

FIREBAUGH PACKING & COOLING FACILITY

37.81± Acres
Fresno County, California

\$3,250,000



- Updated Facility
- 93,100± s/f of Building Space
- Shipping Office
- Shop & Computer Monitoring Area
- 5 Licenses for Cannibis Use



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Exclusively Presented by:



FIREBAUGH PACKING & COOLING FACILITY

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PROPERTY OVERVIEW

LEGEND

1 - Cold Storage, Processing & Office Space - 45,300± s/f

2 - Cold Storage & Processing
25,800± s/f

3 - Dry Storage - 14,000± s/f

4 - Dry Storage - 6,000± s/f

5 - Equipment Room, 2,000± s/f

Boundary Lines
are Approximate



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PROPERTY INFORMATION

DESCRIPTION

If you're looking for a packing and cooling facility, here is an opportunity to purchase a modern facility that has been used previously for receiving storing, packaging and shipping produce grown here in the Central Valley of California. Multiple buildings included in this piece are cold storage, processing, office space, dry storage, and an equipment room. Included with this sale are five licenses for cannabis cultivation & distribution (2) Greenhouses, (1) Nursery, (1) Processor, and (1) Distribution.

The outside of the property includes improvements and upgrades such as new fencing, repaired fence and railing on loading docks, new yard flood lights, and new 32 camera Hikvision HD system with DVR allowing 90-day storage of recordings.

LOCATION

The property is located on the SE outskirts of Firebaugh. Property address is 6879 N. Washoe Ave, Firebaugh, CA 93622.

LEGAL

Fresno County APN: 012-020-33 & 007-091-37

Located in a portions of Sections 32 and 5, Township 12S, Range 14E, M.D.B&M.

ZONING

AE-20 Agricultural Exclusive 20 acres

WATER

The property is located in the Firebaugh Canal Company with access to water through the city of Firebaugh.

SOILS

Tranquility-Tranquility, wet, complex, saline-sodic, 0 to 1 percent slopes

BUILDINGS/STRUCTURES

Building 1 – Cold Storage, Processing & Office Space:

A frame construction type building that was built in 1971 with a steel roof. This 45,300± sq. ft. structure offers many new improvements and upgrades.

Building 2 - Cold Storage & Processing:

This 25,800 s/f building was built in 1954 with a frame construction type and wood roof. There are also many improvements made to this building, such as repainted exterior of the building, repaired entry door, new LED fixtures, etc.

Buildings 3 & 4 - Dry Storage:

Finished in 2020 are two dry storage buildings with a steel roof and frame construction. The many improvements and upgrades include new roll up and steel doors, new LED lights inside, new exterior flood lights and enclosed pole barns with side walls and rib panels. Building 3 is approximately 14,000 sq. ft. and Building 4 is approximately 6,000 sq. ft.

Building 5 – Equipment Room:

The 2,000± sq. ft. equipment room, built in 2020 includes new sensors, alarms and horns to monitor temperature, humidity and ammonia detection. This structure also has new water pumps, new pump motors, and new LED light fixtures.

PRICE/TERMS

\$3,250,000 cash at the close of escrow.

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PROPERTY LOCATION

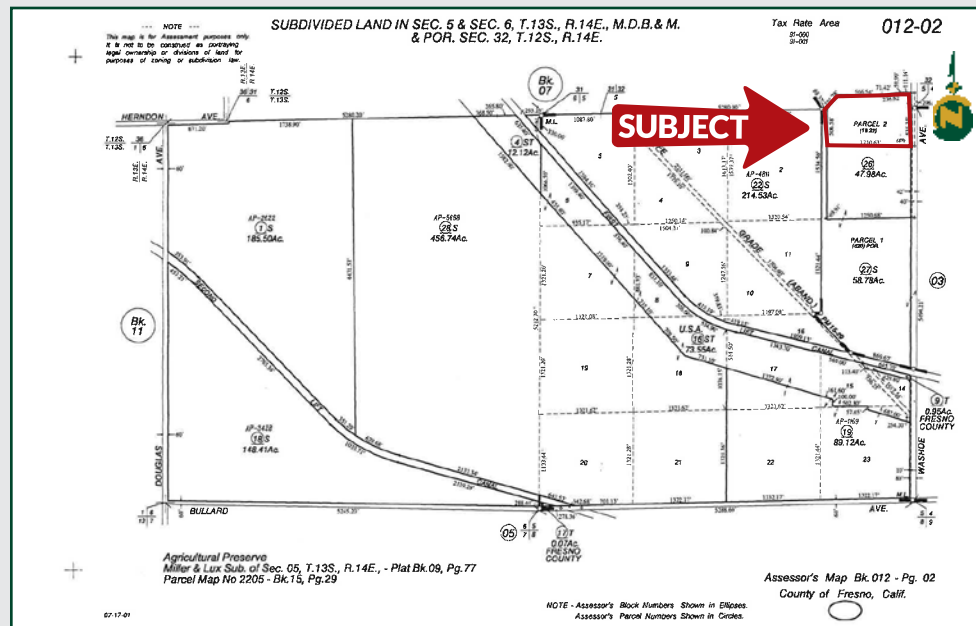
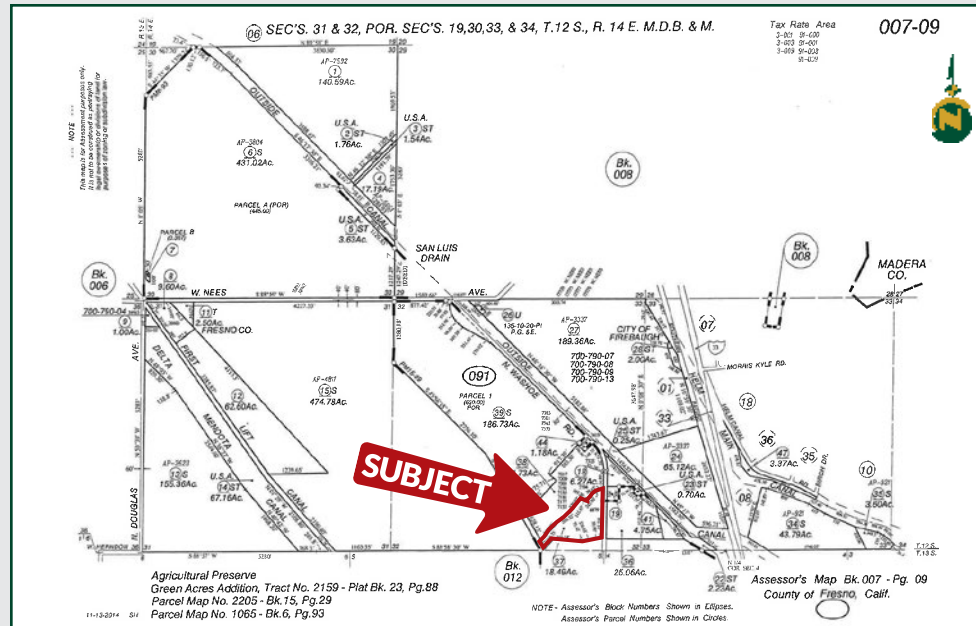


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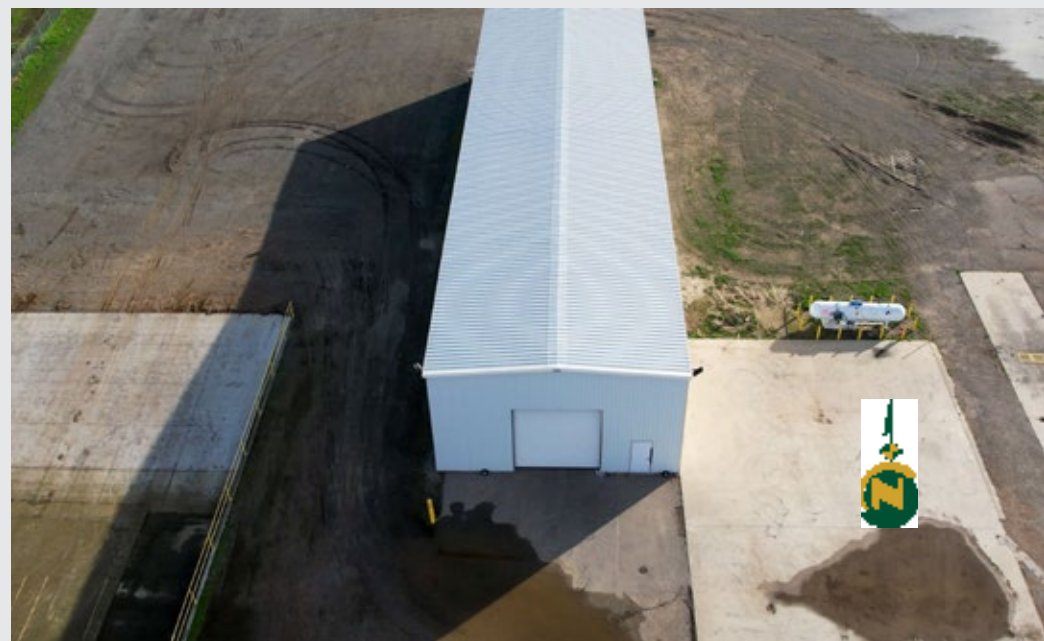


PARCEL MAPS



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PROPERTY PHOTOS



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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
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.