

# Ducor Cold Storage

Tulare County, California

## FOR SALE

### 5.74± Acres

- Turn Key Condition
- Access to Highways 65 & 99



**Michael T. Anchordoquy, AAC**

Principal

661 616 3577

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CA RE #01380986

11601 Bolthouse Drive ▪ Suite 110

Bakersfield, CA 93311

661 862 5454 main

661 862 5444 fax

# Ducor Cold Storage For Sale

## Property Profile

5.74± Acres ▪ Tulare County, CA

<b>Location</b>	Located at 5351 Road 236 Ducor, California, County of Tulare, just south of Avenue 56 on the east side of the community of Ducor, adjacent to Highway 65. Highway 65 is a connector to Highway 99 in Bakersfield to the south and Highway 137 to the north in Lindsay.																
<b>Gross Acres</b>	5.74± Acres																
<b>Tulare County Assessor Parcel Numbers</b>	321-160-004																
<b>Legal Description</b>	This parcel is a portion of Section 34, Township 23S, Range 27E, MDB&M.																
<b>Zoning</b>	M-1, Heavy Industrial (General), Tulare County unincorporated area. Property is not in the Williamson Act.																
<b>Buildings</b>	<table border="1"><tr><td><b>Cold Storage Rooms</b></td><td>58,029 SF</td></tr><tr><td><b>Pre-Cooler &amp; Cold Storage</b></td><td>8,756 SF</td></tr><tr><td><b>Hallways with Isolating Cold Storage</b></td><td>8,418 SF</td></tr><tr><td><b>Docks with Isolating Cold Storage</b></td><td>7,154 SF</td></tr><tr><td><b>Offices</b></td><td>1,683 SF</td></tr><tr><td><b>Cover Receiving</b></td><td>9,496 SF</td></tr><tr><td><b>Dry Storage</b></td><td>17,310 SF</td></tr><tr><td><b>TOTAL SQ FOOTAGE</b></td><td><b>110,846 SF</b></td></tr></table>	<b>Cold Storage Rooms</b>	58,029 SF	<b>Pre-Cooler &amp; Cold Storage</b>	8,756 SF	<b>Hallways with Isolating Cold Storage</b>	8,418 SF	<b>Docks with Isolating Cold Storage</b>	7,154 SF	<b>Offices</b>	1,683 SF	<b>Cover Receiving</b>	9,496 SF	<b>Dry Storage</b>	17,310 SF	<b>TOTAL SQ FOOTAGE</b>	<b>110,846 SF</b>
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<b>Equipment</b>	The Cold Storage was initially built in 1948 with additions of cold rooms in 1970, 1984 and 2008. The 2008 addition was concrete tilt-up construction and totals 12,000± sq. ft. (Room 10). The facility is refrigerated by an Ammonia system powered by 5-125HP compressors of approximately 500 tons of refrigeration. PreCooling capacity is 27,000 cartons per 8 hour shift per day. Total storage capacity is 500,000 boxes. Over the last 5 years there have been numerous upgrades, additions and repairs.																
<b>Utilities</b>	Water is provided by a shared off site well and reservoir for defrost water. Water for fire suppression is from this well and the City of Ducor. Numerous fire hydrants are located on site along with overhead sprinklers. Power is provided by Southern California Edison and sewer is private septic system.																
<b>Property Showings</b>	Please contact Broker at 661.616.3577 to schedule an appointment.																

**ASKING PRICE**

**\$4,850,000**

All cash or terms acceptable to the seller.

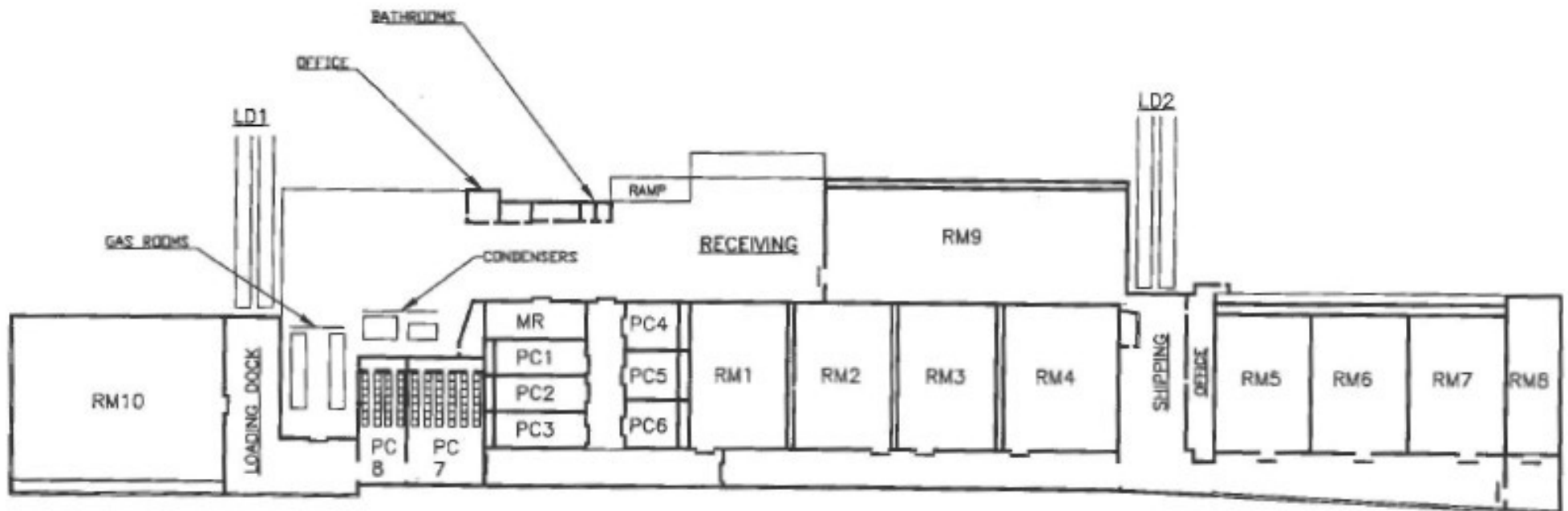


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## Site Plan

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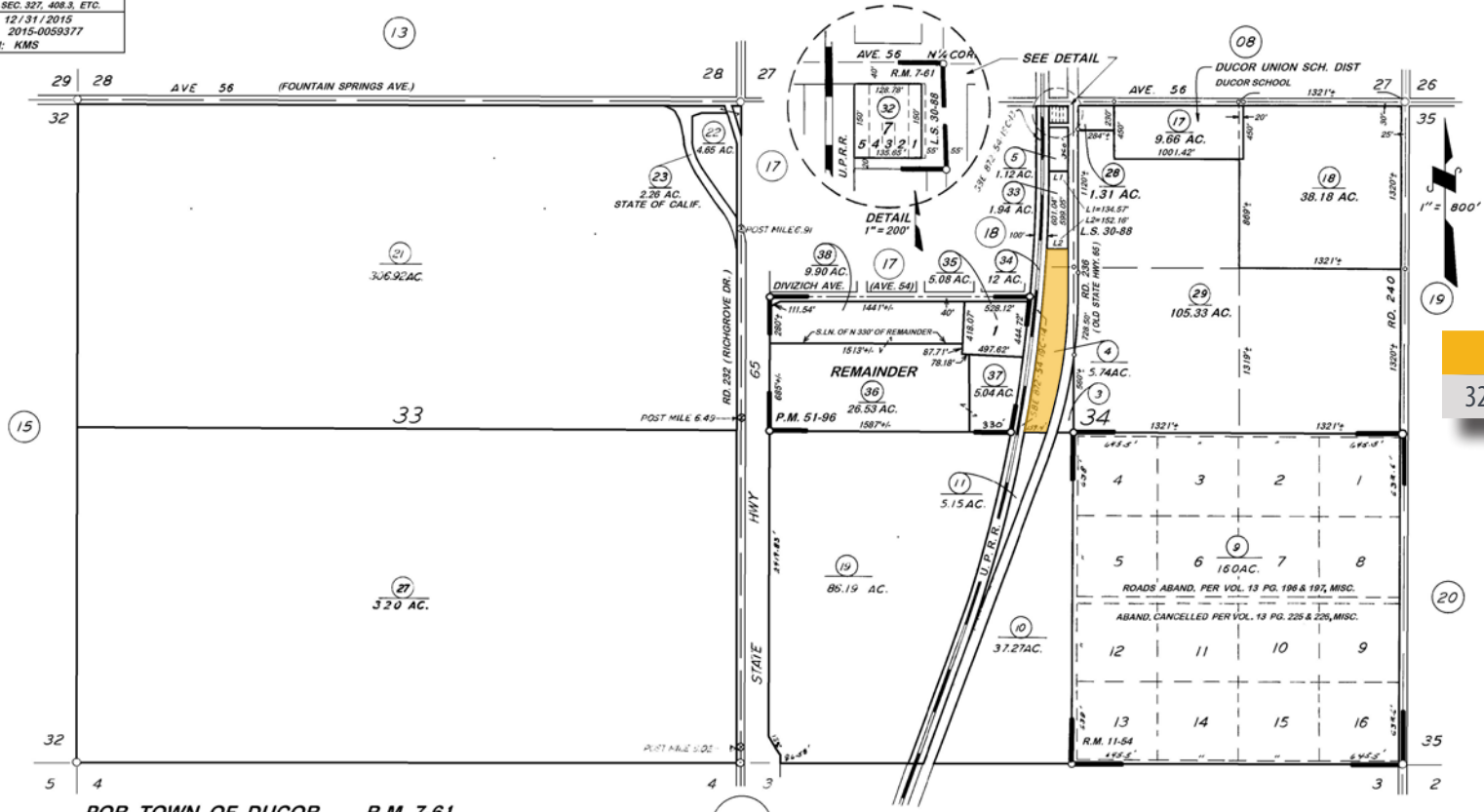
## Assessor's Parcel Map

5.74± Acres ■ Tulare County, CA

**DISCLAIMER**  
 THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON. R & T CODE SEC. 327, 408.3, ETC.  
 REVISED: 12/31/2015  
 REASON: 2015-0059377  
 CAD TECH: KMS

SEC. 33 & POR SEC. 34, T.23S., R.27E., M.D.B.&M.

TAX CODE AREA **321-16**  
 074-003  
 074-004



APN	Acres
321-160-004	5.74±

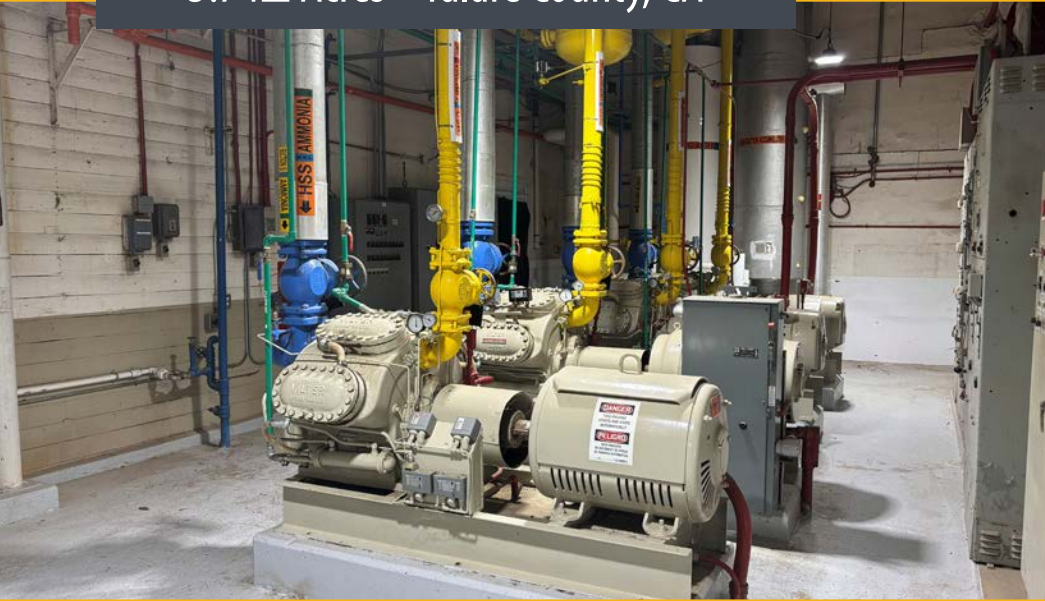
POR. TOWN OF DUCOR, R.M. 7-61  
 CROWN OF THE VALLEY TR., R.M. 11-54  
 POR. RECORD OF SURVEY, L.S. 26-26 (STATE HWY. 65, ETC.)  
 POR. RECORD OF SURVEY, L.S. 27-91 (STATE HWY. 65, ETC.)  
 RECORD OF SURVEY, L.S. 30-88  
 PARCEL MAP NO. 5089, P.M. 51-96

VICINITY OF DUCOR  
 ASSESSOR'S MAPS BK. 321 PG. 16  
 COUNTY OF TULARE, CALIF.  
 NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

# Ducor Cold Storage For Sale

## Property Photos

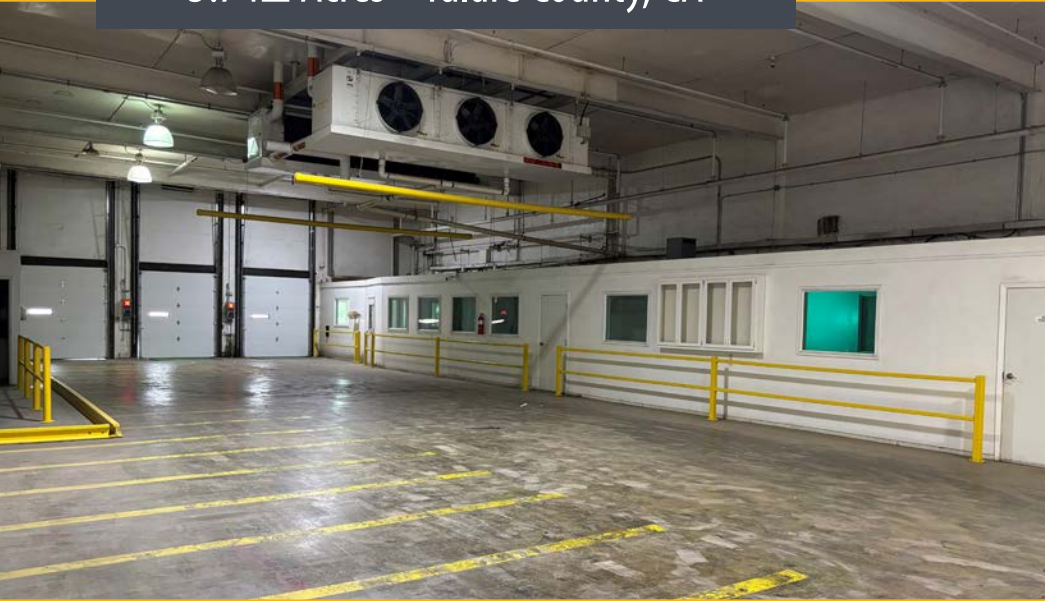
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## Property Photos

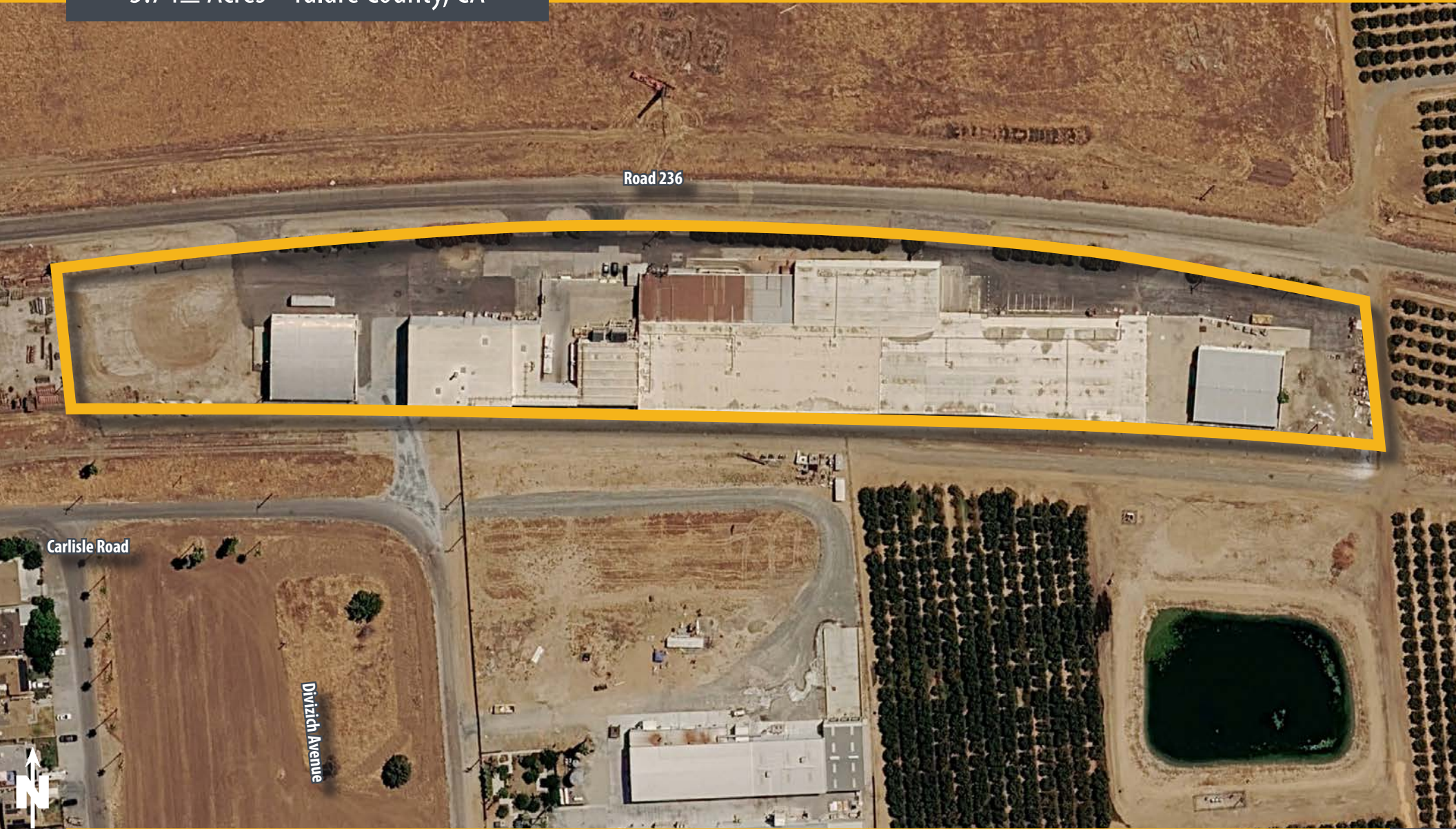
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## Property Map

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# Ducor Cold Storage For Sale

## Location Map

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