

## BACK ON THE MARKET

M-2 Zoned Agriculture Production Facility  
w/ Commercial Scale in Arvin, CA



**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

The subject property is located at 916 South Derby Street in the City of Arvin and County of Kern. The property is accessible from Highway 223 which connects to SR-99 and HWY-58. Once a prolific potato processing facility, 916 South Derby benefits from attractive zoning in a formerly productive agricultural processing area and developing cannabis production area.

## IMPROVEMENTS

The subject property has three (3) buildings consisting of a 12,000 +/- square foot open air agricultural production area with 1,000 square foot office, 1,500 square foot storage/garage building, and a 300 square foot scale-house building. The commercial public scale located on site is maintained by the previous Owner-Operator and has potential for increased use over time.

## LEGAL/ZONING

Kern County Assessor's Parcel No.: 193-160-07, 193-160-20. The zoning is M-2 - Light Manufacturing.

## UTILITIES

- Water: Arvin Community Services District
- Sewer: City of Arvin
- Electric/Gas: Pacific Gas & Electric Company

## PRICE

\$450,000.00 (\$30.40 per square foot GBA) with all cash to be paid at the end of escrow.

## CONTACT

**John Moore**

661-303-6536 (mobile)

661-695-6500 (office)

JMoore@techag.com

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



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## SITE PHOTOS



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## LOCATION MAP



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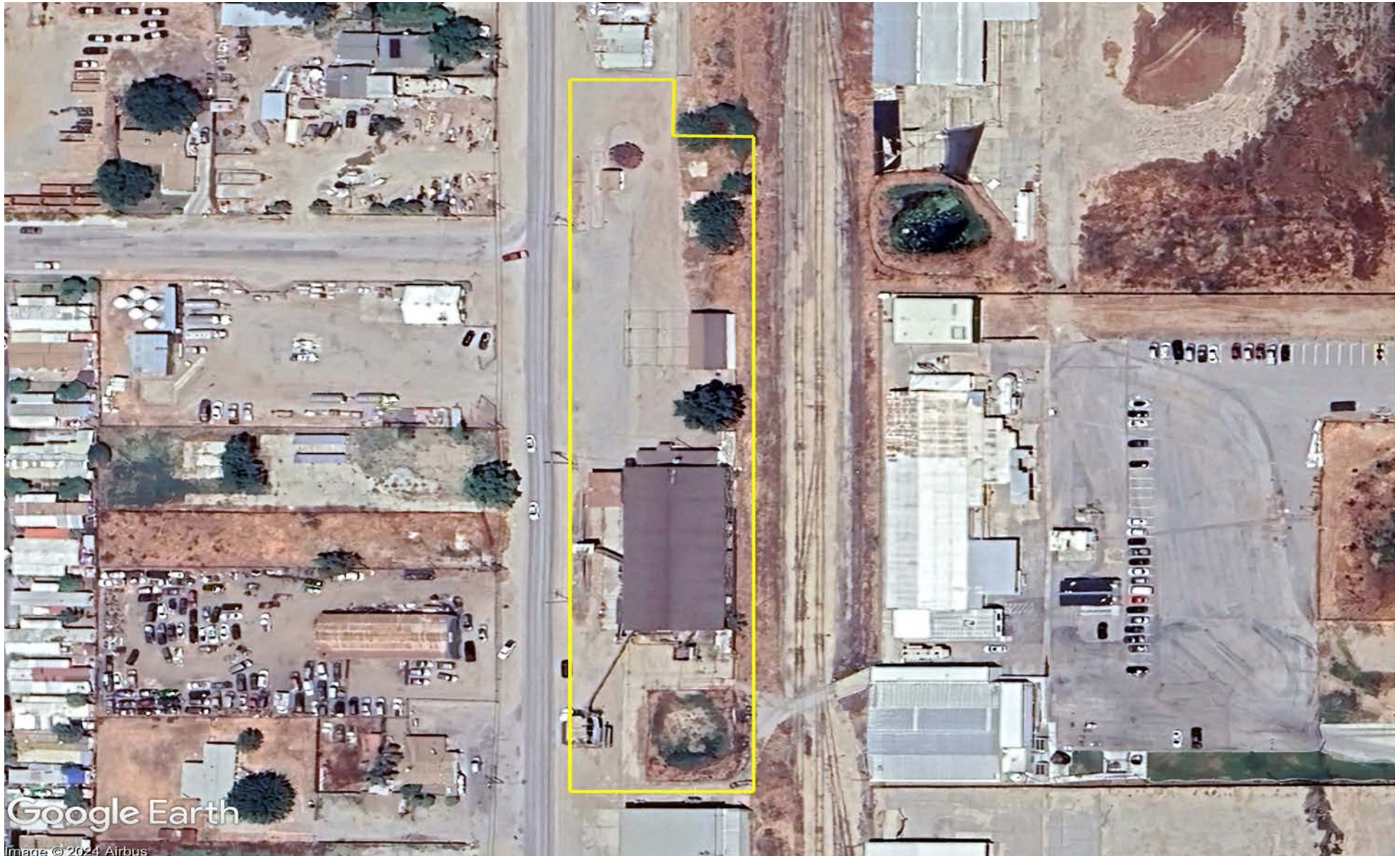
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## AERIAL MAP



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Call John Moore 661-303-6536

### 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!