

- Key future E Street location in new industrial area
- Neighboring agricultural users with rail availability
- Wells and domestic connections
- Assets: 9,385 industrial building, 13,747 sq. ft. former cooler and other smaller buildings
- 20 acres presently leased to strawberry operations
- Previous Purchase Price: ~~\$5,955,000~~  
**NEW REDUCED PRICE: \$5,450,000**



The subject property has a mix of new and older buildings all suitable for industry and agricultural applications. This asset is located in the Area 9 planning area and has 4 major valuation components: Open ground presently leased, a free-standing Industrial building with paved secure yard, a former cooler/warehouse and a Ranch Office/Residence with large shed. Split zoning between M1 and HCM AG zoning. Total acreage +/- 29 acres.



### 1811 Betteravia Assets

<b>Overall Property Description:</b>	<i>A mix of new and older functional warehouses and open ground</i>
<b>Asset A: Open Ground</b>	<i>Approximately 20 acres of prime ground is presently leased for berry and strawberry production</i>
<b>Asset B: Industrial Building</b>	<i>Approximately 9,900 sq. ft. of industrial manufacturing building on approx. 1.25 acres</i>
<b>Asset C: Former Cooler/ Warehouse</b>	<i>Approximately 13,747 sq. ft. of industrial manufacturing building with docks and large roll up doors</i>
<b>Asset D: Ranch Office/ Residence</b>	<i>Approximately 1,900 sq. ft of ranch house/office</i>

### Open Ground in Production

Asset A: Open Ground	
Gross Acreage:	Approximately +/-20 Acres
Soil Types:	CuA Corralitos loamy sand, BmA Betteravia loamy sand, OcA Oceano sand, SeD Salinas and Sorrento loams, SIA Sorrento sandy loam, TcG Terrace escarpments
Well Information: (to be verified)	Electric 50 hp, 500' depth, 120' standing water, 600 GPM
Zoning:	PD/M-1 and PD/CM AG
Special Features:	Land in production: +/- 12 acres at the south and +/- 8 acres at the north



### Improved Industrial Building

Asset B: Industrial Building	
Gross Acreage:	Approximately +/-1.25 Acres
Building:	Approximately 1,672 sq. ft of conditioned office Reception, 3 offices 2 half baths, conference and break room Approximately 8,000 sq. ft. of shop area
Year Built:	2007
Fire Sprinklers:	Yes
Special Features:	Shop height +/- 20', fenced and paved secure yard



**Warehouse/Former Cooler Building with Dock**

Asset C: Industrial Building	
Gross Acreage:	Approximately +/- 3 Acres
Building:	Approximately 13,747 sq. ft.
Year Built:	1986-88
Fire Sprinklers: (presently on well but may need to be connected to municipal water)	Yes
Special Features:	Insulated former cooler, docks



**Ranch Office/Residence**

Asset D: Ranch Office/Residence	
Building:	Approximately 1,900 sq. ft. with 2100 sq. ft. shed
Year Built (substantial remodel):	1992

