



PUBLISHED RESERVE: \$3,400,000

APPRAISED VALUE: \$4,900,000

SIZE: 6.57± Acre Site

ZONING: M - Industrial

PROPERTY INSPECTION: Call Auction Information Office to Arrange

FINANCING: None – All Cash

DESCRIPTION: This property consists of an industrial cold storage, meat processing, and distribution facility, containing approximately 156,300 square feet within three buildings, located along the west line of Daly Avenue south of Yosemite Boulevard, just outside the Modesto city limits. The property is in the Airport Industrial District, near the Modesto Airport.

The property has a location strategic to California's Central Valley. Modesto's Airport Industrial District is home to many local, national and international food and beverage companies which include: E + J Gallo Winery, Del Monte Foods, Delta Sierra Beverage, Seneca Food Corporation, and paper and packaging companies which include: International Paper, Georgia-Pacific Corporation, Bell-Carter Packaging, and Silgan Containers Corporation.

The primary structure has roof top parking, is 145,020± square feet and is three stories, with a combination of office space on the second and third floors which total 15,226± square feet. There are two detached metal warehouses on the south side of the property. The first is an 8,080± square foot warehouse, and the second is a 3,200± square foot warehouse. The property is currently vacant, and was formerly operated as Valley Meat.

Built in 1968 for turkey processing, the plant was renovated in 2005 for improvements and addition of equipment to allow for use as a cold storage facility at an estimated expenditure of \$2,000,000. The compressors in the refrigeration area have since been removed.