space in the north, south and specialty packing houses, and 32,538± square feet of working space in the cold storage areas.

The north facility features a packing house, 12 degreening rooms, 3 cold storage rooms with racks, and a six bay shipping area. The north facility is capable of processing approximately 125± bins per hour on average.

The south facility features a packing house with a dual line system capable of processing 50± bins per hour. Also, the south house features degreening rooms, cold storage rooms, a bin dump canopy, storage areas, and a three bay shipping dock.

There is also a specialty house / east facility with a single line system for presorting, sizing and rebinning fruit.

## LOCATION:

The site address is 391 Oxford Ave, Lindsay, CA 93247.

## LEGAL:

Tulare County APNs: 205-133-004, 205-133-005, 205-134-020, 205-134-018, 205-134-019, 205-143-004, 205-143-006, 205-143-008, 205-144-002, 205-144-019.

## SITE IMPROVEMENTS:

The property features and includes the following items:

### Complete Citrus Packing Lines –

- Bin Set on conveyor
- Bin Dump
- Pony Sizer
- Dark room grading system
- Fruit washline and equipment
- Manual pregrade equipment
- Fruit conveyor systems
- Waxing equipment
- Electronic citrus sizing equipment
- Fruit distribution system
- Accumulation systems
- Full carton conveying system
- Juice grade handling systems
- 5 Sunkist Soft Touch packers
- Daumer bagger

### Pre Sort Packing Line (East)–

- Bin Set on conveyor
- Bin dump
- Fungicide treatment tank
- Pony sizer
- Dark room grading system
- Fruit washline and equipment
- Manual grading equipment
- Fruit conveyor systems
- Electronic citrus sorting equipment
- 6 station rebinning system with gravity rollout bin conveyors

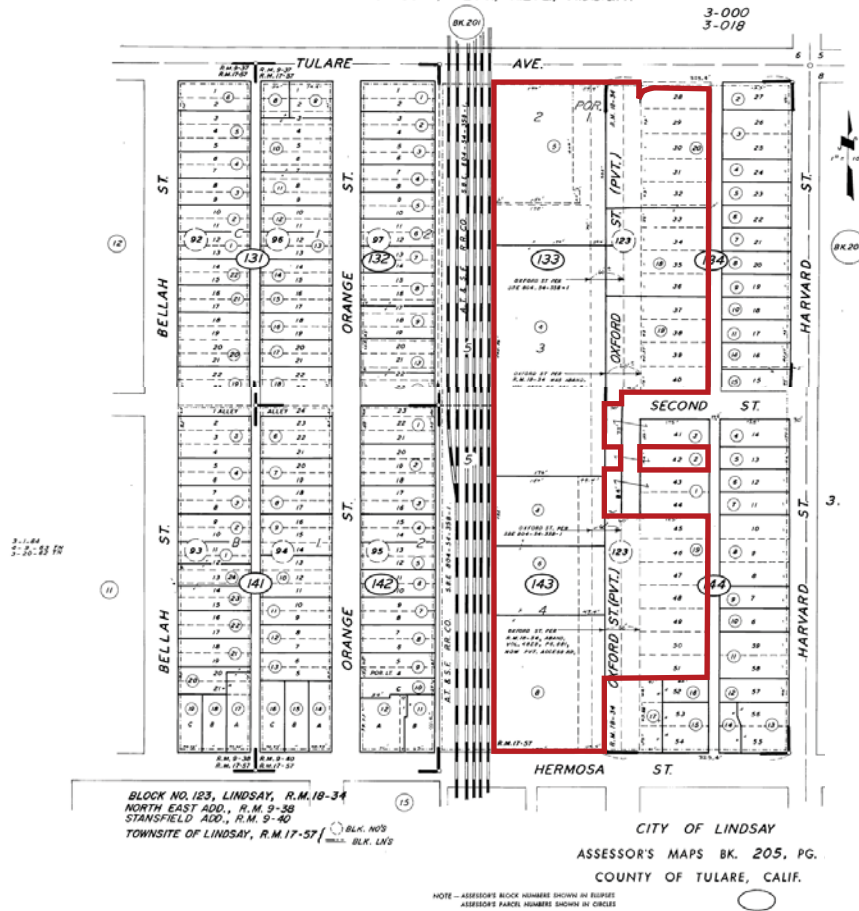
### IT and Communications Equipment –

- Wi-Fi network and bridge
- Linksys PoE switch for Wi-Fi network
- AdTran T1 network modem for bonded T1 lines
- Avaya Merlin Magix phone system and phones
- All phone and network cables/jacks in place at all workstations
- A/C units in server room
- Fiber converters
- Security cameras in shipping area (11).

# ASSESSOR'S PARCEL MAP

N. POR. NE 1/4 OF NE 1/4 SEC. 7, T.20S., R.27E., MDB.&M. TAX CODE AREA 205-13

3-000  
3-019



## IMPROVEMENTS CONTINUED:

All desks, conference tables, chairs, partition systems, misc file storage, production lunchrooms, microwaves, refrigerators, washing equipment, handwashing stations, lunch tables, benches and chairs are included.

### **The sale will not include:**

- Any leased equipment such as the Pace International Scale Washer.
- Post-harvesting process systems equipment or chemicals.
- Any mobile equipment including pickups, flatbed trucks, or autos.
- PLU labeling equipment and labels.
- Servers, UPS' and all primary network switches (other than ones mentioned earlier).
- Network attached storage.
- Workstations and monitors/accessories.
- Networked timeclocks.
- New Wi-Fi AP's that are part of SSID Sumo3.
- Mitel phone system and corresponding handsets.
- Scanners in use at shipping department for barcoding.

**Included items and equipment are subject to change and may not be listed on the brochure. Please review the asset lists to confirm equipment included in the sale.**

**Buyer is also to confirm square footage of facility during inspection period.**

**A facility layout map, asset list, and pack volume summary report is available upon request.**

## PRICE:

The asking price is \$2,500,000.

## NOTE:

Property shown by appointment only.

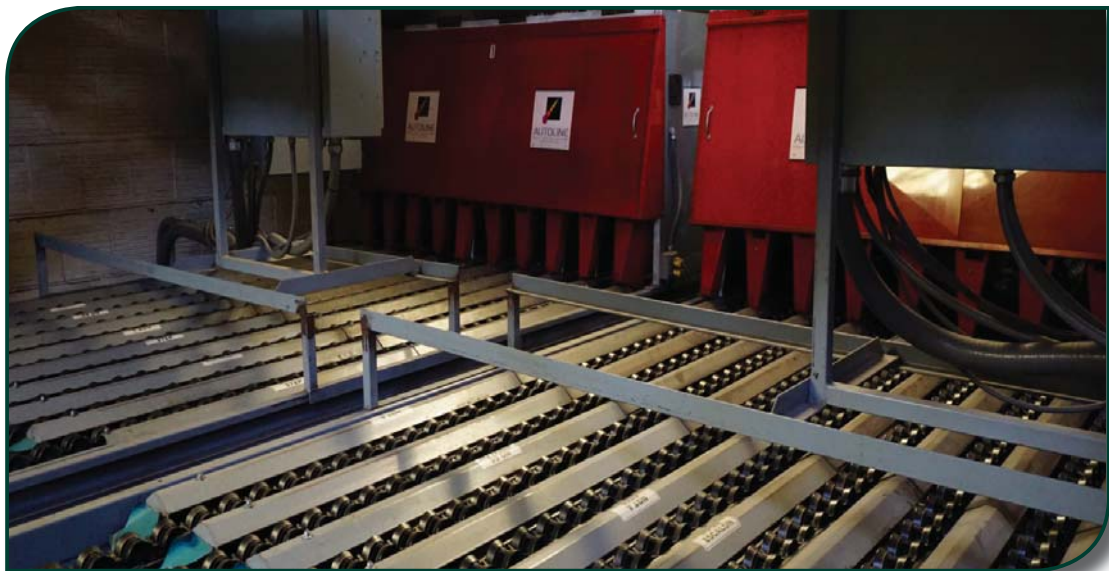
**PROPERTY PHOTOS**



PROPERTY PHOTOS



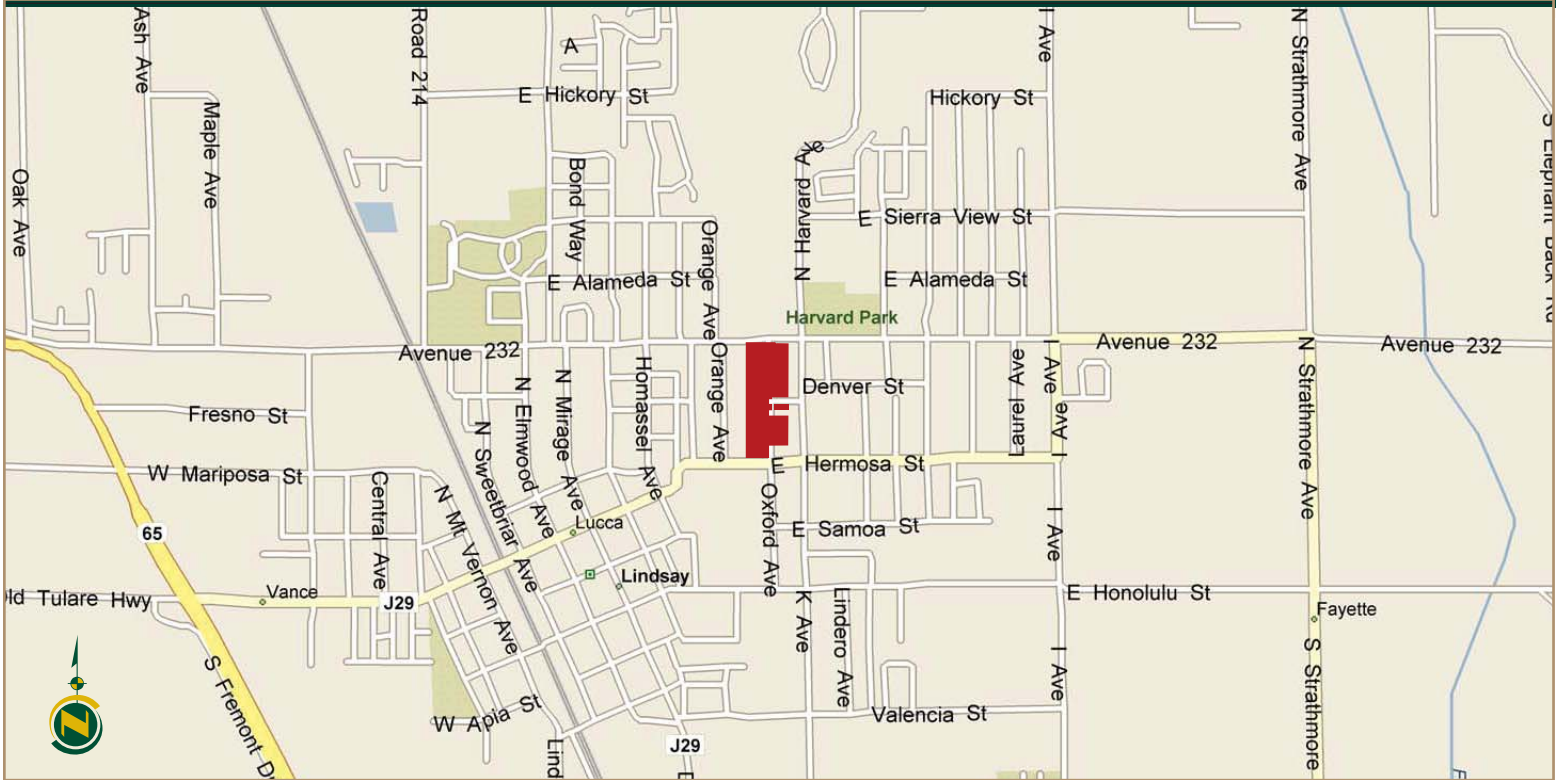
# PROPERTY PHOTOS



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# 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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