

**FOR SALE**



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# Fresno Packing & Cold Storage Facility



**13.68± Acres**  
**Fresno County, California**

- Suitable for vegetables, fresh fruit or nut crops
- Located in Fresno City planning area
- Additional room for expansion
- Good access, close to Highway 99

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



# Fresno Packing & Cold Storage Facility

**13.68± Acres**

**\$3,700,000**

**LOCATION:**

The east side of S. Fowler Avenue 1/2 mile south of E. Jensen Avenue, approximately 1/2 mile south of the City of Fresno, CA. (Address: 2500 S. Fowler Avenue, Fresno, CA 93725).

**DESCRIPTION:**

A packing/cold storage plant located in the heart of the San Joaquin Valley suitable for packing or processing vegetables, fresh fruit or nut crops. The property is in Fresno County's southeast growth area (SEGA), located within the City's Sphere of Influence. The 13.68± acres of land will provide additional room for building expansion.

**LEGAL:**

Approximately 13.68± acres located in portions of the NW 1/4 and the SW 1/4 of Section 22, T14S, R21E, M.D.B.&M. (Fresno County APN's: 316-051-32s & 61s).

**ZONING:**

AE-20 (Agriculture Exclusive with 20 acre minimum parcel size).

**BUILDINGS:**

Detailed descriptions of the building improvements are as follows:

The facility has a total of 79,833± sq. ft. of building improvements of which 42,191± sq. ft. consist of general building improvements and 37,642± sq. ft. of cold storage area.

The ammonia-based cooling system, a Baltimore air coil evaporative condenser tower and two Mycom screw compressors; one 300 HP and one 150 HP, with an estimated cooling capacity of 409.6 tons of refrigeration.

General Building: The general building includes a packing building (with office), packing canopy, shipping office, receiving offices, break room/rest rooms, mechanical room, electrical room, material storage canopy, receiving canopy, dehydrator tunnels (22), train depot and scale house. The General buildings breakdown is as follows:

Material Storage Canopy	7,100± sq. ft.
Office /Rest rooms (Packing Canopy)	1,000± sq. ft.
Receiving Canopy	3,870± sq. ft.
Electrical & Mechanical Rooms	1,710± sq. ft.
Receiving Office (Old CS Bldg.)	800± sq. ft.
Battery room (Old CS Bldg.)	700± sq. ft.
Shipping Office	1,180± sq. ft.
Packing Building	8,028± sq. ft.
Office (Packing Building)	972± sq. ft.
Attached Packing Canopy	7,450± sq. ft.
Dehydrator Tunnels (22)	6,975± sq. ft.
Train Depot	3,278± sq. ft.
Scale House and Scale	100± sq. ft.

# Fresno Packing & Cold Storage Facility

## BUILDINGS (continued):

Cold Storage: The cold storage consists of 14,602± sq. ft. constructed in 1961, which was expanded by 16,940± sq. ft. in 1998 with concrete tilt-up. A 6,100± sq. ft. refrigerated packing building was added in 2011. The total cold storage area of this facility is 37,642± sq. ft. The cold storage breakdown is as follows:

Refrigerated Packing Building	6,100± sq. ft.
Pre-Cooler Room #1 (2 Fans)	1,237± sq. ft.
Pre-Cooler Room #2 (2 Fans)	1,237± sq. ft.
Refrigerated Hallway	3,686± sq. ft.
Cold Storage Room #1 (6 Fans)	3,465± sq. ft.
Cold Storage Room #2 (6 Fans)	4,977± sq. ft.
Cold Storage Room #3 (6 Fans)	5,940± sq. ft.
Cold Storage Room #4 (8 Fans)	6,600± sq. ft.
Refrigerated Shipping Room	4,400± sq. ft.

## EQUIPMENT:

No equipment or personal property is included in a sale.

## IMPROVEMENTS:

A 5-bay recessed loading dock, partial perimeter fencing, extensive concrete and asphalt paving, curbs and gutters and landscaping.

## WATER:

Water for the facility is provided by an on-site pump and well with pressure tank system. The property is located in the Fresno Irrigation District, but does not receive water.

## UTILITIES:

Electric service provided by P.G.&E., communications by AT&T, on-site septic system and reservoir for site drainage.

## PRICE/TERMS:

\$3,700,000 cash at the close of escrow.

## PROPERTY PHOTOS

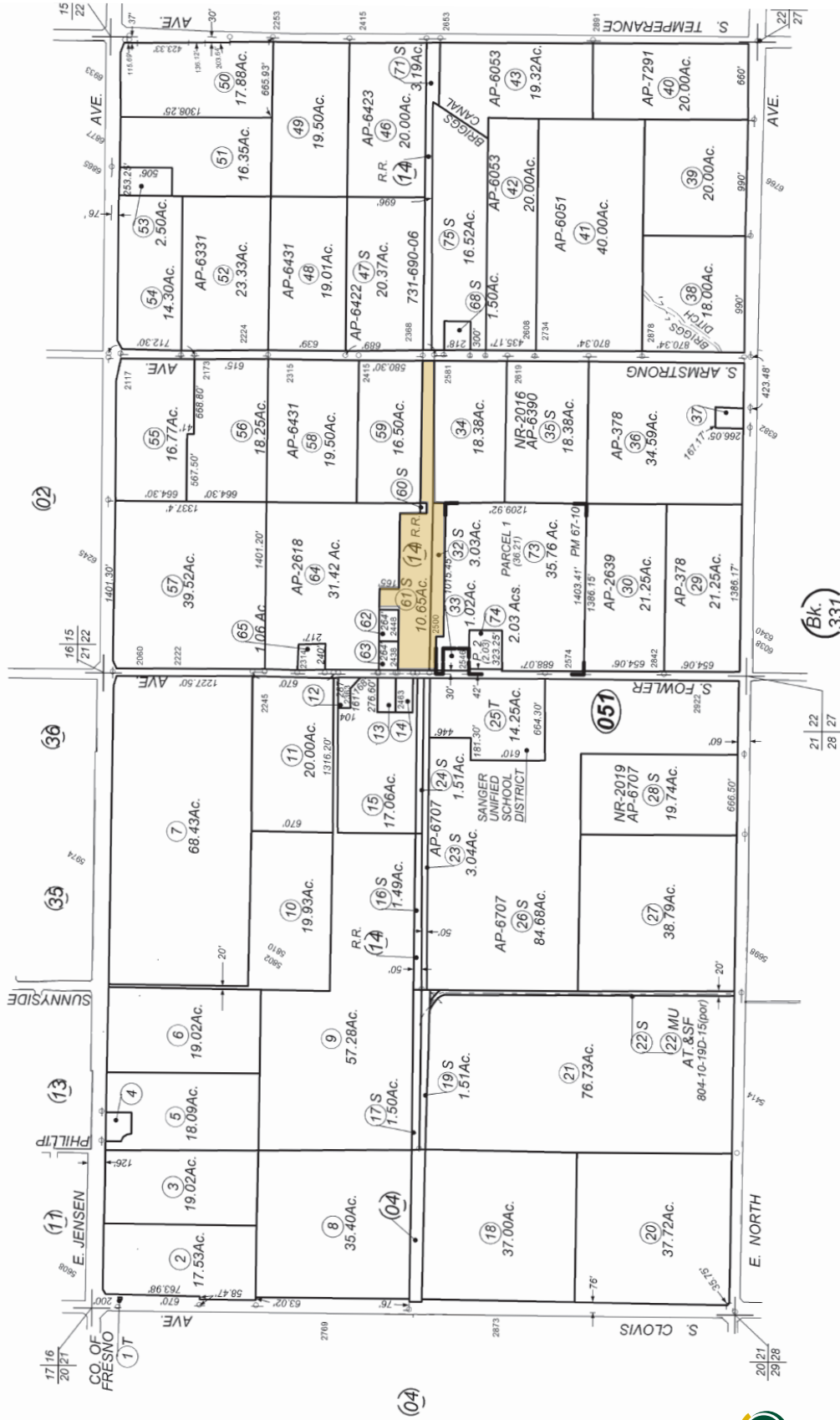


# Fresno Packing and Cold Storage Facility

Tax Rate Area  
71-011

SUBDIVIDED LAND IN POR. SEC'S. 21 & 22, T.14S., R.21E., M.D.B.&M.

-NOTE-  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.

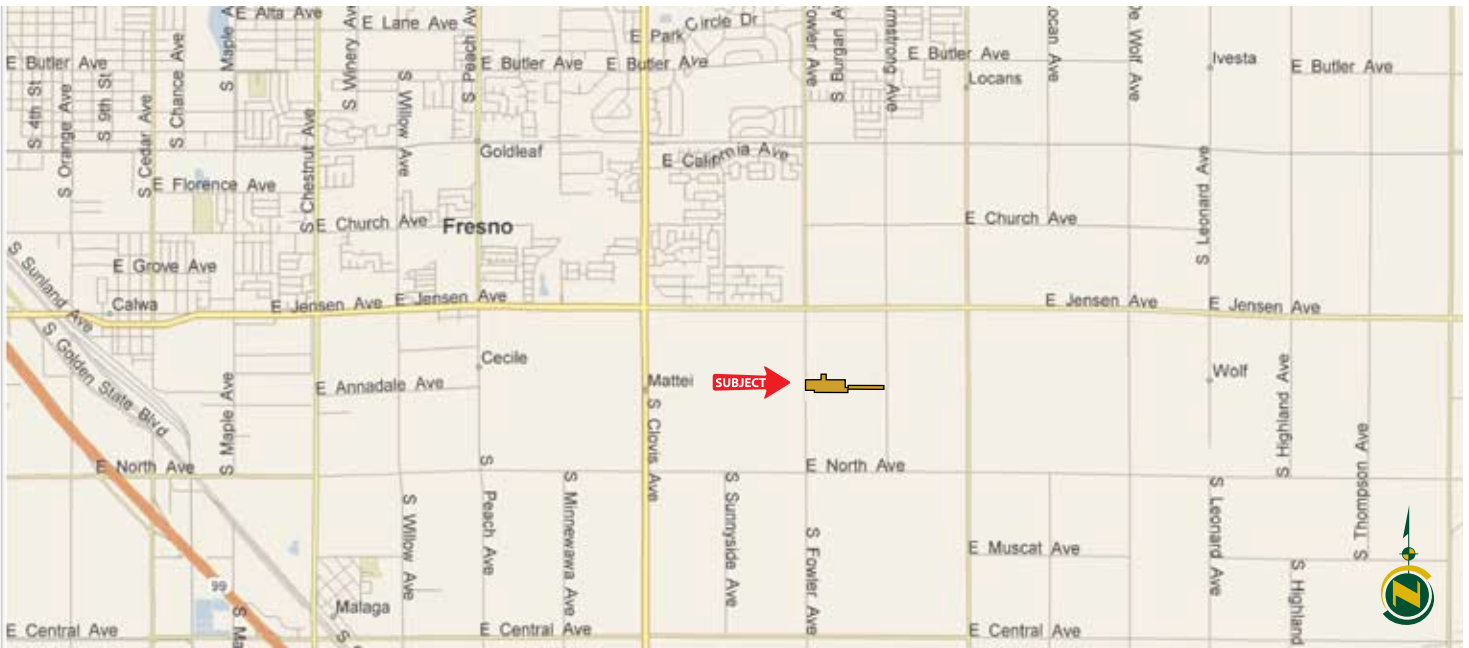


(Bk. 331)



Aerial View of Downtown

# LOCATION MAP



# PROPERTY PHOTOS



**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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