

FOR SALE or LEASE



**PEARSON
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AGRICULTURAL PROPERTIES
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Fowler Warehouse & Cooling Facility



**74,768± SF on 4.91± Acres
Fresno County, California**

- Office/Warehouse Distribution
- Large Fenced & Paved Yard
- (7) Separate Cold Storage Rooms

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA DRE #00020875



Fowler Warehouse & Cooling Facility

74,768± SF on 4.91± Acres

Sale: \$4,450,000

Lease: \$24,000/mo. +NNN's

LOCATION:

340 N. 7th Street, Fowler, CA 93625.

DESCRIPTION:

This offering consists of a fruit packing and cold storage or could be utilized as both a cold and dry warehousing facility for any number of commodities. The options are many. It has easy access to Fwy 99, close proximity to Fresno to the north and Visalia to the south. An abundant labor force within walking distance, large paved parking area including a guard shack and complete perimeter fencing.

LEGAL:

Fresno County APN: 343-020-47s. Located in a portion of Section 16, T15S, R21E, M.D.B.&M.

CERTIFICATIONS:

Property has a PRIMUS GFS certification valid from September 23, 2019 to September 22, 2020. The facility also has organic certification certified by CCOF January 16, 2020. Copies of both are on file with listing agent and available upon request.

**BUILDINGS/
IMPROVEMENTS:**

Steel building with blown on foam insulation. 74,768± SF on 4.91± acres.
1,520± sq. ft. of office/improved space.
Height, 22' and 24' to eave.
(4) dock high and (3) grade level roll-up doors.
(4) recessed loading docks.
Power: 480 V, 3 phase, 3 wire 400 Amp; 277/480 V, 3 phase, 4 wire, 2,000 Amp
Large fenced and paved yard.
Fire sprinkler system.
Energy efficient LED lighting throughout.

**REFRIGERATION
SYSTEM:**

Refrigerant R-717 Ammonia
Charge 9,585 lbs.

COOLING:

The current packing area and non-refrigerated area has 12 rooftop evaporative coolers.

COLD STORAGE:

There are 7 separate cold storage rooms. Each one has automated entry doors for easy forklift access.

EQUIPMENT:

Durand Wayland sizers capable of doing apricots, peaches, plums, nectarines as well as pomegranates and citrus.

PRICE/TERMS:

\$4,450,000 all cash or acceptable offer at close of escrow.
Lease Rate: \$24,000.00 per month + NNN's (\$0.321/SF)
Property shown by appointment only.

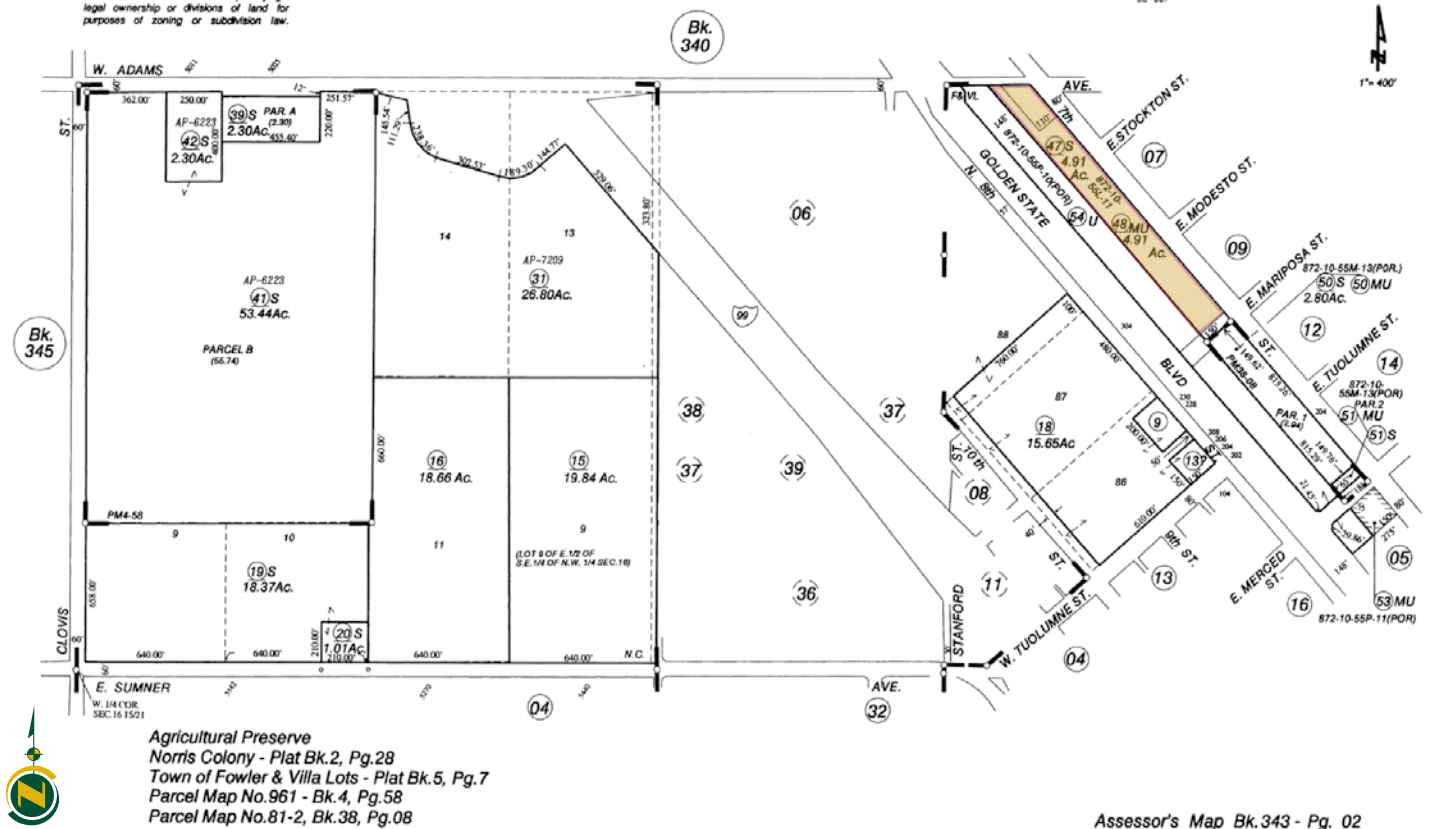
ASSESSOR'S PARCEL MAP

--- 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.

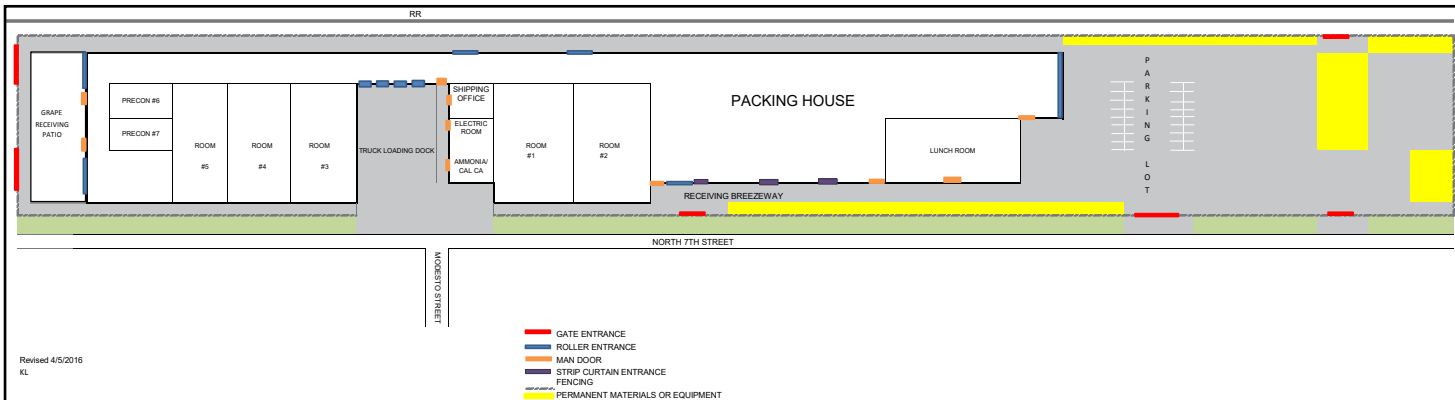
SUBDIVIDED LAND & POR. SEC.16, T.15S., R.21E., M.D.B.&M.

Tax Rate Area
4-016
95-001

343-02



PROPERTY LAYOUT & PHOTOS



FOWLER WAREHOUSE & COOLING FACILITY



Sizer



Electrical Room



Receiving Area



Cooling Tower

FOWLER WAREHOUSE & COOLING FACILITY



Cold Storage Room



Refrigeration Room

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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