



3792 Feather River Blvd.
Olivehurst, California

COLD STORAGE & PACKING FACILITY

222,659± SF of Buildings as follows:

- 120,751± SF Cold Storage Facilities
- 101,908± SF Warehouse Dry Storage, and Miscellaneous Facilities

We **SELL** California farms **with** a **HEART** to change lives

Exclusively Listed by
Gabe Foster
FOUNDER / CO-OWNER
BRE Lic. #01774496
530.300.0479

NEW ENGLAND COLD STORAGE AND PACKING FACILITY

3792 Feather River Blvd. Olivehurst, California

Access:

The property has frontage on and access from Feather River Boulevard. Feather River Boulevard is a primary north-south, Yuba County, two-lane paved road that connects to State Highway 70.

Acreage:

- 30.134± Acres (See "Parcel A", attached)
- 1 Acre leased to strawberry nursery

Zoning

AI, Agricultural Industrial District

Buildings

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- 120,751± SF Cold Storage Facilities
- 101,908± SF Warehouse Dry Storage, and Miscellaneous Facilities

Cold Storage Capacity

6,288 Pallets

24,712 Bins

Current Area Under Lease

80,000 sf +/-

Landlord Income Available Upon Request.

Utilities:

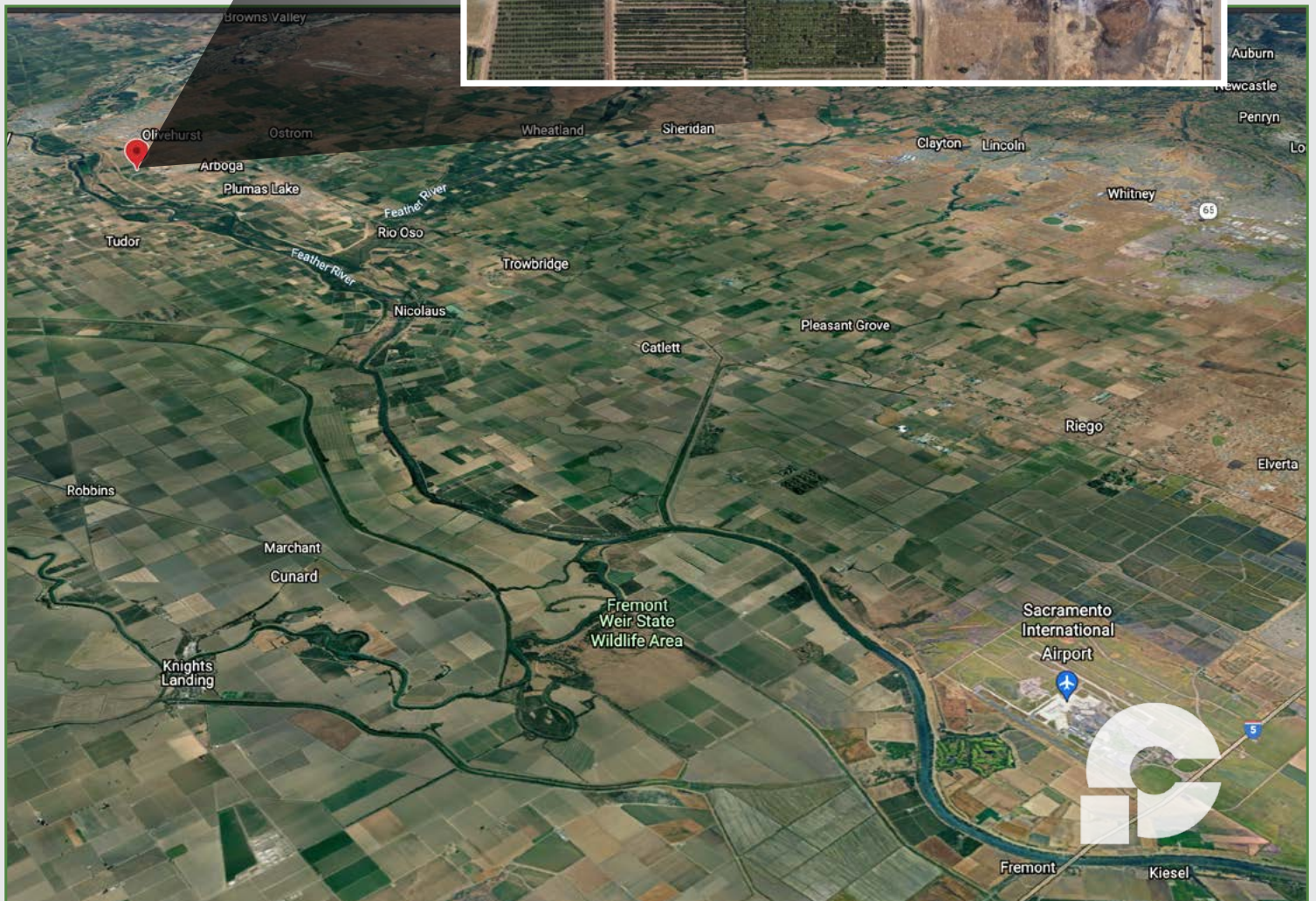
The property is served by all the normally available utilities in the area including public power and telephone. Domestic water and fire flow hydrants provided by private on-site system. Septic is from private on-site systems. 4,000amp 3 phase power.

Adjacent Parcels Also Available:

127 acres of prime farmland situated on the adjacent parcels that provide excellent soil, abundance of water 3,000 sf corporate house and 3,800 sf office. The 127 acres are owned by the same family and may be purchased in addition to the Cold Storage and Packing facility offering. (See Page 7)



LISTING PRICE
\$12,500,000



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BUILDING BREAK DOWN – *Warehouses, Dry Storages, Misc.*

Building	Sq. Ft.	Year Built	Frame	Exterior	Roof	Foundation
Former Pear Packing Plant Building B	21,840	1985	Steel	Steel	Steel	Conc. Slab
Attached Canopy	2,100	1985	Steel	Open	Steel	Conc. Slab
Staging Canopy	4,400	1985	Steel	Open	Steel	Conc. Slab
Former Asian Pear Packing Plant Building A	11,600	2011	Steel	Steel	Steel	Conc. Slab
Former Pear Packing Segregation Building C	13,468	2011	Steel	Steel	Steel	Conc. Slab
Former Red Cherry Packing Plant Building E	15,200	1990	Steel	CTU	Steel	Conc. Slab
Old Boiler Room Shop	1,800	1990	Steel	Steel	Steel	Conc. Slab
Warehouse Storage #5	25,900	2013	Steel	Steel	Steel	Conc. Slab
Employee Break Room East	2,900	2012	Wood	Wood	Steel	Conc. Slab
Employee Break Room West	2,604	1950's	Wood	Wood	Comp	Conc. Perim.
Scale House	96	1985	Block	Block	Comp	Cons. Slab
TOTAL	101,908					



NEW ENGLAND COLD STORAGE AND PACKING FACILITY

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BUILDING BREAK DOWN – Refrigerated & Cold Storages

Building	Sq. Ft.	Year Built	Frame	Exterior	Roof	Foundation	Bins	Pallets
Refrigerated Segregation Room 1	18,648	2011	Steel	CTU	Foam	Conc. Slab		
Engine Room #1	1,275	2011	Steel	CTU	Foam	Conc. Slab		
Pre-Cool with Tunnels	5,720	2011	Steel	CTU	Foam	Conc. Slab	90	
Cold Storage #3	2,358	2011	Steel	CTU	Foam	Conc. Slab	540	180
Cold Storage #4	2,358	2011	Steel	CTU	Foam	Conc. Slab	540	180
Refrigerated Docks/Staging	11,806	2011	Steel	CTU	Foam	Conc. Slab		
Engine Room #3	1,750	1980	Steel	CTU	Foam	Conc. Slab		
Cold Storage #6	14,000	1980	Steel	CTU	Foam	Conc. Slab	3,996	1,554
Cold Storage #7	14,700	1980	Steel	CTU	Foam	Conc. Slab	3,996	1,554
Cold Storage #8	14,400	1990	Steel	CTU	Foam	Conc. Slab	4,320	1,680
Cold Storage #9	14,400	1990	Steel	CTU	Foam	Conc. Slab	4,320	1,680
Engine Room #4	1,192	1992	Steel	CTU	Foam	Conc. Slab		
Cold Storage #10	18,144	1992	Steel	CTU	Foam	Conc. Slab	8,000	n/a
TOTAL	120,751						25,712	6,918



NEW ENGLAND COLD STORAGE AND PACKING FACILITY

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864 kW DC Photovoltaic System

Lifetime Energy Generated 1,883,689 kWh

Est. Yearly Production for 5 years 1,171,025 kWh

Workmanship Warranty until 2026

Production Warranty 2019

Installed 2013

Equipment:

2880 Hanwha Solar 300 watt Solar Panels

Manufacture warranty until 2026

Performance Warranty until 2039

2 Solectria Renewables Central inverters

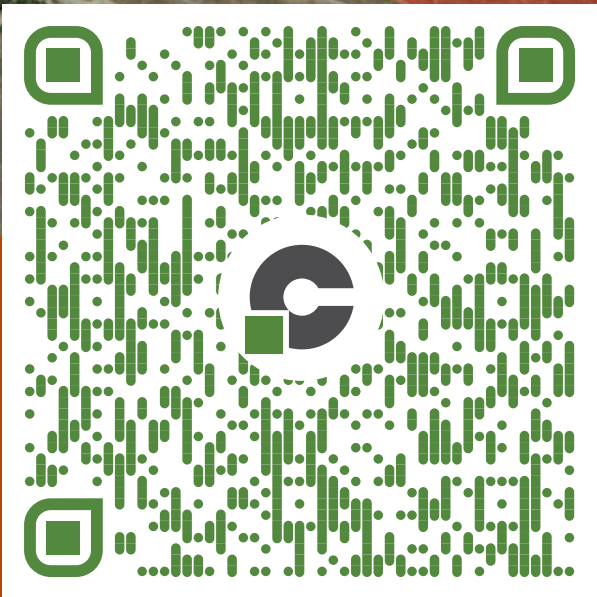
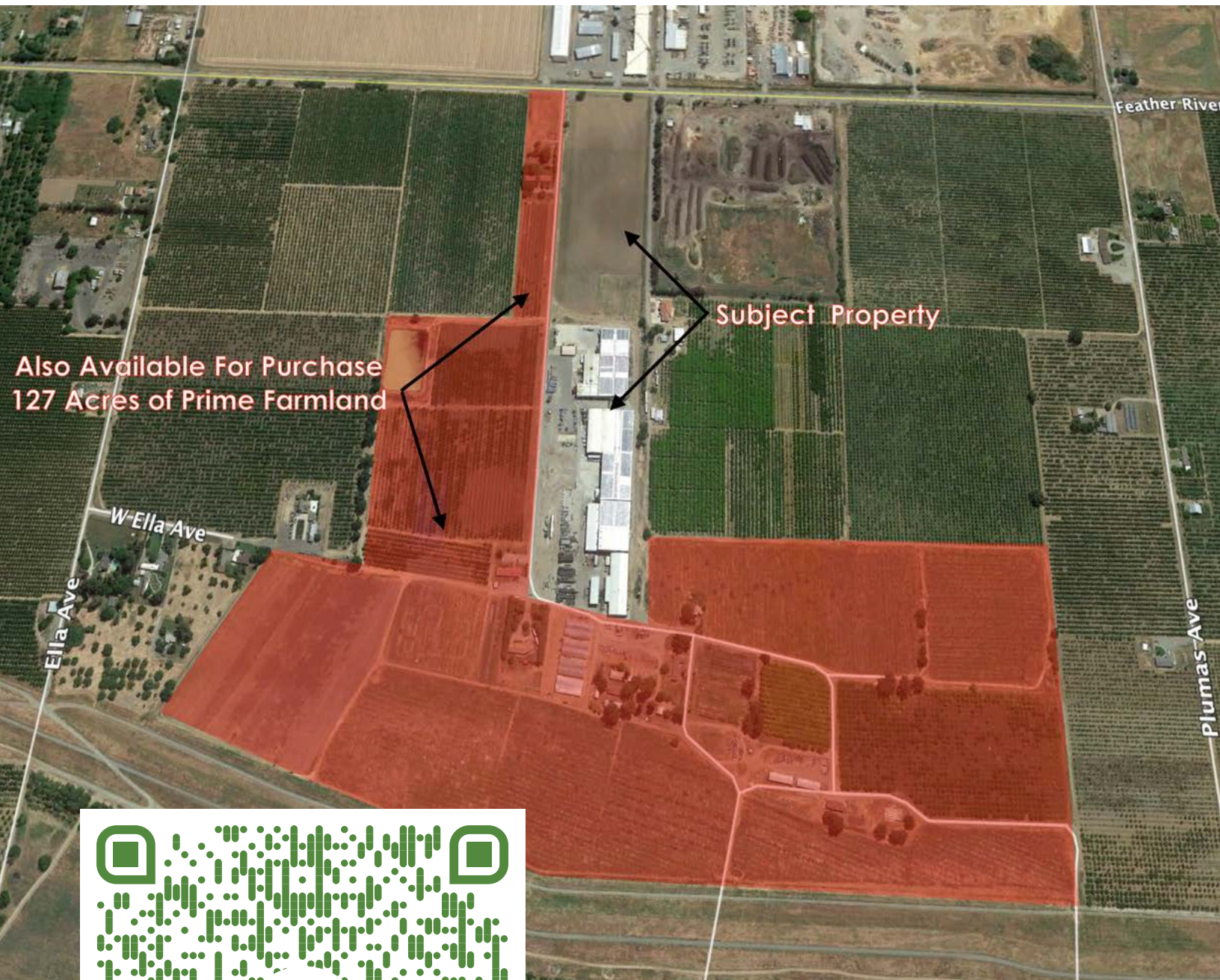
Manufacturer Warranty until 2024

Solrenview monitoring system



Additional Parcels Also Available

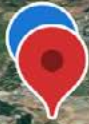
Scan or click the QR code for more information



NEW ENGLAND COLD STORAGE AND PACKING FACILITY

3792 Feather River Blvd. Olivehurst, California

Yuba County Airport



Sacramento International Airport



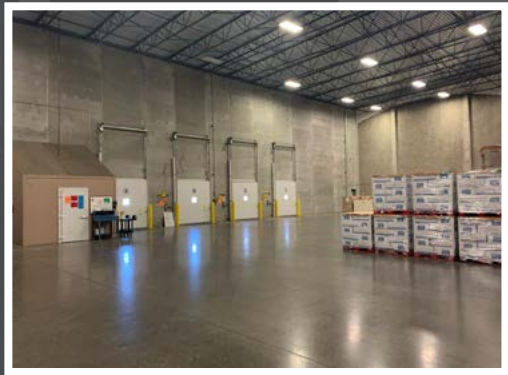
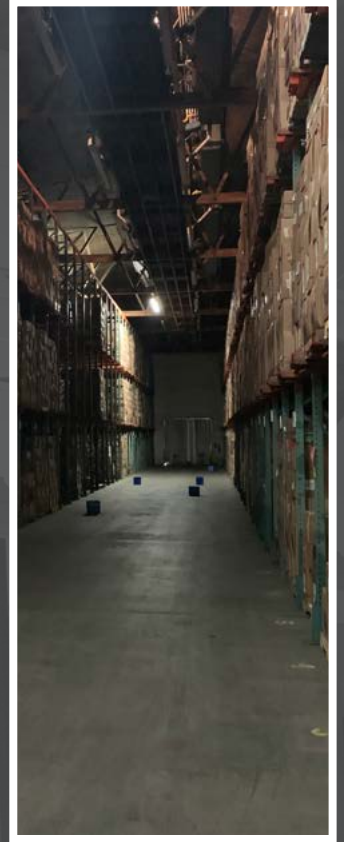
Port of Sacramento

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Former commercial packing facility featuring 225,000 sf under roof (including 117,000 sf of cold-storage warehousing) situated on 31 acres of ag zoned farmland, located 6 miles South of Marysville in Yuba County off the Highway 70 corridor.

The property is in close proximity to Yuba Co. Airport and within 34 miles of Sacramento International Airport; Within 40 miles of the Port of West Sacramento.





Cornerstone Land Co

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Cornerstone Land Company closed over
\$105 million in sales transactions in **2020**



Gabe has over 15 years of commercial and agricultural related real estate experience and currently serves as the Chief Operating Officer for Cornerstone Land Company.

CALL (530) 300-0479