



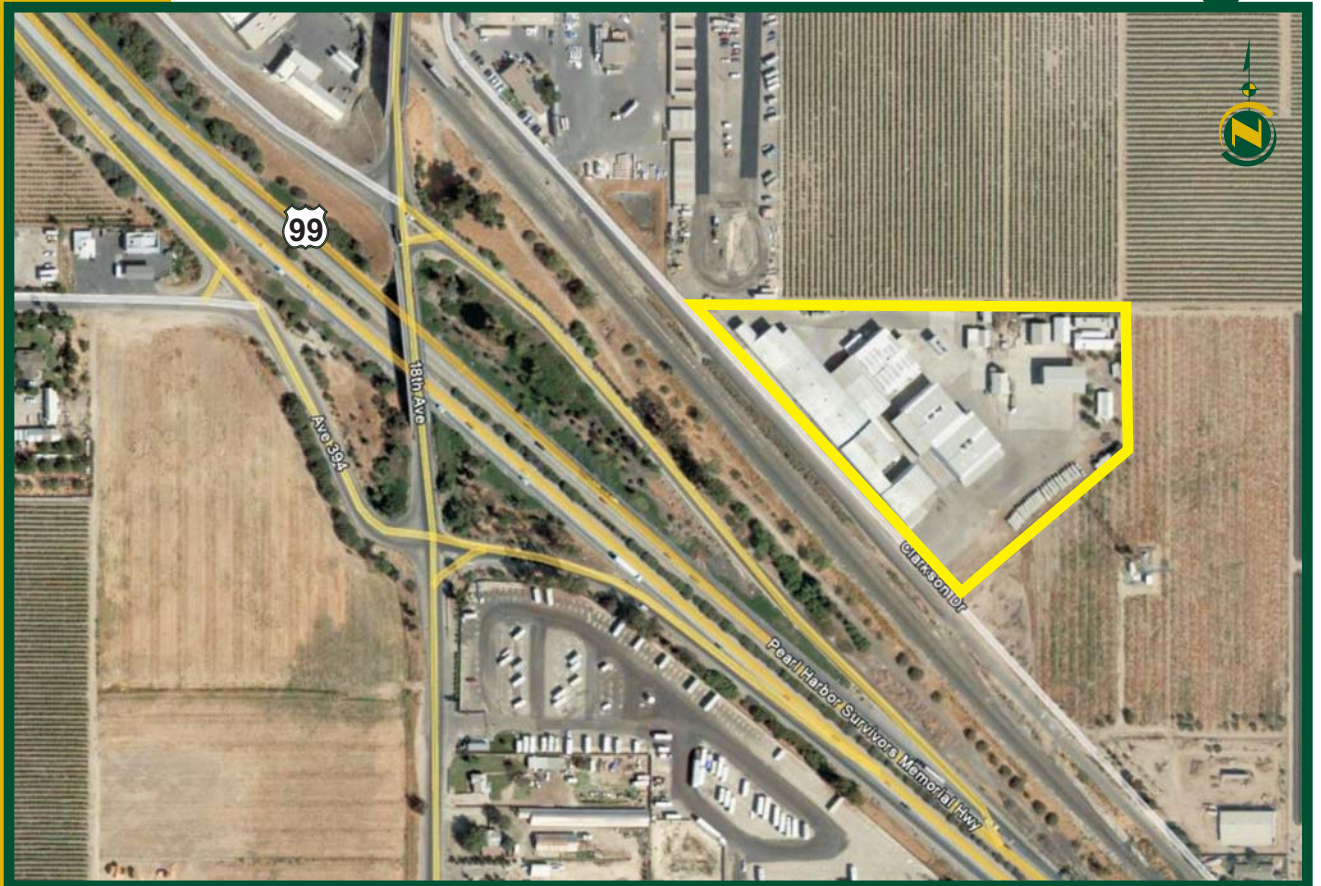
**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

For Sale

California's Largest Ag Brokerage Firm

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Kingsburg Area Warehouse & Cold Storage



Exclusively Presented By:
PEARSON REALTY

6.5± Acres, Tulare County, California



KINGSBURG AREA WAREHOUSE AND COLD STORAGE

6.50± Acres

\$1,700,000

DESCRIPTION: The property is a combination of buildings totaling 88,600± sq.ft. Which has previously packed and stored tree fruit and table grapes. The facility is located in the heart of the states two leading agricultural counties. It is adjacent to the City of Kingsburg, California with close access to both north and south Highway 99 on and off ramps. The property also has a railroad spur.

LOCATION: The site address is 39400 Clarkson Drive. The facility sits on the east side of Clarkson Drive, a frontage road which parallels California Highway 99. The property is located just east of Highway 99 and just south of the Kingsburg City limits.

LEGAL: Tulare County APN 028-150-020; a portion of the west 1/2 of the southeast 1/4 of Section 26, Township 21S, Range 26E, MDB&M.

COLD STORAGE: (31,976±sq.ft.) The cold storage is older wood construction with the latest addition in 1977. Refrigeration is supplied by a Freon based system and consists of seven separate holding rooms totaling approximately 23,976± sq.ft. and two pre-cooling rooms with 12 tunnels totaling approximately 8,000 sq.ft. The refrigeration system contains approximately 450 tons of cooling capacity. 74% of the holding rooms are racked for stacking bins and pallets. Total capacity is 7,056 bins or 200,000 standard lug boxes (excluding aisles).

OTHER BUILDINGS

& STRUCTURES: (56,625± sq.ft.) Various metal and wood construction buildings with concrete floors. Building structures consist of a ground level packing buildings field man offices, scale offices, barracks and fumigation chambers (which are refrigerated). (A detailed description of building improvements is available upon request.)

SITE IMPROVEMENTS: Fully paved with concrete and asphalt
800 lineal feet of rail siding
Perimeter chain link fence
Two truck scales (45 feet (not functional) and 65 feet)

WATER: Two 5HP pressure pumps and wells with 500 gallon and 1,800 gallon tanks.

ZONING: The current zoning description for the subject property is A-1, which allows various ag related industrial. The property is not under the ag contract.

UTILITIES: Sewage is provided to the subject property by the Selma, Kingsburg, Fowler sanitation district. Power is provided by PG&E and communication service by AT&T. Police and fire protection are provided by Tulare County agencies.

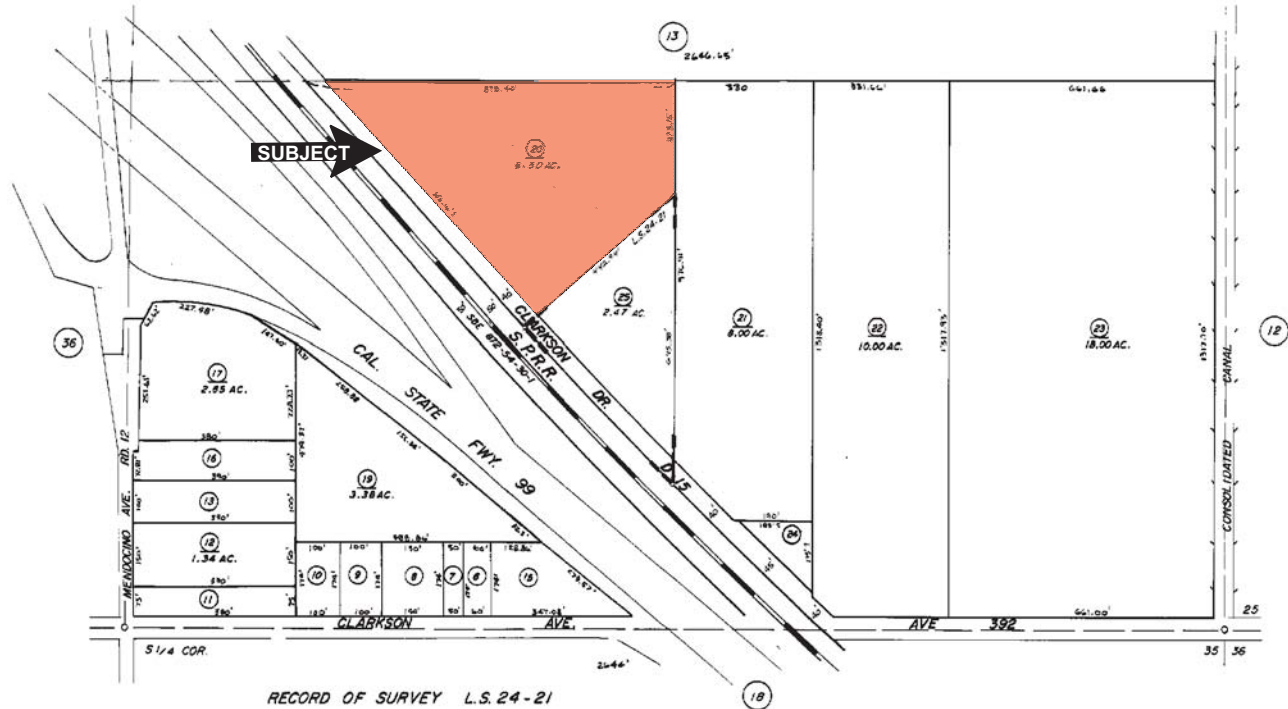
PRICE/TERMS: \$1,700,000 cash or terms acceptable to Seller. The Seller would like to reserve the right to store and ship product from the facility.



ASSESSOR'S PARCEL MAP

S 1/2 OF SE 1/4 , SEC. 26 , T. 16 S. , R. 22 E. , M. D. B. & M.

TAX CODE AREA 28-15
99-001

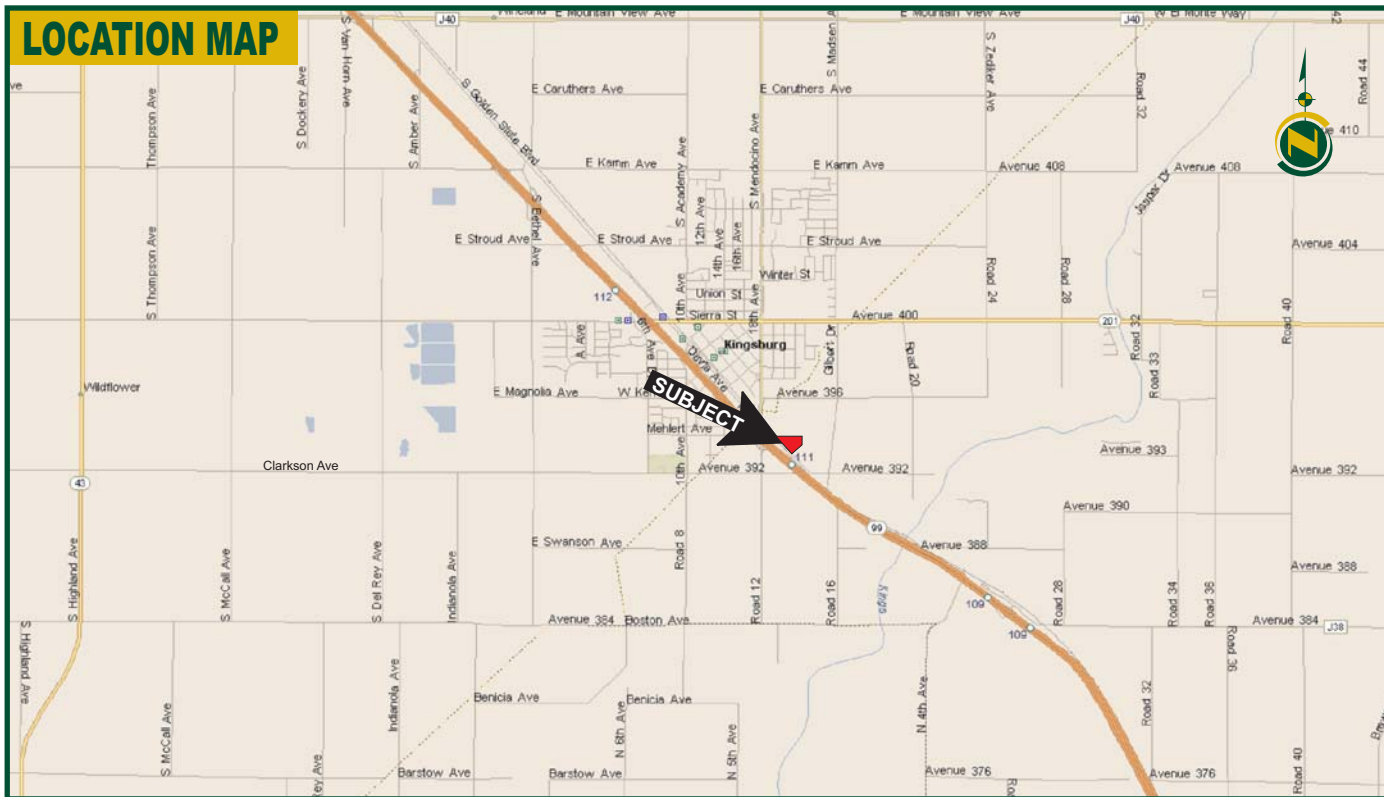


ASSESSOR'S MAPS BK. 28 PG. 15
COUNTY OF TULARE, CALIF.





LOCATION MAP



REGIONAL LOCATION MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

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.

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