



**SCHUIL**  
AG REAL ESTATE



## **+/-6.13 Acres – Facility – Hughson, CA**

1707 Verduga Rd, Hughson, CA 95326, USA • 6.13 Acres • Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • [www.schuil.com](http://www.schuil.com)

## LOCATION:

Property is located at 1707 Verduga Rd, Hughson, CA 95326.

## SIZE:

+/-6.13 Assessed Acres

## PROCESSING FACILITY :

The subject property consists of a 92,320 square foot facility situated in the heart of California's Central Valley agricultural region. The improvements include approximately 23,330 square feet of dedicated cold storage space, with a total storage capacity of approximately 6,500 pallets. The facility is designed to support processing, storage, and distribution operations, making it well-suited for almond processing or other food-grade uses requiring cold chain logistics. In addition, the property includes functional office and conference spaces capable of seating 50+ people, supporting administrative operations, management, and grower or customer meeting space.

## SOLAR :

A 586.04 kW solar system is installed across the majority of building rooftops, providing significant on-site power generation and enhanced operational efficiency.

## SOIL:

See 'Soil Map' and 'Soil Description' for details.

## LEGAL:

Stanislaus County APN:019-018-041

## GROUNDWATER DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at <https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

**The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.**

## REMARKS:

*Note: The sale of this property does not include any processing equipment or pallets.*

## PRICE:

**\$6,900,000**

## CONTACT:

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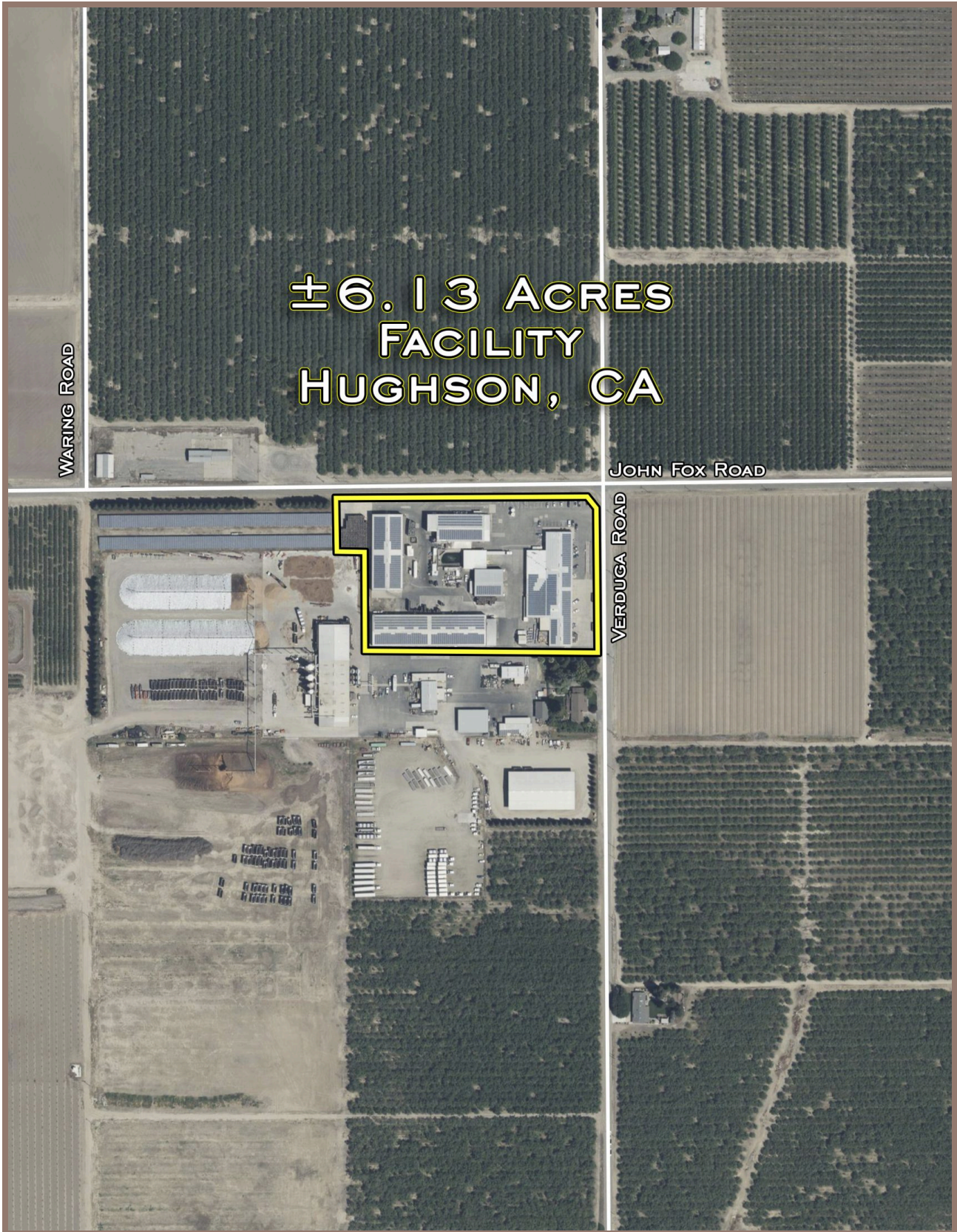
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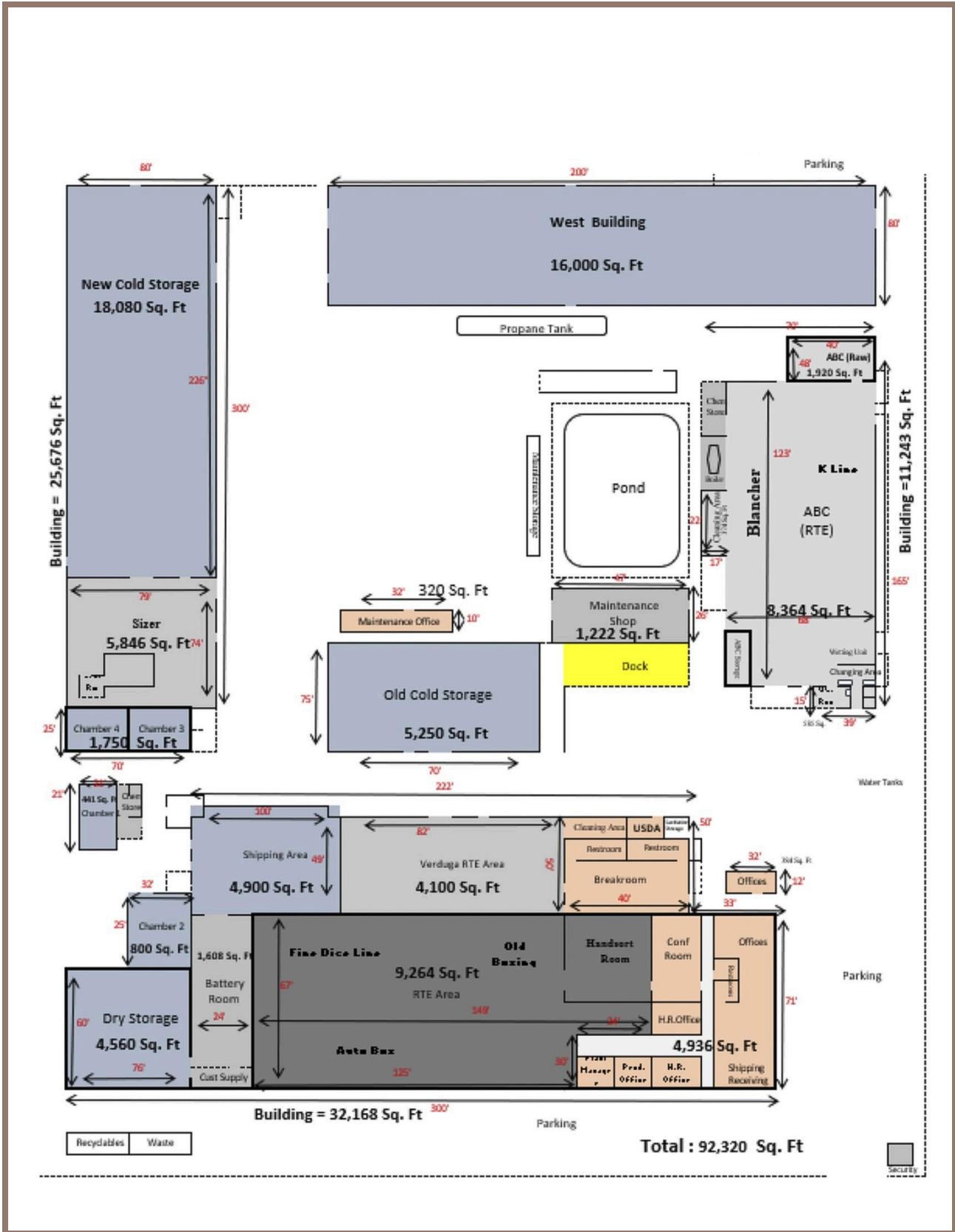
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The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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