



The main building has a total of 76,228± square feet of processing and warehouse area, with six dock high doors for shipping and receiving. There is 22,896± square feet built as refrigerator space, with minimum clear height of 22', and 30,670± square feet of freezer space also with clear height of 22'. Refrigerator and freezer spaces are all located on the main floor. A new owner will need to invest in air compressors and additional equipment in order to re-use the cold storage. Please see Supplemental Information Package.

There is also a parking area for trucks, with a truck scale and a truck vehicle wash, currently leased on a monthly basis.

Power is 3,000 amps, 277/480 volt, three-phase, and is provided by MID, Modesto Irrigation District Power, which offers low electrical rates. There is a need to repair some components of the electrical service.

LOCATION: 217 Daly Avenue, Modesto, California. APN 036-017-016

Auction conducted in affiliation with Cassidy Turley Commercial Real Estate Services

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, NOVEMBER 20, 2013