

DINUBA PACKING & COOLING FACILITY

2.02± ACRES | TULARE COUNTY, CALIFORNIA

\$2,500,000

(\$35.71 SF)



PROPERTY HIGHLIGHTS

- C-4 COMMERCIAL ZONING
- PACKING EQUIPMENT INCLUDED
- RECENTLY OPERATED FACILITY
- CITY WATER, SEWER, & GAS



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

7480 N. Palm Ave., Suite 101
Fresno, CA 93711
559.432.6200

VISALIA

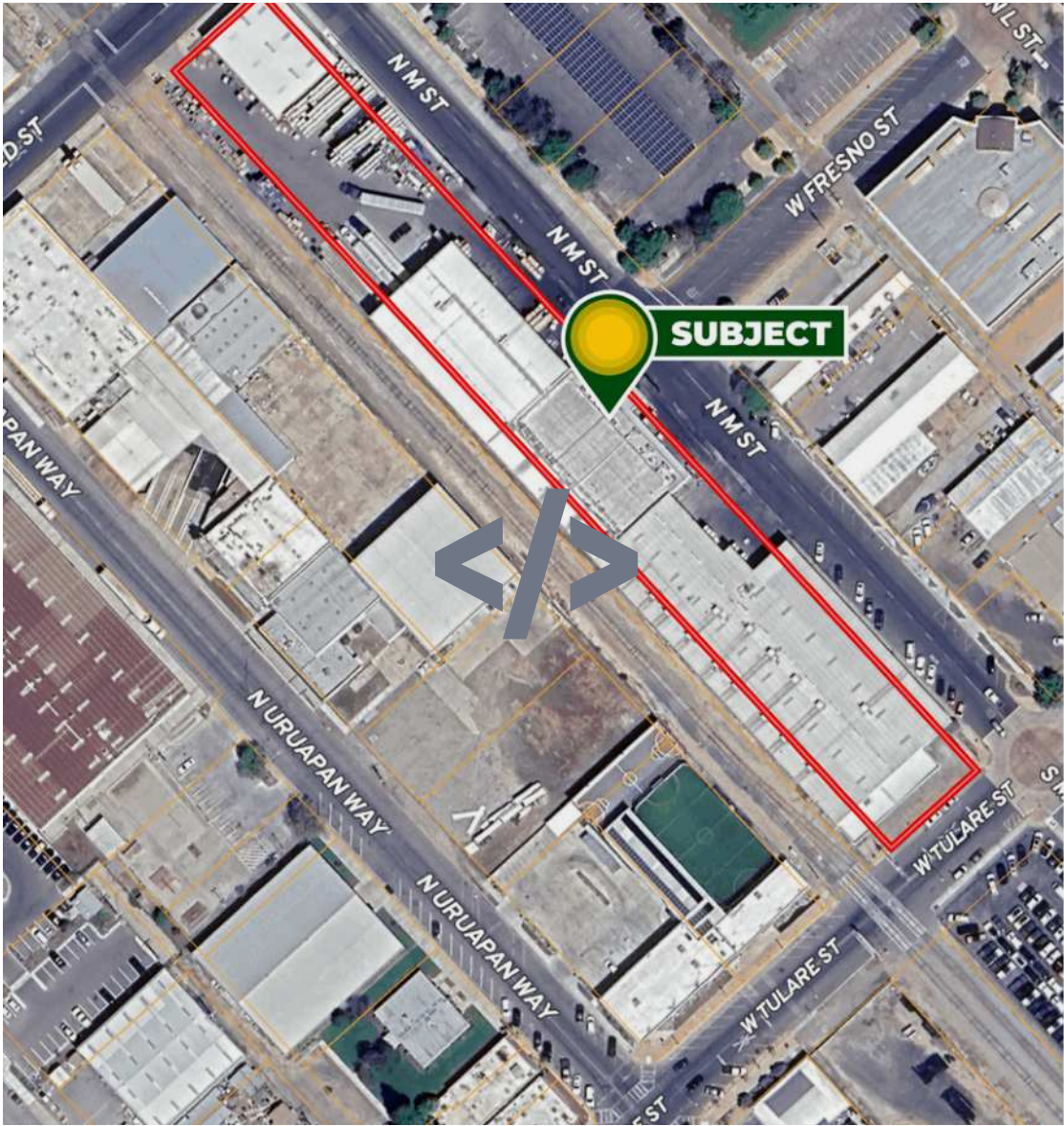
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

This fully operational citrus packing and cooling facility, currently serving a local grower cooperative, offers an excellent opportunity for expansion. With office space, packing equipment, cold storage, degreening capacity, and ample storage, it's ideal for citrus growers to manage their own supply or diversify into new agricultural markets. The facility is also versatile enough to support the packing and marketing of other commodities or industrial uses, depending on your business needs.

Key Features:

- Office facilities for administrative operations
- High-capacity packing equipment & cold storage
- Flexible space for expansion or diversification

Take advantage of this rare opportunity to invest in a well-equipped, adaptable facility. Contact us today for more information!

LOCATION

225 W. Tulare Street, Dinuba, CA 93618

ZONING

C-4 - General Commercial

WATER

Water is supplied by the City of Dinuba and wastewater is managed by the City of Dinuba.

BUILDINGS/STRUCTURES

70,000± SF total enclosed or covered

29,598± SF production floor

6,603± SF detached dry storage

See facility map for details. The railroad runs adjacent to the property. The facility does not have a separate spur and has never utilized the railroad line.

CAPACITY

Degreening

1,750 bins at full capacity

Cold Storage

3,050 bins at full capacity (if not Degreening)

1,300 bins (if Degreening at full capacity)

Dry Storage

Separate shed out back with measurements of 93'x71'

Bins/Hour Mainline

40-60 bins/hour (depending on variety)

Carton/Hour - Bag Machines

Sorma machine 2 baggers - 30 to 40 bags/minute

Volm machine carousel - 20 to 40 bags/minute

Shipping & Receiving

Shipping 4-Dock Doors

Finish Product - 612 Pallets (if only using

Receiving 1-Door

PRICE/TERMS

\$2,500,000 (\$35.71/sf) cash at the close of escrow.

*WATER DISCLOSURE

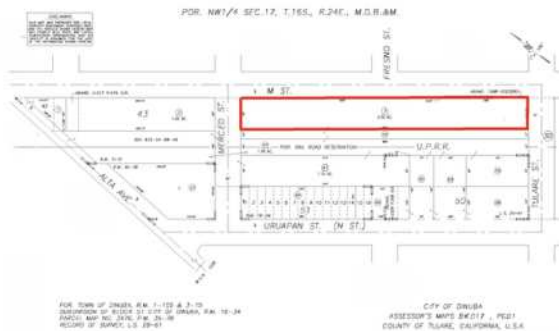
The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer, or other environmental professional.

POLICY ON AGENT COOPERATION

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PARCEL INFORMATION

APN: 017-010-003



OTHER INFORMATION











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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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