



SCHUIL
AG REAL ESTATE



+/-4.8 Acres – Cold Storage Facility – Del Rey, CA

5054 S Portola Ave, Del Rey, CA 93616, USA • 4.8 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

Property is located at 5054 S Portola Ave, Del Rey, CA.

SIZE:

+/-4.8 Acres – Acreage provided by the Seller, Buyer to verify.

FACILITY :

The facility features five temperature-controlled rooms designed for flexible cold storage operations. Two rooms, totaling approximately +/-6,000 square feet, have historically been utilized for pre-cooling applications. The remaining three rooms, comprising approximately +/-21,500 square feet, have been operated as primary cold storage space.

The property includes three (3) loading docks, providing efficient access for the loading and unloading of produce and agricultural commodities. The refrigeration system is ammonia-based, with the engine room conveniently located adjacent to the main entrance of the first cold storage area.

Also included is an approximately +/-7,500 square foot open-walled structure previously utilized for grape packing and sorting operations, offering additional versatility for agricultural processing or staging activities.

The facility further includes two (2) certified gassing/fumigation rooms, each measuring approximately +/-280 square feet.

Additional site improvements include a mobile/trailer office and an on-site truck scale designed to accommodate large commercial vehicles.

IMPROVEMENTS :

The property includes a cell tower lease that provides an annual rental income of +/- \$12,000. Rent roll available to qualified buyers.

WATER:

Water is provided by the City of Del Rey.

LEGAL:

Fresno County APNs: 350-080-73s and 350-080-84S

Acreage provided by the Seller, Buyer to verify.

**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.

PRICE:**\$2,500,000****CONTACT:**

Michael R. Bliss

209-658-1067

michael@schuil.com

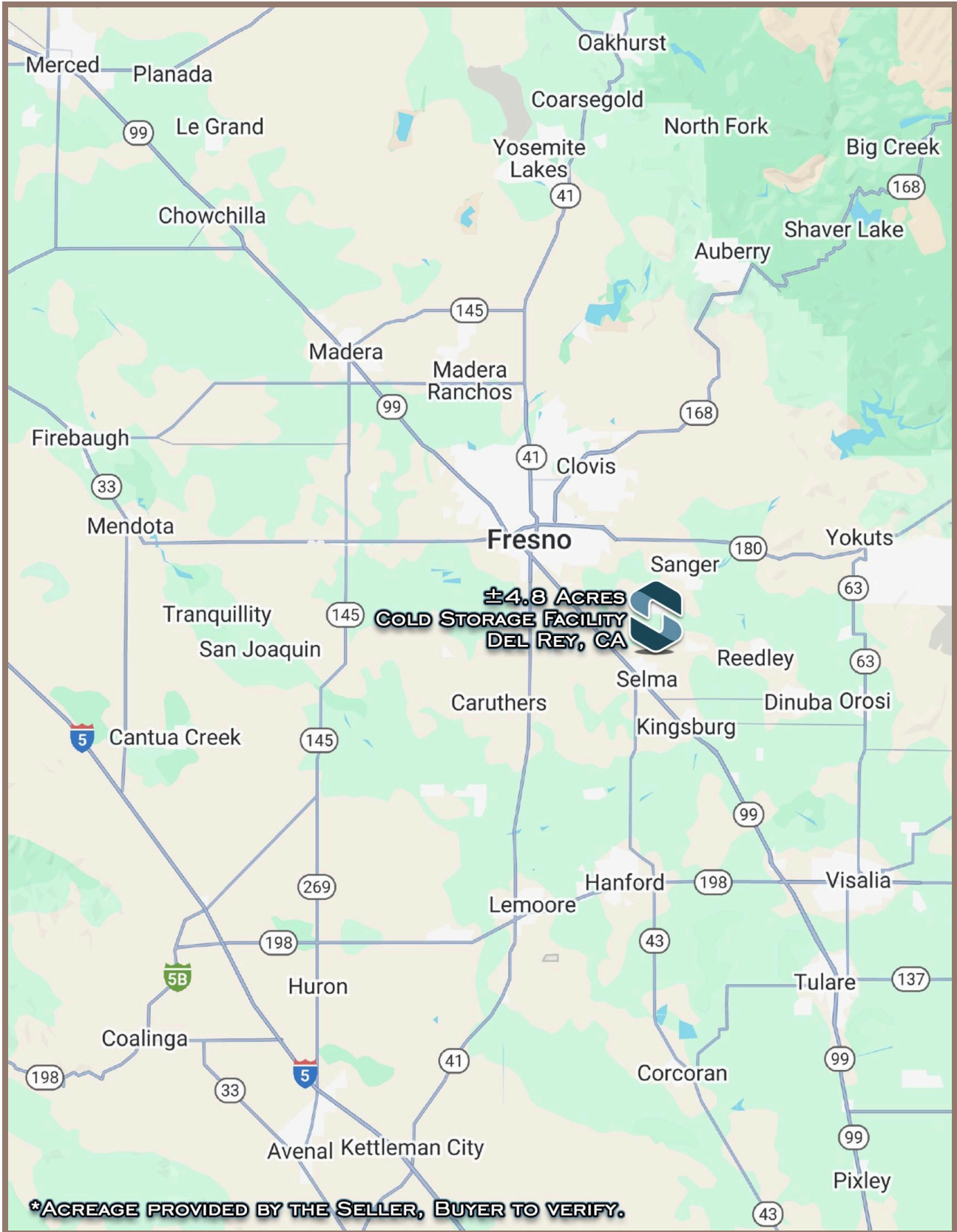
CalBRE #02247482

Dirk Schuil

559-859-4750

dirk@schuil.com

CalBRE #02157255



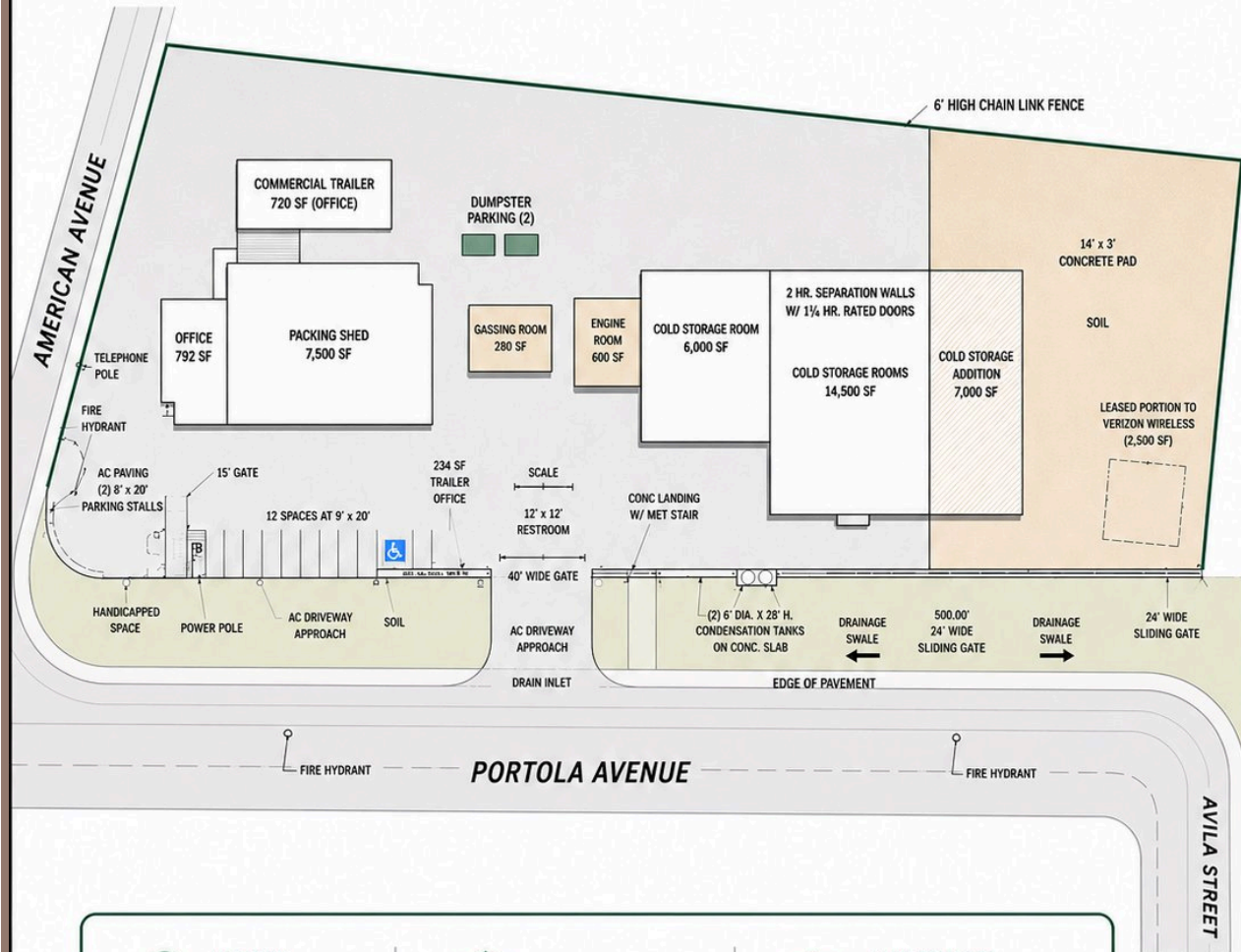
The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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SITE MAP

COLD STORAGE FACILITY



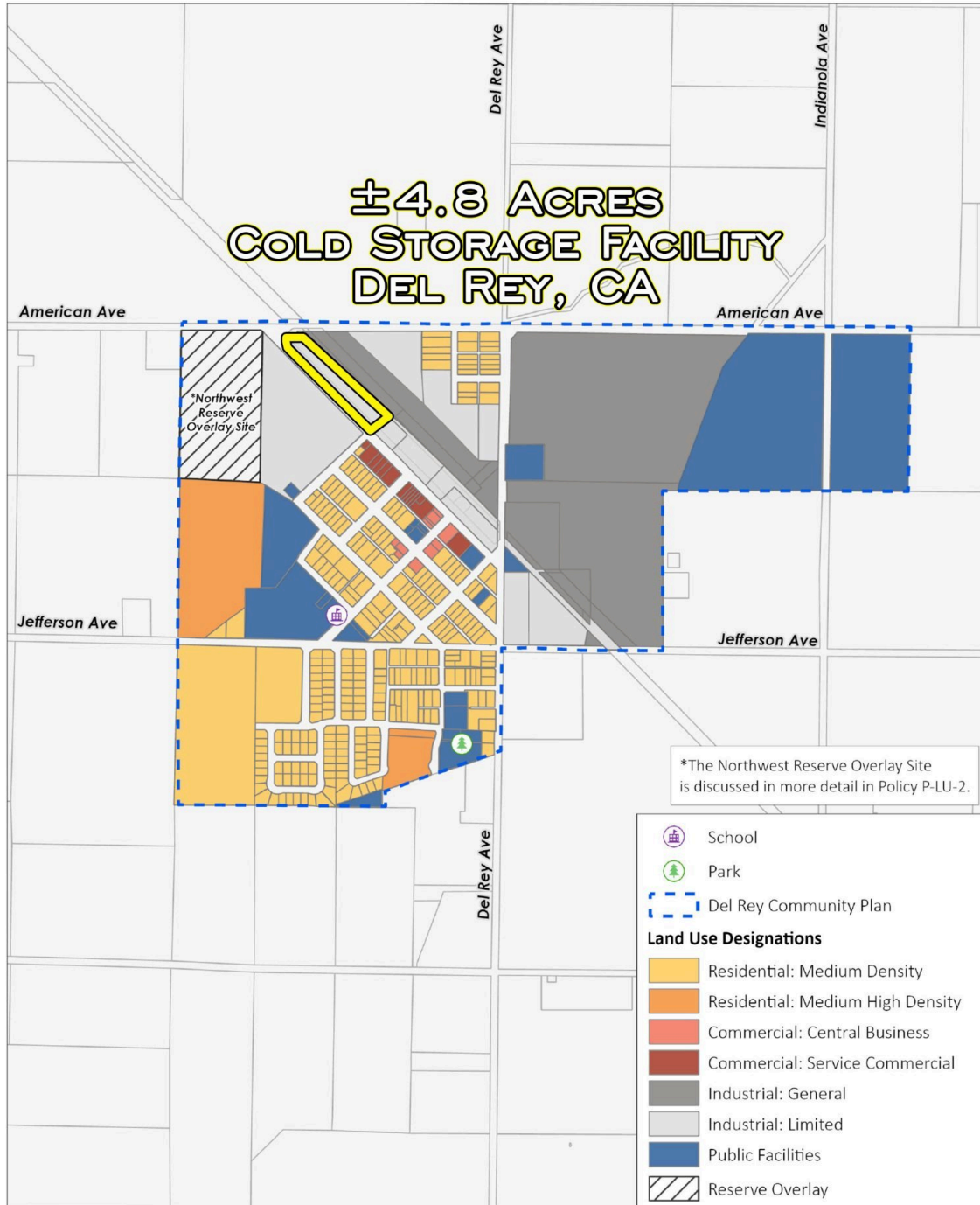
<p>LOCATION Excellent access to major transportation corridors and local amenities</p>	<p>TOTAL BUILDINGS ±38,000 SF</p>	<p>YARD FEATURES Multiple gates, paved drive aisles, drainage, power, and utilities on site</p>
<p>SECURITY Fenced perimeter with controlled access</p>	<p>FACILITIES Cold storage, office, packing shed, support buildings & yard space</p>	<p>INFRASTRUCTURE Drainage swales, fire hydrants, power poles, and on-site utilities</p>

All measurements are approximate.

*ACREAGE PROVIDED BY THE SELLER, BUYER TO VERIFY.



Figure 2 – Land Use Diagram



***ACREAGE PROVIDED BY THE SELLER, BUYER TO VERIFY.**

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