# 64,950 SF Cold Storage and Warehouse Facility on 40 acres with Cell Tower & Farm Lease Income Oasis, CA



## 77110 HARRISON ST, OASIS (THERMAL), CA

### **FEATURES**

- 64,950 SF cold storage/packing facility on a 40 acre parcel:
  25,350 SF cold storage and warehouse;
  38,400 SF attached shade structure;
  1,200 SF offices and conference room
- Cell Tower & AG lease income
- 1,000 Amps of power (IID)
- 4 Dock-high Roll-up Doors
- Convenient location at the SE corner of Harrison St, 77th Ave, and Pierce St.
- In Opportunity Zone with potential tax incentives

PRICE: \$3,500,000



**VICINITY MAP** 





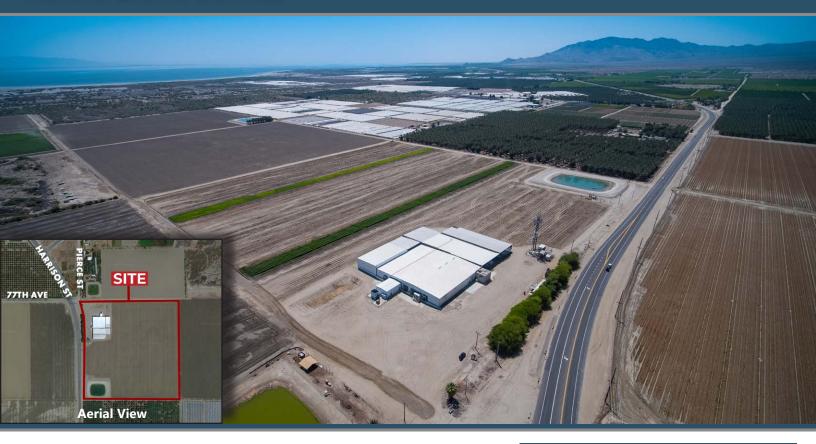
SUSAN HARVEY DRE #00957590 susan@dppllc.com Cell: 760.250.8992



EMILY HARVEY DRE #02229612 emily@dppllc.com Cell: 760.636.3500

## 64,950 SF COLD STORAGE FACILITY with CELL TOWER & FARM LEASE INCOME on 40 ACRES AERIAL & SITE DETAILS





## **SITE Details & FAQs**

- **Location:** 77110 Harrison St, Thermal (Oasis)
- **Zoning:** Click here to view W-2 (Controlled Development)
- General Plan: Click here to view IND (Indian Jurisdiction)
- **APN:** 755-190-013
- Parcel Size (County Assessor's data): Approximately 40 acres. Cold storage and warehouse facility and cell tower sit on 4.2 acres of the parcel; remaining 35 acres leased to Grimmway.
- Year Built: 1989. Expanded in 2007.
- Dock-high Roll-up Doors: 4
- Clear Height: 17 to 22 ft.
- Construction: Metal. Foam-insulated roof
- **Power:** 3 Phase; 277/480 Volts; 1,000 Amps (IID)
- Water: Private well. Reservoir for fire hydrants and fire safety; 30" Main Line on Harrison St.
- Sewer: Septic tank
- **Structures:** 25,300 SF cooler & warehouse area; 38,400 SF attached shade area; 1,200 SF offices and conference room; 1,200 SF equipment room. Racking in 2 rooms. (The size of the facility has been obtained from various sources and has not been verified. It shall be Buyer's responsibility to determine the actual size of the facility).
- **Lease Income:** American Tower (cell tower): \$1,315.60/mo; T-Mobile (cell tower): \$585.64/mo; Grimmway (farm lease): \$35,800/yr
- **Comments:** Mobile home needs repair but could be a caretaker unit.

## **PROPERTY IMAGES**



**Office and Conference Room** 



**Attached Shade Area**