

FOR SALE

Cold Storage Facility located at
11009 Central Valley Hwy. Delano, CA 93215



Tech Ag Financial Group, Inc.

CA Broker DRE No. 01865336

3430 Unicorn Rd.
Bakersfield, Ca 93308

Office (661) 695-6500
Fax (661) 384-6168



Neither the Seller, nor Tech Ag Financial Group, Inc. makes any representations or warranties, either expressed or implied as to the accuracy or completeness of the enclosed. Buyers should conduct their own due diligence.

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LOCATION

Property is located at 11009 Central Valley Highway, Delano CA 93215 on the west side of Central Valley Highway 43 to the west of the City of Delano in the County of Kern and State of California.

PROPERTY HIGHLIGHTS

Two (2) buildings totaling 70,000 +/- square feet of improved cold storage, office, and warehouse space situated on 10.74 +/- acres. Property is located in the heart of Kern County's late season table grape harvest, and has historically been used to receive, pack, store, and ship table grapes. Both the south and north warehouse buildings have been very well maintained with newly installed condensers, and there is approximately 6.20 +/- acres of vacant land to accommodate any future expansion!

LEGAL/ZONING

Kern County Assessor Parcel Number(s): 047-160-10; 047-170-07; 193-150-14; Portion(s) of Section 13; Township 25S; Range 24E; MDB&M. The Property is zoned A (Exclusive Agricultural).

IMPROVEMENTS

South Building Description	Construction Date	Gross Building Area (SF)
Office	2000	1,390.00
Pre-Cooler	1985	1,176.00
Cold Storage Room 1S	1985	2,880.00
Cold Storage Room 2S	1985	2,880.00
Cold Storage Room 3S	1985	7,560.00
Cold Storage Room 4S	1985	5,040.00
Fumigation Room	2015	475.00
Receiving Area	1985	20,344.00
Total Area		41,745.00
North Building Description	Construction Date	Gross Building Area (SF)
Pre-Cooler	2000	2,916.00
Cold Storage Room 5N	2000	5,073.00
Cold Storage Room 6N	2000	5,073.00
Cold Storage Room 7N	2005	5,874.00
Cold Storage Room 8N	2005	5,874.00
Staging Area	2000	3,445.00
Total Area		28,255.00
Gross Total Area		70,000.00

OTHER

Water is supplied to the property via a 800' deep domestic well, and each building has its own septic system. Power is provided via PG&E.

PRICE

\$4,600,000.00 (\$67.05 per square foot) with all cash to be paid at the end of escrow.

CONTACT

Morgan Houchin

661-477-3669 (mobile)

661-695-6500 (office)

Mhouchin@techag.com

www.techagfinancial.com



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SITE PHOTOS



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LOCATION MAP



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AERIAL MAP



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FOR EVERYTHING UNDER THE SUN

- Row Crops
- Orchards
- Vineyards
- Ranches
- Developed or Vacant Land

Call **Morgan Houchin 661-477-3669**

TECH AG FINANCIAL GROUP, INC.

Tech Ag Financial Group was founded in the spring of 2001 with the purpose of helping Central Valley growers compete in today's global market. The Group takes a dynamic approach by drawing upon almost a century of family farming experience and Ag-business expertise to help growers remain profitable in a constantly changing economic environment.

Locally owned, with offices in Bakersfield and Buttonwillow, California, our staff includes Ag-business professionals, accredited land consultants, and loan officers with an extensive knowledge base for the successful completion and management of real estate investment opportunities across a wide range of agricultural commodities.

At Tech Ag Financial Group, we can assist our clients in a wide variety of Ag-related areas including real estate brokerage, investment, tenant sourcing, leasing agreements, and crop production financing and operating lines of credit.

Contact us and take advantage of our services today!