

17.54±
ASSESSED ACRES

STRATFORD WAREHOUSE FACILITY

KINGS COUNTY, CALIFORNIA

\$4,500,000

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

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:

- ZONED RURAL COMMERCIAL
- VARIETY OF COMMERCIAL & INDUSTRIAL USES
- 7 WAREHOUSE BUILDINGS WITH MODERN OFFICE

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PROPERTY LOCATION



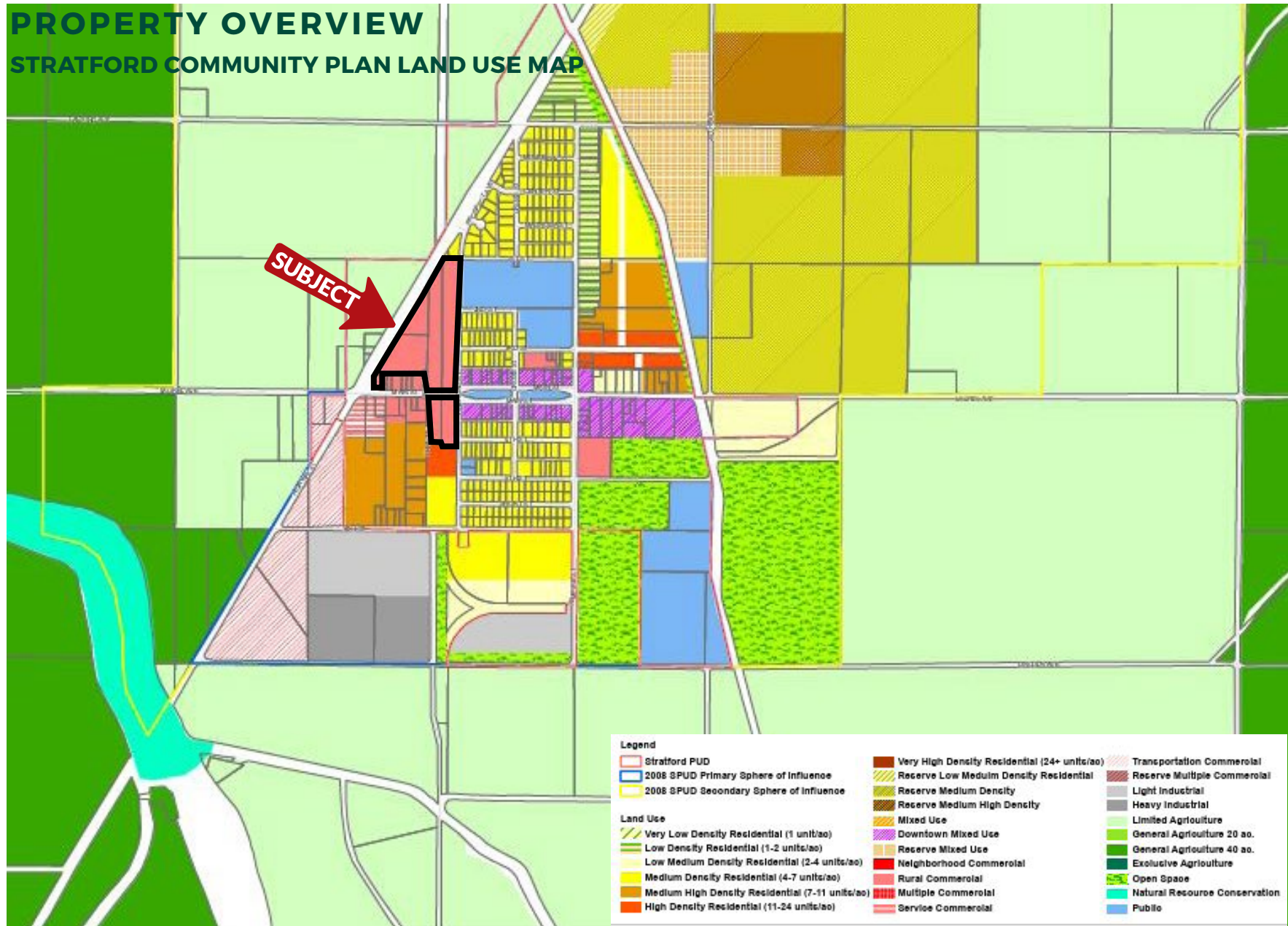
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PROPERTY OVERVIEW STRATFORD COMMUNITY PLAN LAND USE MAP



PROPERTY INFORMATION

DESCRIPTION

A great opportunity to acquire a 190,202 sq. ft. facility on 17.54± assessed acres constructed between 1950-2015 located within the community of Stratford, California. The plant site was originally designed for grain storage and more recently reconfigured for nut processing. The main building contains an impressive modern office complex and also houses tilt-leg mount solar panels to maximize energy efficiency. The 8 parcels that make up the total property are zoned Rural Commercial. The potential uses could include, in addition to nut processing, distribution, transportation, equipment storage, light manufacturing, packaging, farm headquarters, and a variety of other commercial and industrial uses, subject to the approval of Stratford. The layout allows for significant growth and expansion on the open land portions of the property. The community streets provide excellent access points in and out of the fenced facility site. The strategic location of the property, adjacent to Highway 41, grants easy connections to Highways 99, 43, 46, 33 198 and Interstate 5.

LOCATION

The northwest and southwest corners of Main Street and Railroad Street, lying on the east side of Highway 41.

Address: 20500 Main Street, Stratford, CA 93266.

LEGAL

17.54± assessed acres situated in a portion of Section 17, T20S, R20E, M.D.B.&M.

Kings County APN's: 026-181-007, 008, 009 & 012; 026-120-003, 058 & 059; and 026-131-045 & 047

ZONING

Rural Commercial

WATER & SEWER

Provided by the Stratford Public Utilities District.

MAIN PROCESSING BUILDING

The 34,836± sq. ft. processing building was constructed between 2011-2015 and features a reinforced concrete slab foundation with concrete footings, pre-engineered steel frame walls and roof, which include overhead roll-up doors. The insulated building houses 1,008 tilt mounted solar panels to reduce utility costs and maximize energy efficiency. The free-span processing rooms have a clear height of 28' and are lighted via fluorescent fixtures and enhanced with skylights. Significant power to the building serviced the former processing equipment. A 3,672± sq. ft. two-story modern office complex is contained within the main processing building. The downstairs office space includes a lobby/reception area, scale office, kitchen/breakroom, laboratory, 4 offices, storerooms, men's and women's restrooms, server room and 8'x8' safe. The upstairs features another reception area, a large conference room with a conference table, 2 executive offices, plant managers office, 3 additional offices, storeroom and men's and Women's restrooms with a shower stall between them. There is tile and carpet flooring throughout.

SITE IMPROVEMENTS

- * Six foot chain link perimeter fencing with three strands of barbed wire.
- * Extensive asphalt and concrete.
- * 10' x 70' scale installed in 2004
10' x 60' scale (inoperable)
- * 14 steel tanks and one concrete tank formerly used for grain storage.
- * Two fire hydrants
- * Security/monitoring camera system
- * Solar power system

PRICE/TERMS

\$4,500,000 cash at the close of escrow. Seller may consider offers separately on the parcels south of main street that contain building #6.

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SITE MAP



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PROPERTY PHOTO



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PROPERTY PHOTO



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PROPERTY PHOTOS



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MAIN PROCESSING BUILDING PHOTO



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ADDITIONAL WAREHOUSE BUILDINGS

The property includes an additional 6 buildings totaling 154,991± sq. ft. of dry storage warehouse. They are described as follows:

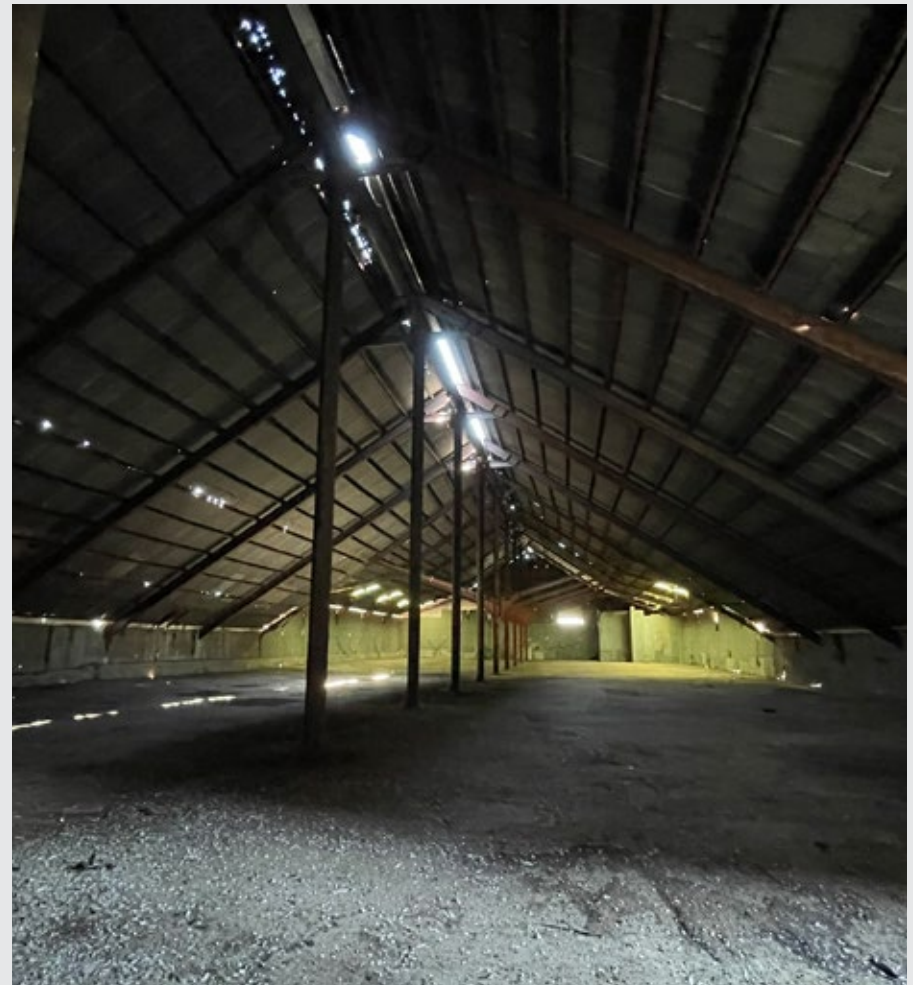
BUILDING #1

A 14,000± sq. ft. metal building constructed in 1975-76. Has a ridge height of 34 feet with a concrete floor and a 20'x120' attached canopy



BUILDING #2

A 20,000± sq. ft. metal building with 10,000± sq. ft. constructed in the 1950's and an additional 10,000± sq. ft. added on in 1974. There are concrete floors and a ridge height of 38'



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ADDITIONAL WAREHOUSE BUILDINGS

BUILDING #3

A 41,175± sq. ft. metal building with vertical "I" beam columns and truss frame constructed in 1975-76 with a ridge height of 38'.



BUILDING #4

A 2,416± sq. ft. building with a dock high floor, concrete block walls & corrugated iron roof re-built in 1959 after a fire destroyed the original improvements. A 50-ton truck scale adjoins the building though is inoperable.



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ADDITIONAL WAREHOUSE BUILDINGS

BUILDING #5

A 33,250± sq. ft. metal building constructed in 1975-76. The flooring was recently resurfaced with asphalt. The ridge height is 48'. There is a 65' double elevator with 2 concrete pits. The roof includes 390 flush mount solar panels.



BUILDING #6

This 42,750± metal building is situated on the separate 3.34± assessed acres located on the south side of Main Street. The building was constructed in 1980 with a concrete floor and a ridge height of 42'.



PARCEL MAP

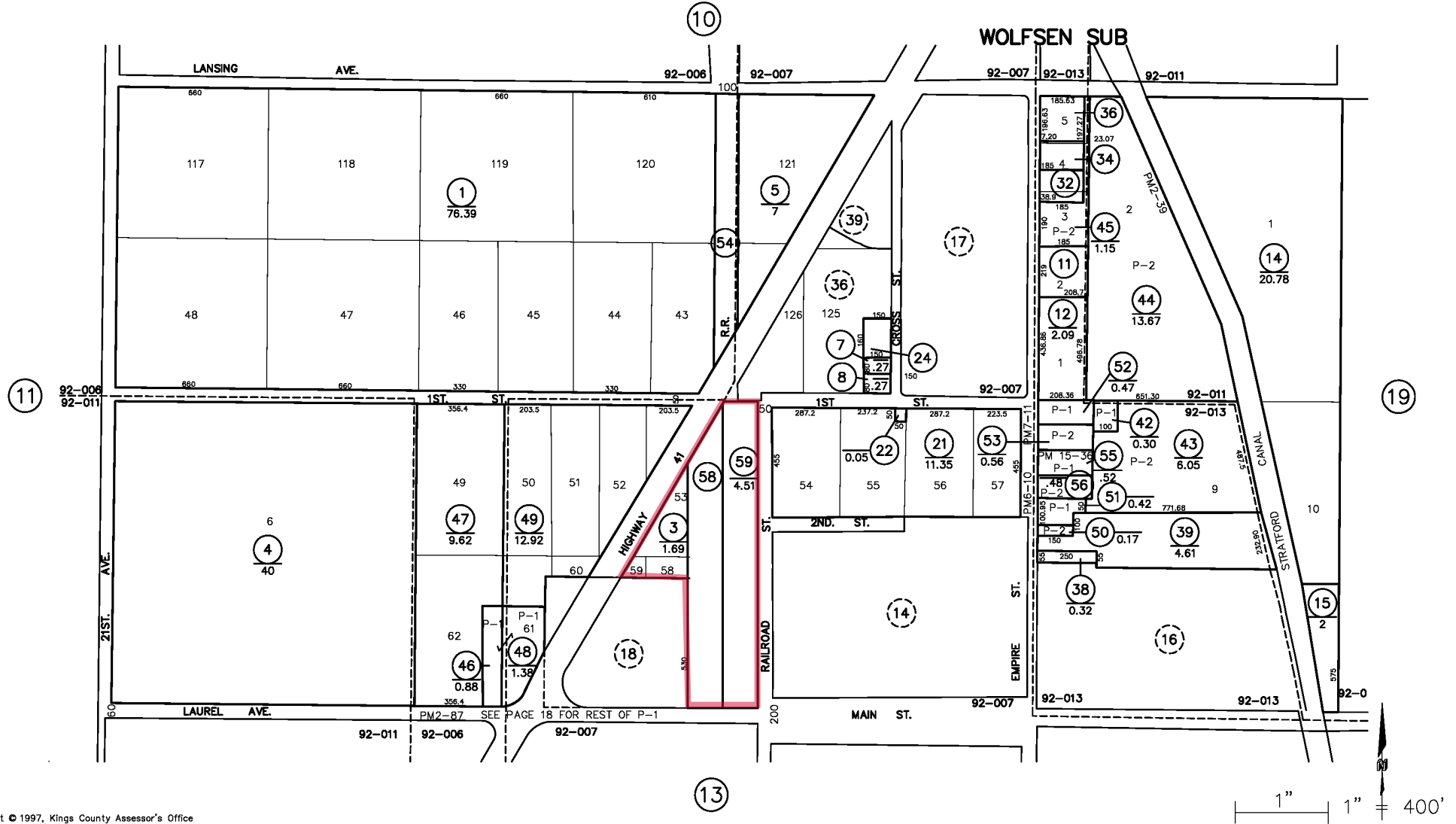
KINGS COUNTY ASSESSOR'S MAP

26-12

RESUB OF N 1/2 SEC. 17-20-20

APN's 026-120-003, 058 & 059

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
DECEMBER 2002



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PARCEL MAP

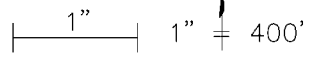
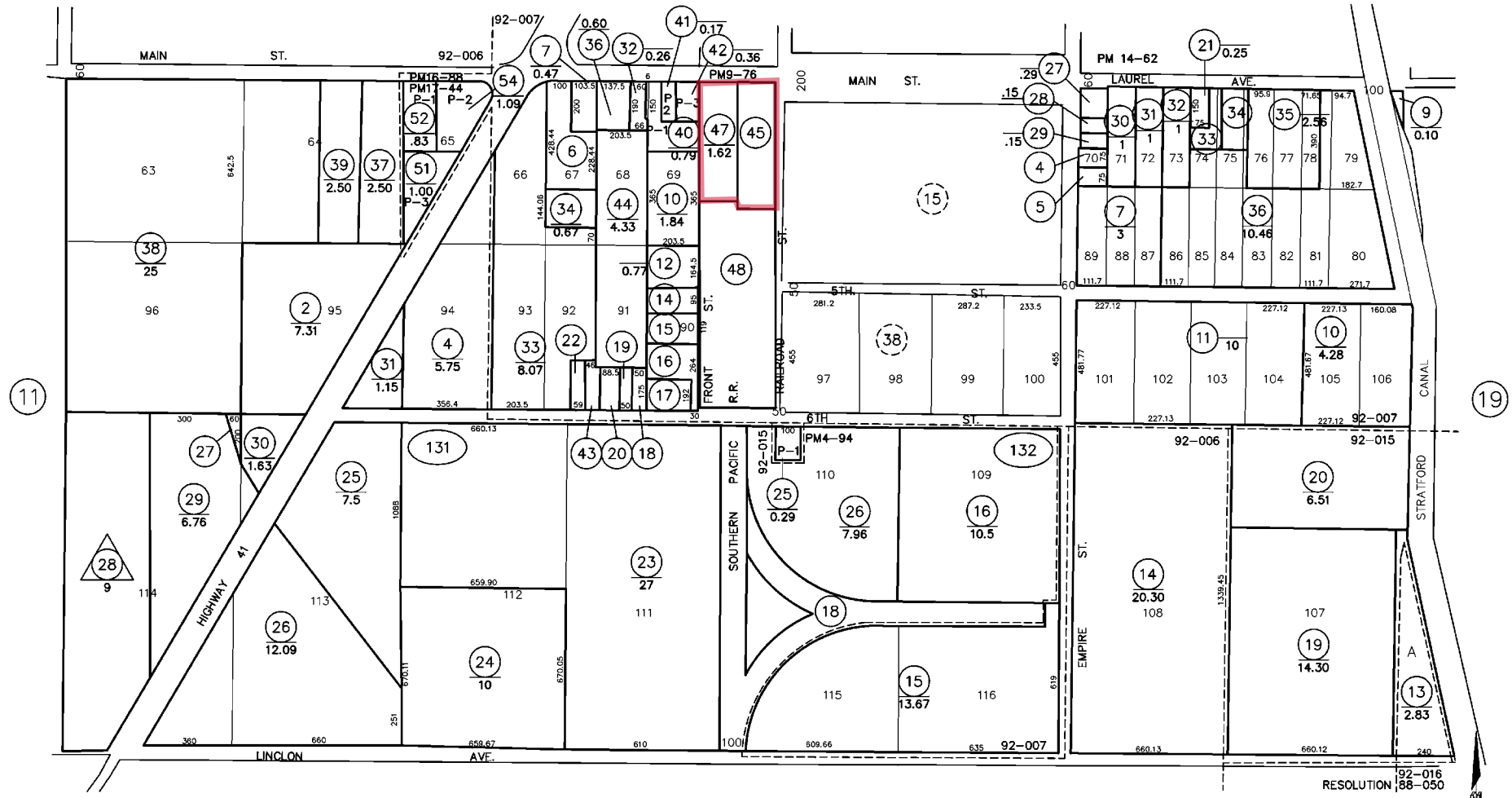
KINGS COUNTY ASSESSOR'S MAP

26-13

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SEPTEMBER 2017

RESUB OF S 1/2 SEC. 17-20-20
APN's 026-131-045 & 047

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**OFFICES SERVING
THE CENTRAL VALLEY**

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