

25.91±ACRES
TULARE COUNTY, CA

LINDSAY CITRUS PACKING FACILITY & COLD STORAGE

\$2,750,000
(\$106,178/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



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

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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

HIGHLIGHTS:

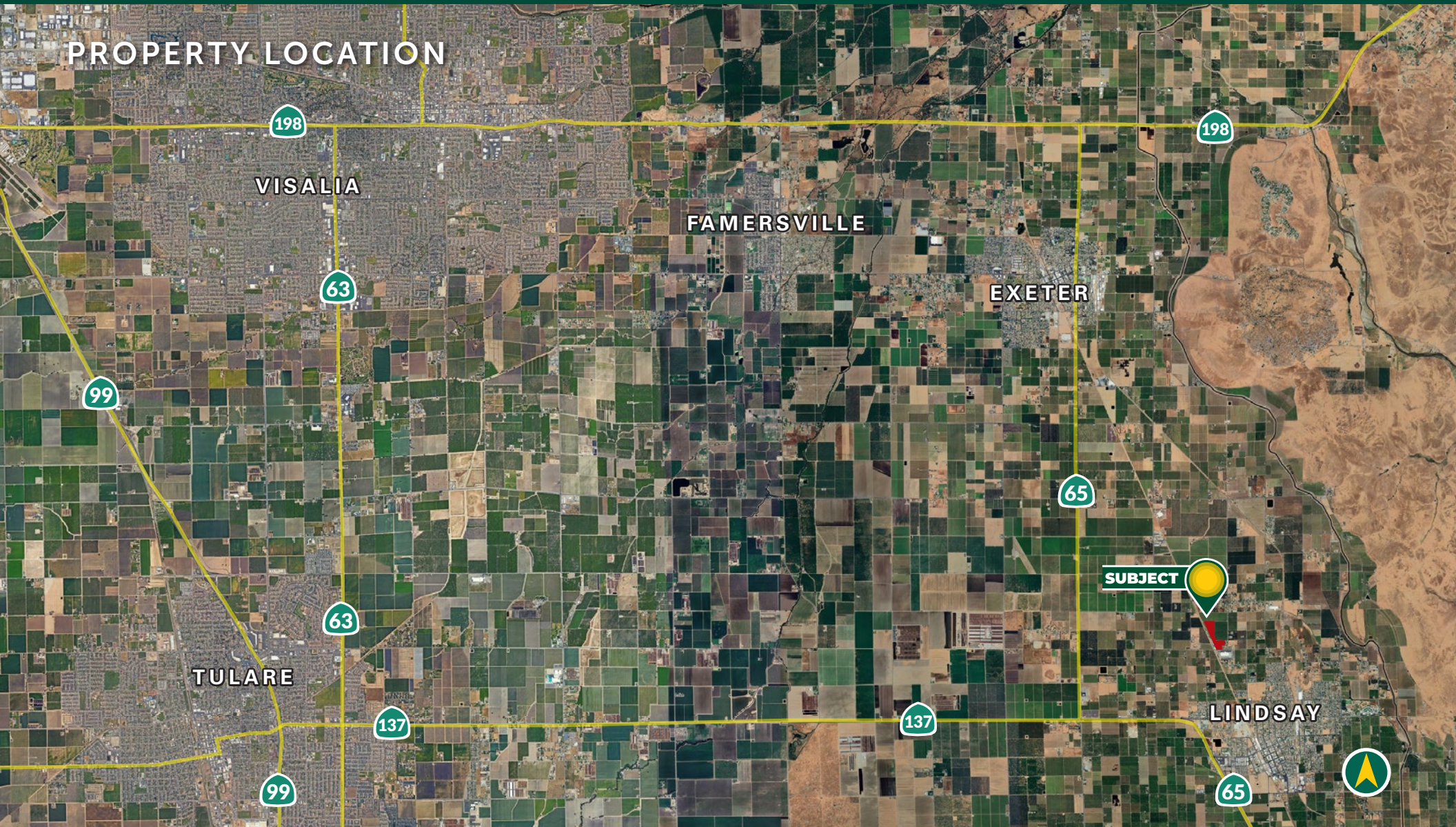
- WORKING PACK LINE AND COLD STORAGE
- ROOM TO EXPAND
- OFFICES
- CLOSE TO MAJOR HIGHWAYS

LINDSAY CITRUS PACKING FACILITY & COLD STORAGE
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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

For sale is a functional citrus packing and cold storage facility with 16± acres of navels planted on the same parcel. This packing facility has a long history of packing oranges, lemons, grapefruit, and minneolas. The updated packing line and cold storage are maintained and operational and reported to run approximately 50 bins per hour with navel or Valencia oranges. The facility also features a control room, dark room, break room, offices, bathrooms and truck high docs.

LOCATION

21058 Avenue 240, Lindsay, California. The property lies on the northside of Avenue 240 between Road 204 and Road 214, in Tulare County.

LEGAL/ZONING

Tulare County zoning is M-1, Light Industrial.
Assessor's Parcel Number is 141-110-035.

PLANTINGS

15.60± acres Atwood navels on TriFoliate planted 16'x18' in 1988
1.46± acres Fukamoto navels on Carrizo planted 16'x18' in 2005

WATER

The property receives water from Lindsay Strathmore Irrigation District and from one ag well. The property is within the East Kaweah GSA.

SOILS

The soils are mostly Exeter loam with some Honcut sand loam.

PACKING EQUIPMENT

The pack line has eight lanes and an Autoline sizer with a color sorter grader. The high pressure washer and waxing machines are leased through JBT.

COLD STORAGE

There are six internal cold storage rooms with a capacity of 14,292± cartons. The cold storage is cooled by a Freon 22 system and has passed its most recent quarterly leak inspection. Extra bottles of Freon 22 are available with the purchase.

DE-GREENING ROOMS

There are seven de-greening rooms outside of the facility. Bin capacity per room are as follows: Room 1: 288; Room 2: 288; Room 3: 216; Room 4: 216; Room A: 360; Room B: 360; Room C: 360. The total capacity in bins is 2,088± or 48,024± packed cartons.

OFFICES

There is an open reception area and office with an additional private office that can accommodate multiple desks.

EQUIPMENT

There are eight working Nissan and Toyota forklifts six of which are propane and two are electric. There are six pack machines and a Volmes Bag System with accumulation bins. There are two tape machines for cartons and an electronic pallet jack. And numerous bins.

PRICE/TERMS

\$2,750,000



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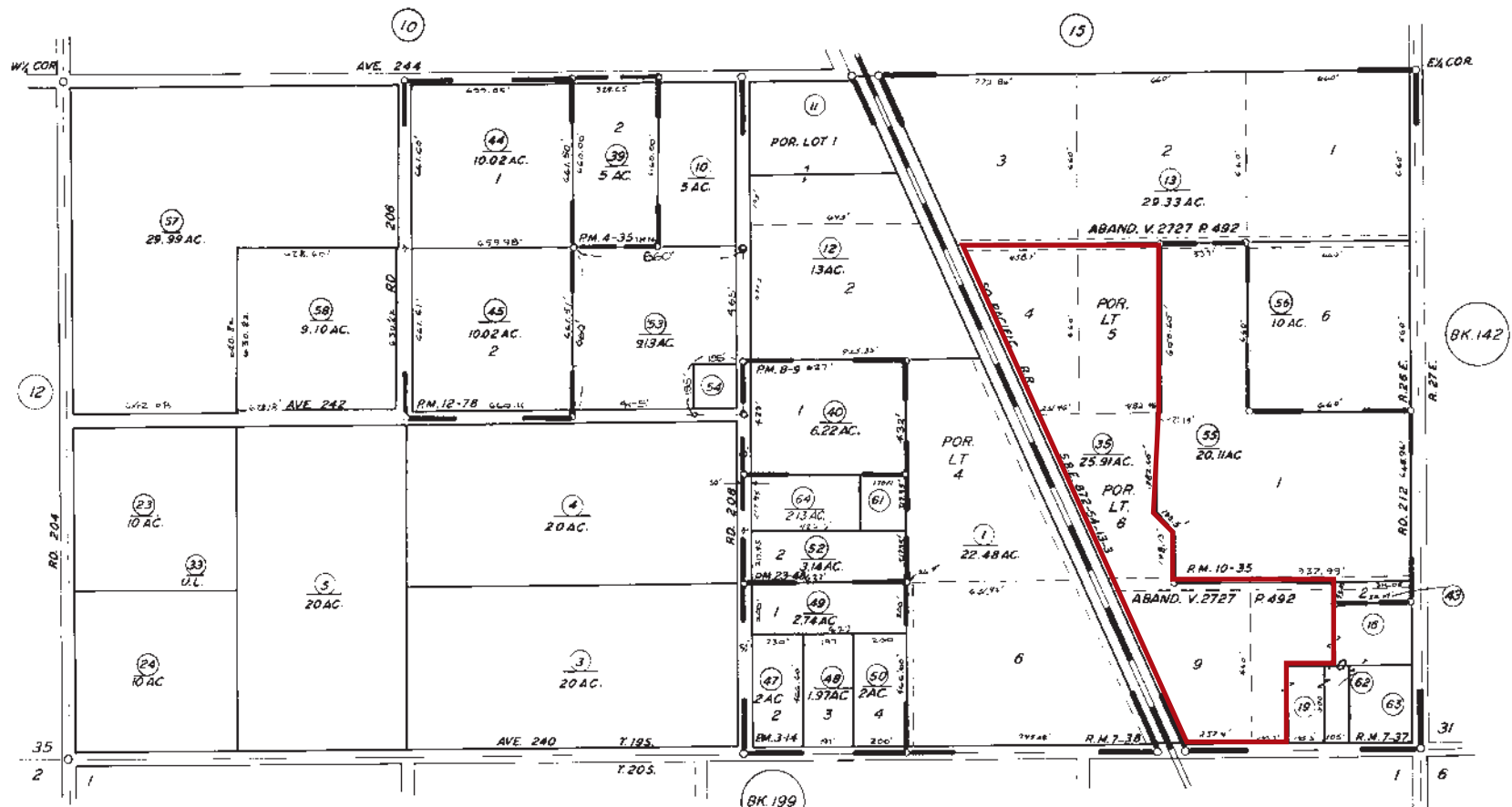
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PARCEL MAP

5½ SEC. 36, T.19S., R. 26E., M.D.B. & M.

TAX CODE AREA **141-11**
108-003



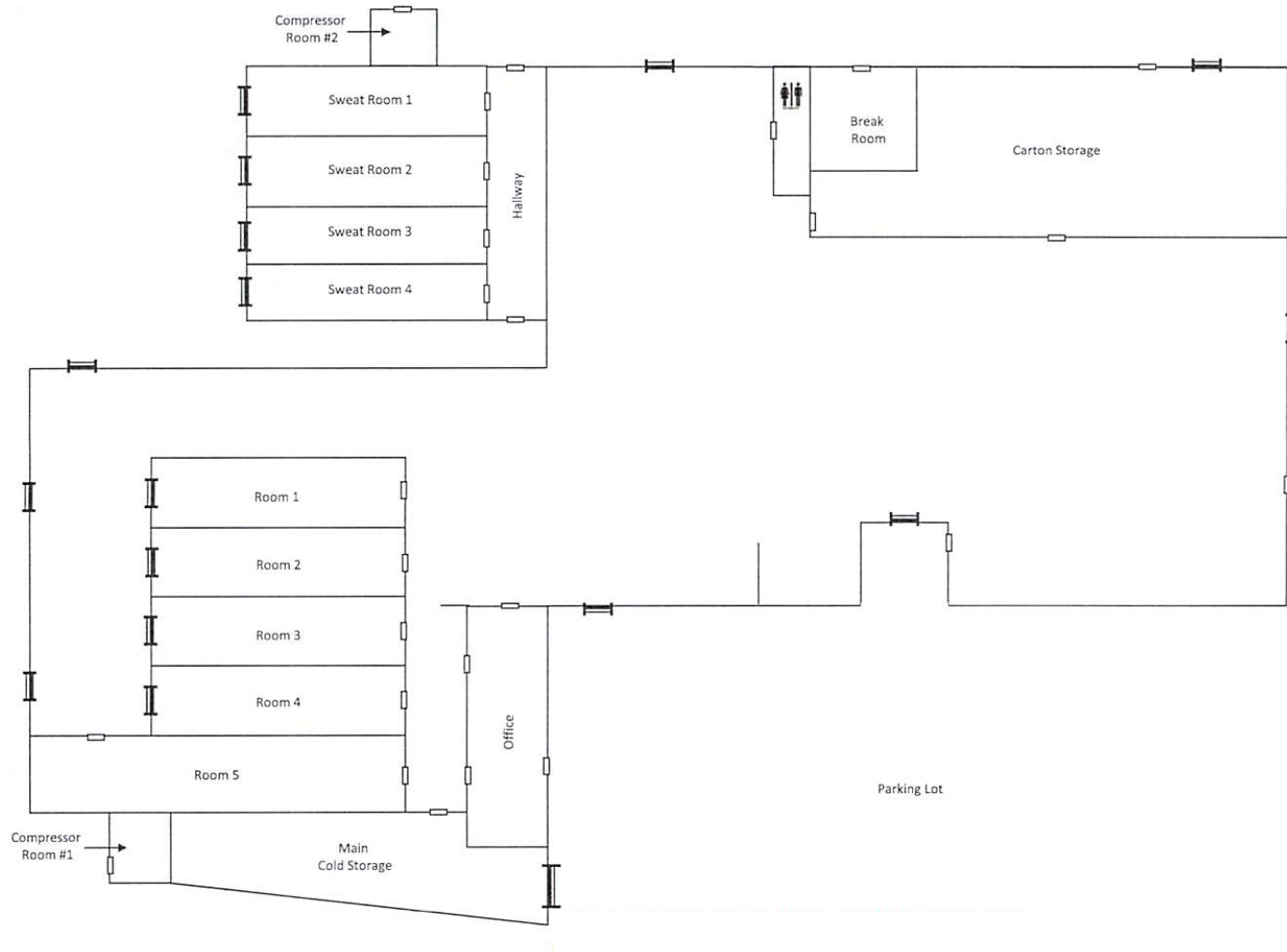
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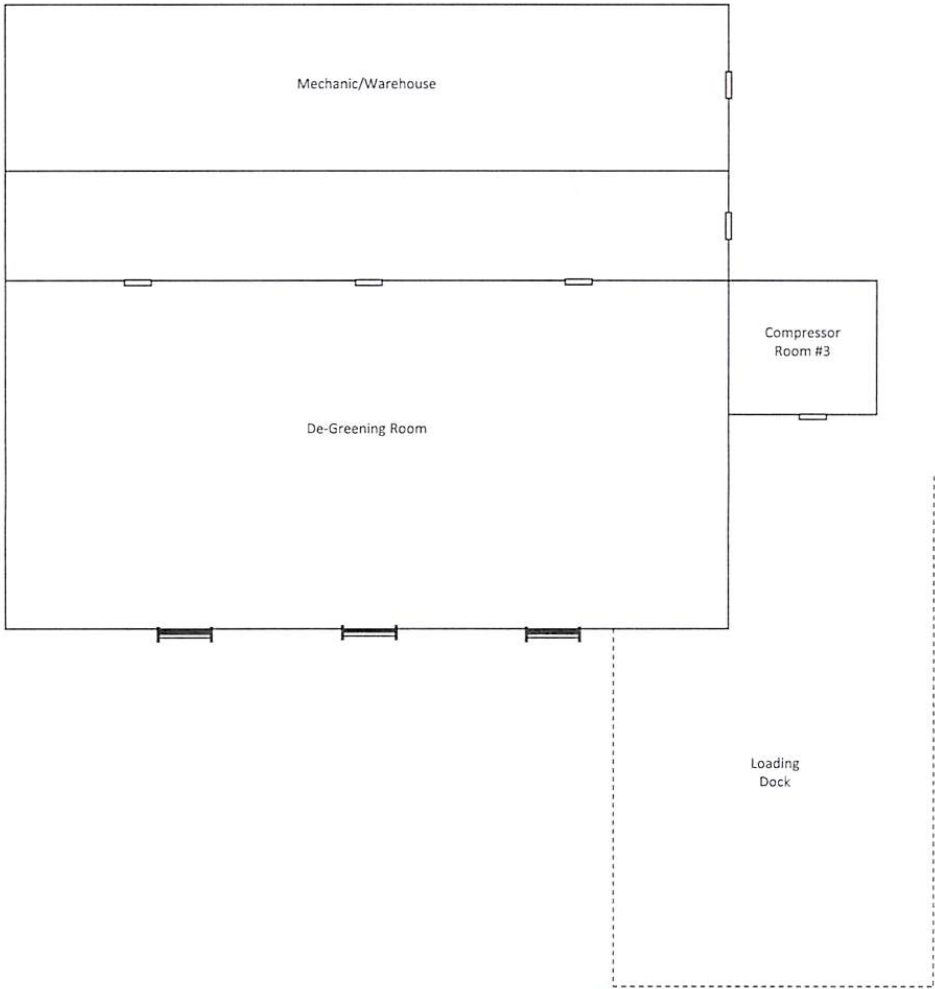
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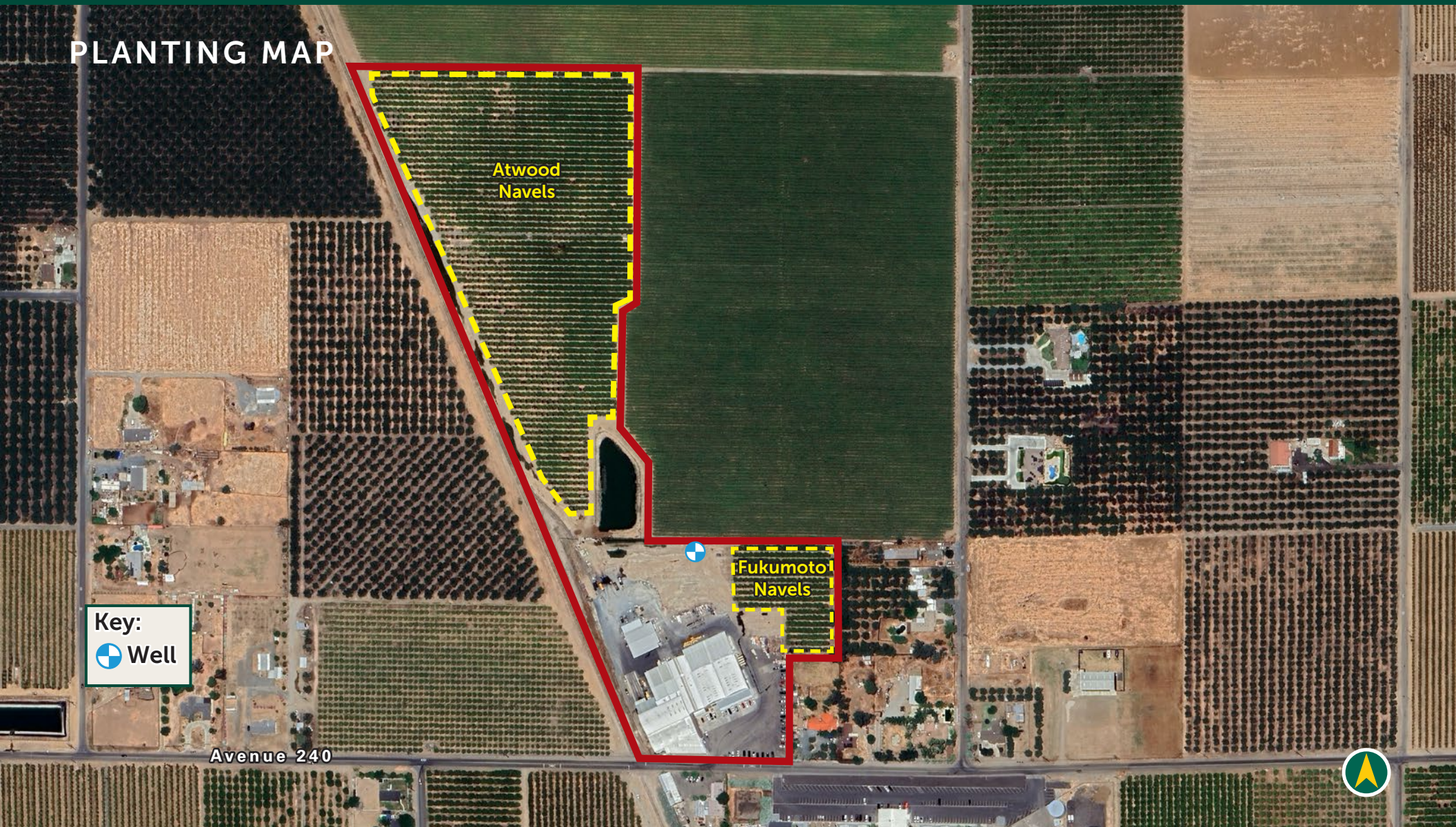
FACILITY FLOOR PLAN



FACILITY FLOOR PLAN



PLANTING MAP



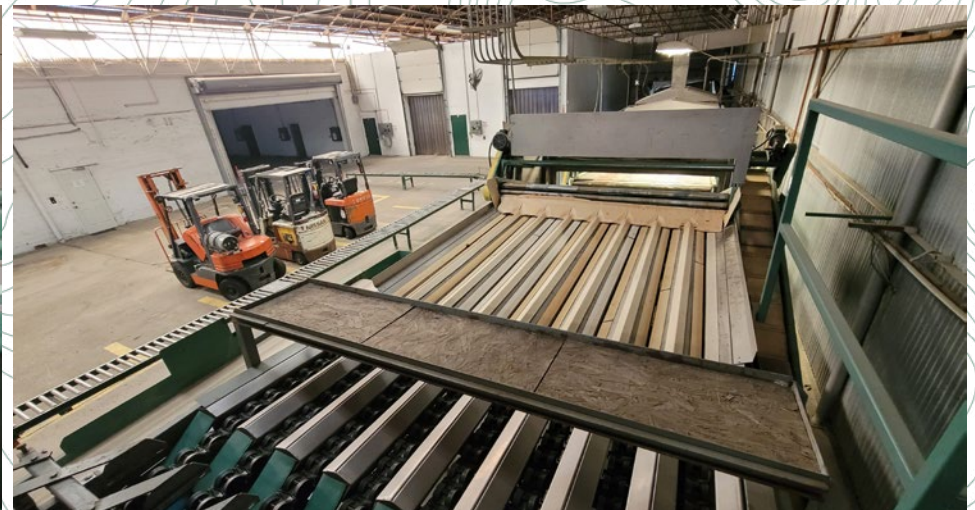
PROPERTY PHOTOS



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OFFICES SERVING
THE CENTRAL VALLEY

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