

# FRESNO RAISIN PLANT

Fresno County, California

4.08± Acres

\$995,000

PRICE REDUCED



- Turn-key Raisin Business
- Extensive Equipment List
- Prime Raisin Growing Area



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

## Offices Serving The Central Valley

### FRESNO

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

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)

Exclusively Presented by:

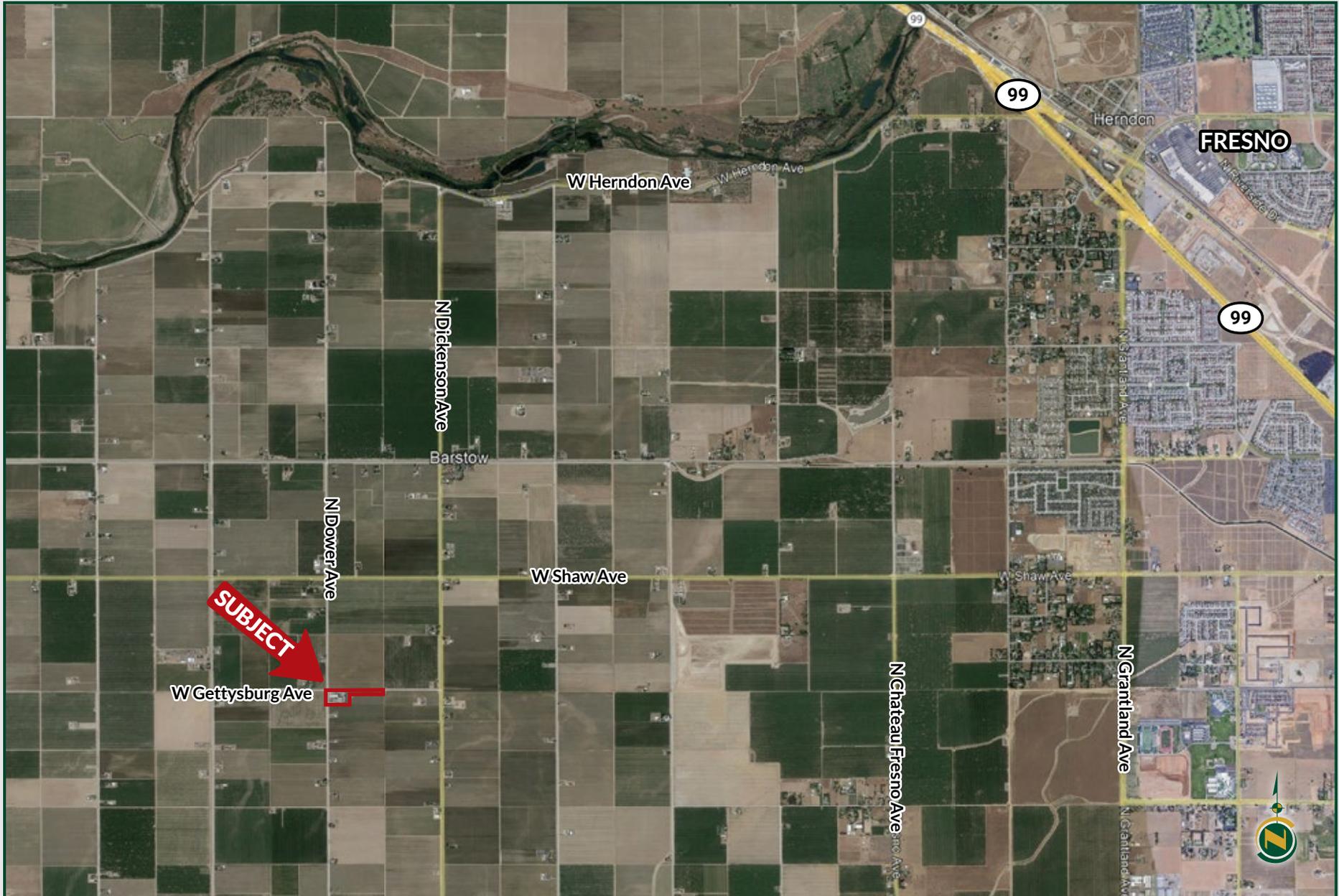


# FRESNO RAISIN PLANT

4.08± Acres  
Fresno County, CA



## PROPERTY LOCATION



## PROPERTY INFORMATION

### DESCRIPTION

A turn-key raisin plant located west of Fresno in the heart of a desirable raisin growing area.

The Fresno Cooperative Raisin Growers had continuously operated the facility since 1947, processing and packaging organic certified Thompsons, Zante Currant and Flame Seedless raisins. The facility has historically operated with all food safety certifications.

The property features over 30,000 square feet of structures, with a main processing building that includes offices, restrooms, storage, breakroom and supply room. There are two grading lines also on site. Eight (8) sheds of various sizes are utilized for storage and fumigation of the raisins. An extensive list of equipment necessary to operate the business is included in the sale.

### LOCATION

The southeast corner of N. Dower Avenue and the W. Gettysburg Alignment. (Address: 4466 N. Dower Avenue, Fresno, CA 93723)

### LEGAL

A portion of the N ½ of the NW ¼ of the SE ¼ of Section 14, T13S., R18 E. M.D. B. & M. (Fresno County APN: 016-091-53s).

### ZONING

AE-20 (Exclusive Agricultural 20-acre minimum parcel size)

### EQUIPMENT

A list of equipment included on the sale to be provided upon request.

### WATER

A pump and well with chlorine injection supplies water for the plant. Water is drained into an on-site pond. (A portion of the pond encroaches on the neighboring parcel.)

### SITE IMPROVEMENTS

A truck scale, USDA Lab, perimeter fencing and extensive pavement and concrete.

### PRICE / TERMS

\$995,000 cash at the close of escrow.

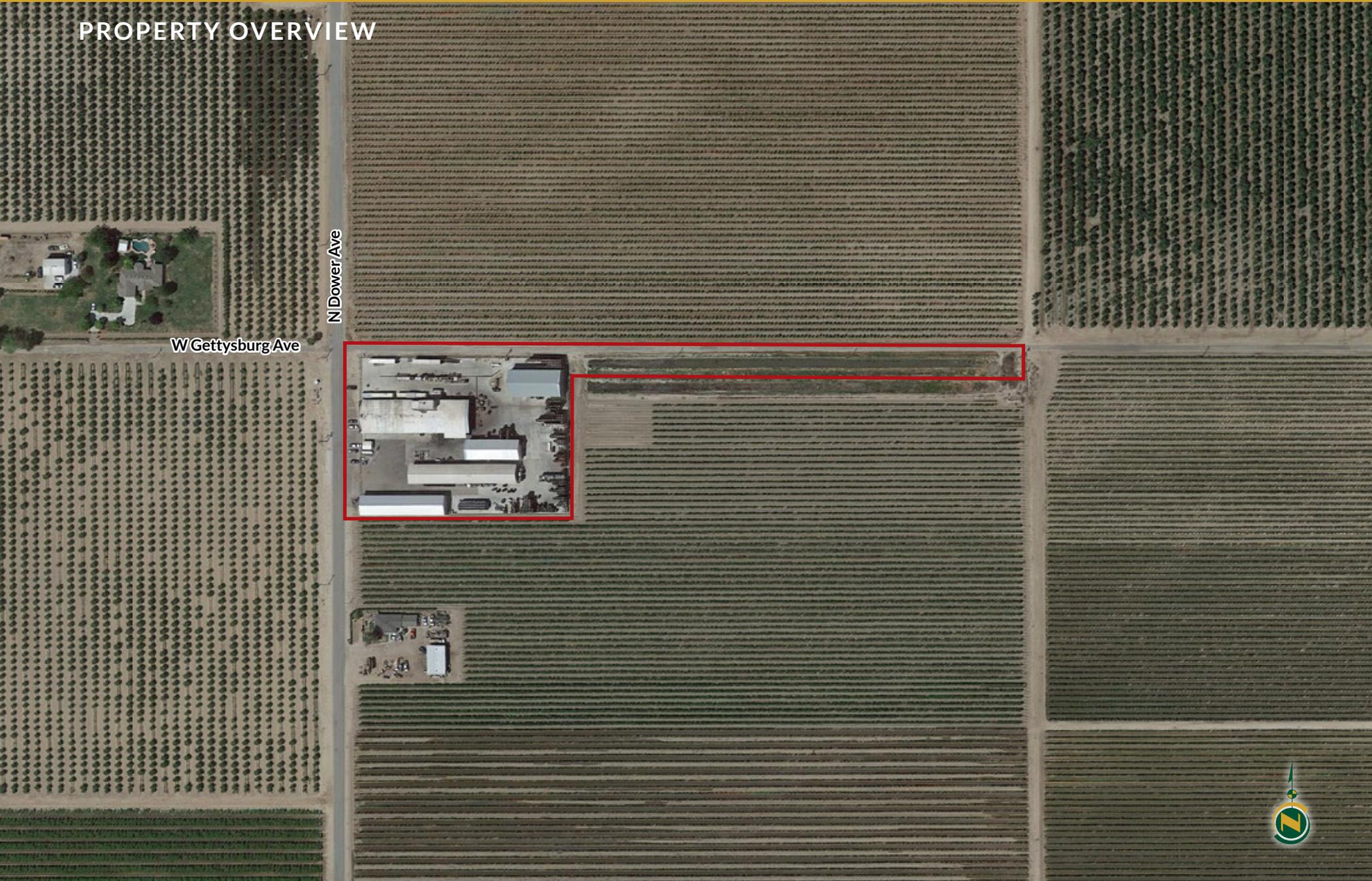


# FRESNO RAISIN PLANT

4.08± Acres  
Fresno County, CA



## PROPERTY OVERVIEW



N Dover Ave

W Gettysburg Ave

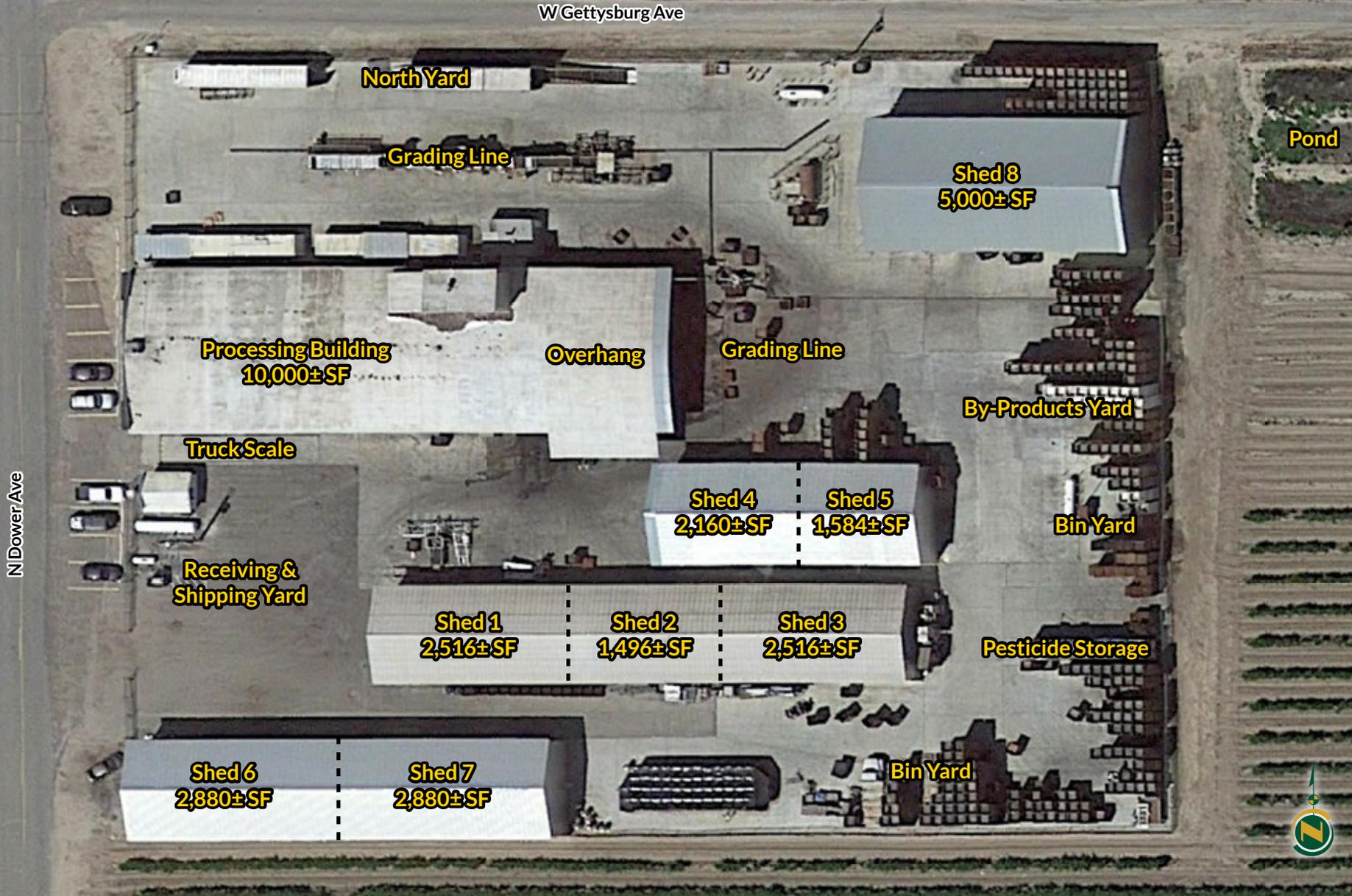


# FRESNO RAISIN PLANT

4.08± Acres  
Fresno County, CA



## SITE OVERVIEW



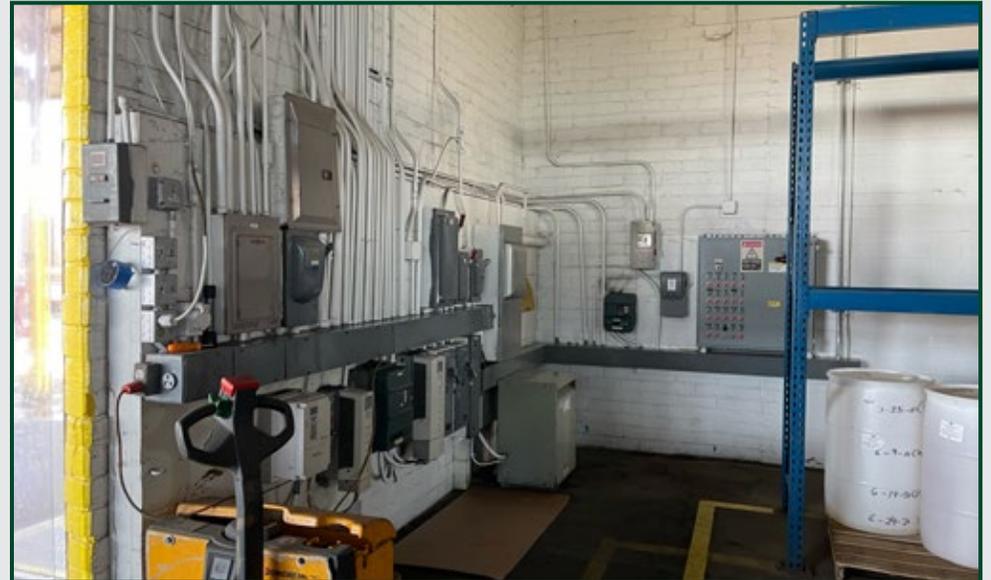


# FRESNO RAISIN PLANT

4.08± Acres  
Fresno County, CA



## PROPERTY PHOTOS



# FRESNO RAISIN PLANT

4.08± Acres  
Fresno County, CA



## PROPERTY PHOTOS



# FRESNO RAISIN PLANT

4.08± Acres  
Fresno County, CA



## PROPERTY PHOTOS



# FRESNO RAISIN PLANT

4.08± Acres  
Fresno County, CA



## PROPERTY PHOTOS



# FRESNO RAISIN PLANT

4.08± Acres  
Fresno County, CA



## PROPERTY PHOTOS



# FRESNO RAISIN PLANT

4.08± Acres  
Fresno County, CA



## Offices Serving The Central Valley

### FRESNO

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

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777



**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.*



[www.pearsonrealty.com](http://www.pearsonrealty.com)

DRE# 00020875



Download Our  
Mobile App!

<http://pearsonrealty.com/mobileapp>

