

**FOR SALE**

# NEW ENGLAND ORCHARD PLANT & COLD STORAGE WAREHOUSE



**3792 FEATHER RIVER BLVD.  
OLIVEHURST, CA 95961**



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## PROPERTY OVERVIEW

New England Orchard (NEO) is a former commercial packing facility featuring 225,000 sf under roof (including 117,000 sf of cold-storage warehousing) situated on 164 acres of ag zoned farmland, located 6 miles South of Marysville in Yuba County off the Highway 70 corridor. The farmland and facilities are under transition, being partially-leased to complimentary tenants and owner-operated custom, on-demand, cold-storage warehousing of agricultural commodities. The warehouse structures were built in phases from 1985 through 2011 using CTU and Steel construction. The roof mounted 864 KW solar system was completed in 2014 at a cost of over \$1.8M (reducing operational expenses). NEO 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 and on a former UP rail spur.



## PROPERTY / OFFERING SUMMARY

Site Address:	3792 Feather River Blvd. Olivehurst, CA 95961
Assessor Parcel Numbers:	014-250-037, 043 & 045
Total Land Area:	±164.46 AC
Land Use Zoning:	AE-40 (Agriculture)
Total Warehouse Area:	±225,705 SF
Cold Storage Area:	±117,640 SF
Water:	Four Deep Wells (Ag)
Electrical:	PG & E; 4000Amp Three-Phase
Fire Control:	Partial Sprinklers; Pvt. Dedicated Well
Rail:	Former UP Rail Spur
Total Truck Docks:	Four (Cold)
Cold Storage Capacity:	6,828 Pallets/24,712 Bins
Current Area Under Lease:	77,536 SF + 121 Acres
Lease Duration:	Through 2024
Landlord Income:	\$490,407 (Scheduled)
Other Revenue:	\$1,450,000
Asking Price:	\$15,900,000

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## AG RESOURCES & DEVELOPMENT

- Soils:** Prime fine sandy loams and silty loams  
– no limitations.
- Utilities:** 4000 Amps; 3 Phase (P.G.& E); 864 kW Rooftop Mounted PV system; (on-site storm drain gray-water pond & septic waste sys.)
- Water:** Developed Groundwater Resources for Irrigation, Fire Suppression, and Domestic purposes.
- Production:** Specialty permanent crop history; transitioning to high-value nursery and greenhouse crops with cold storage needs
- Site Coverage:** 3.5 percent (land heavy – good for ag propagation users or vertically integrated farm to fork supply chains)

## 864 KW SOLAR SYSTEM INFORMATION

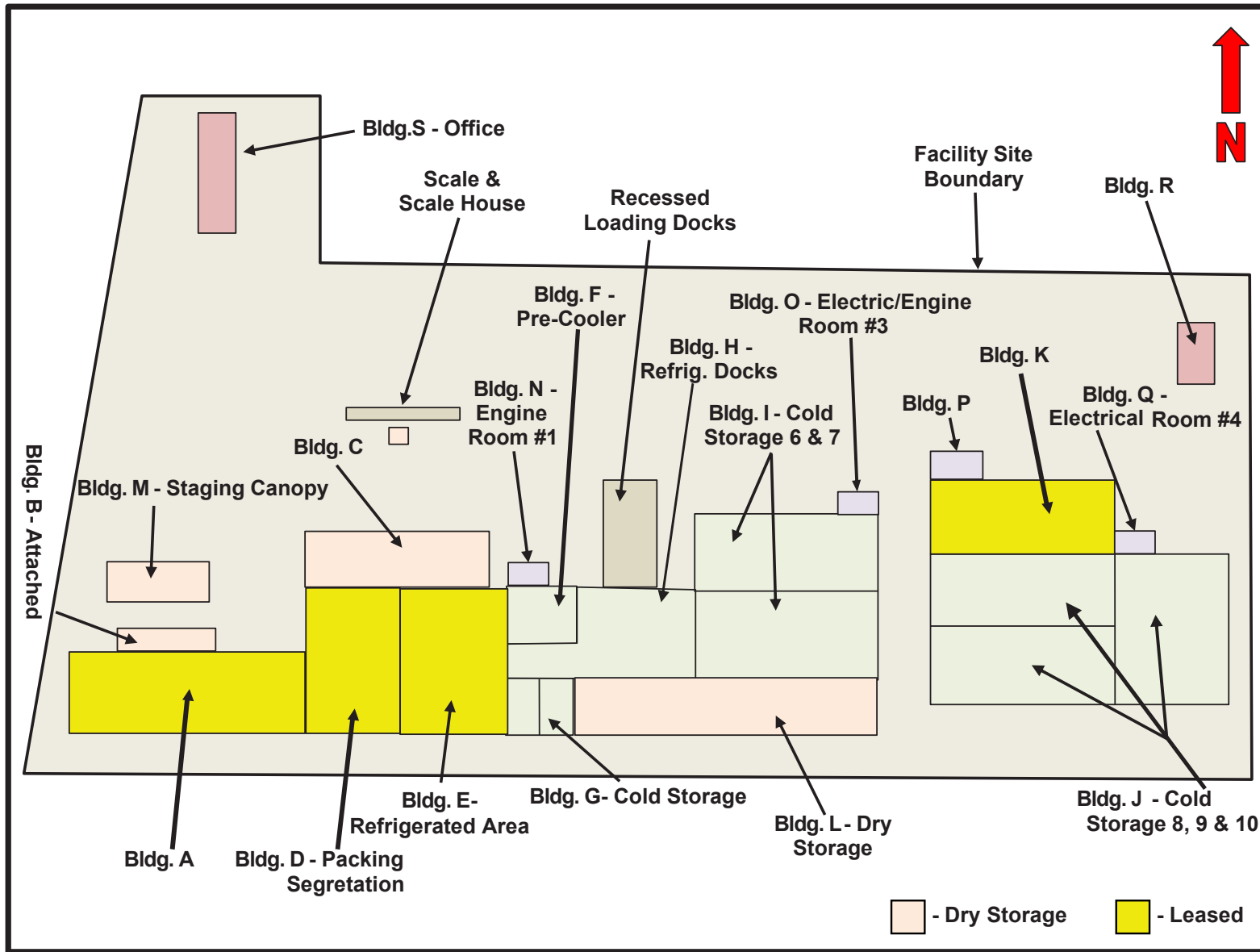
NEO installed a rooftop solar generating facility in September of 2014. It is comprised of high quality solar panels, inverters and a monitoring system which are manufactured by Hanwha and Solectria which are highly diversified, financially stable, global companies. This is important as many solar manufacturers in the industry only do solar so if the market changes they will be gone where as Hanwha and Solectria (Yaskawa) are highly diversified in manufacturing and other businesses and will continue their business if solar installations slow down. The system uses a ballast mounting system which minimized roof penetrations. It is expected to produce over 1,200,000 KWhrs. which is projected to save significant money based on current rates. With the recent issues that PG&E is facing there is no question that electrical rates will see major inflation which will compound the electrical savings for solar systems. The system is also expected to save over 23,000 tons of CO2 over its lifetime.



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## FACILITY SITE PLAN



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## BUILDING BREAK DOWN

Building Description	Building Size	Year Built	Exterior
Bldg. A - Warehouse	± 21,840 SF	1985	Steel
Bldg. B - Attached Canopy	± 2,100 SF	1985	Steel
Bldg. C - Warehouse	± 12,000 SF	2011	Steel
Bldg. D - Warehouse	± 13,468 SF	2011	Steel
Bldg. E - Refrigerated Area	± 18,648 SF	2011	CTU
Bldg. F - Pre-Cooler (Tunnel)	± 5,270 SF	2011	CTU
Bldg. G - Cold Storage #3 & 4	± 4,716 SF	2011	CTU
Bldg. H - Refrigerated Docks	± 11,806 SF	2011	CTU
Bldg. I - Cold Storage #6 & 7	± 28,000 SF	1980	CTU
Bldg. J - Cold Storage #8,9 & 10	± 49,200 SF	1990	CTU
Bldg. K - Warehouse	± 15,200 SF	1990	CTU
Bldg. L - Dry Storage	± 28,550 SF	2012	CTU
Bldg. M - Staging Canopy	± 4,400 SF	1985	None
Bldg. N - Engine Room #1	± 1,275 SF	2011	CTU
Bldg. O - Electric/Engine Room #3	± 1,144 SF	1985	CTU
Bldg. P - Shop Room	± 1,800 SF	1990	Steel
Bldg. Q - Engine Room #4	± 504 SF	1990	CTU
Bldg. R - Dry Storage	± 1,944 SF	2012	PrtlSteel
Bldg. S - Office Building	± 3,840 SF	1985	Stucco
<b>Packing/Storage Facility</b>	<b>± 225,305 SF</b>		
<b>Total Cold Storage</b>	<b>± 117,640 SF</b>		
<b>Percent Cold Storage</b>	<b>52.21%</b>		

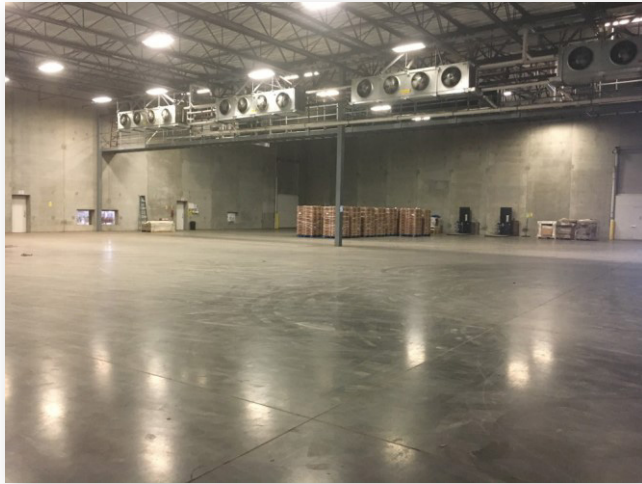


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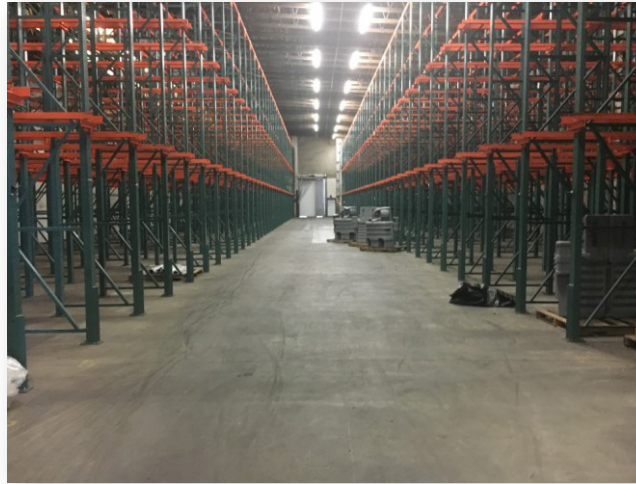
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## ADDITIONAL PHOTOS



**TYPICAL COLD STORAGE**



**COLD STORAGE  
WITH PALLET RACKING**



**EXTERIOR OF COLD STORAGE**



**EXTERIOR OF DRY STORAGE**



**DRY STORAGE ROOM**



**INTERIOR WAREHOUSE**

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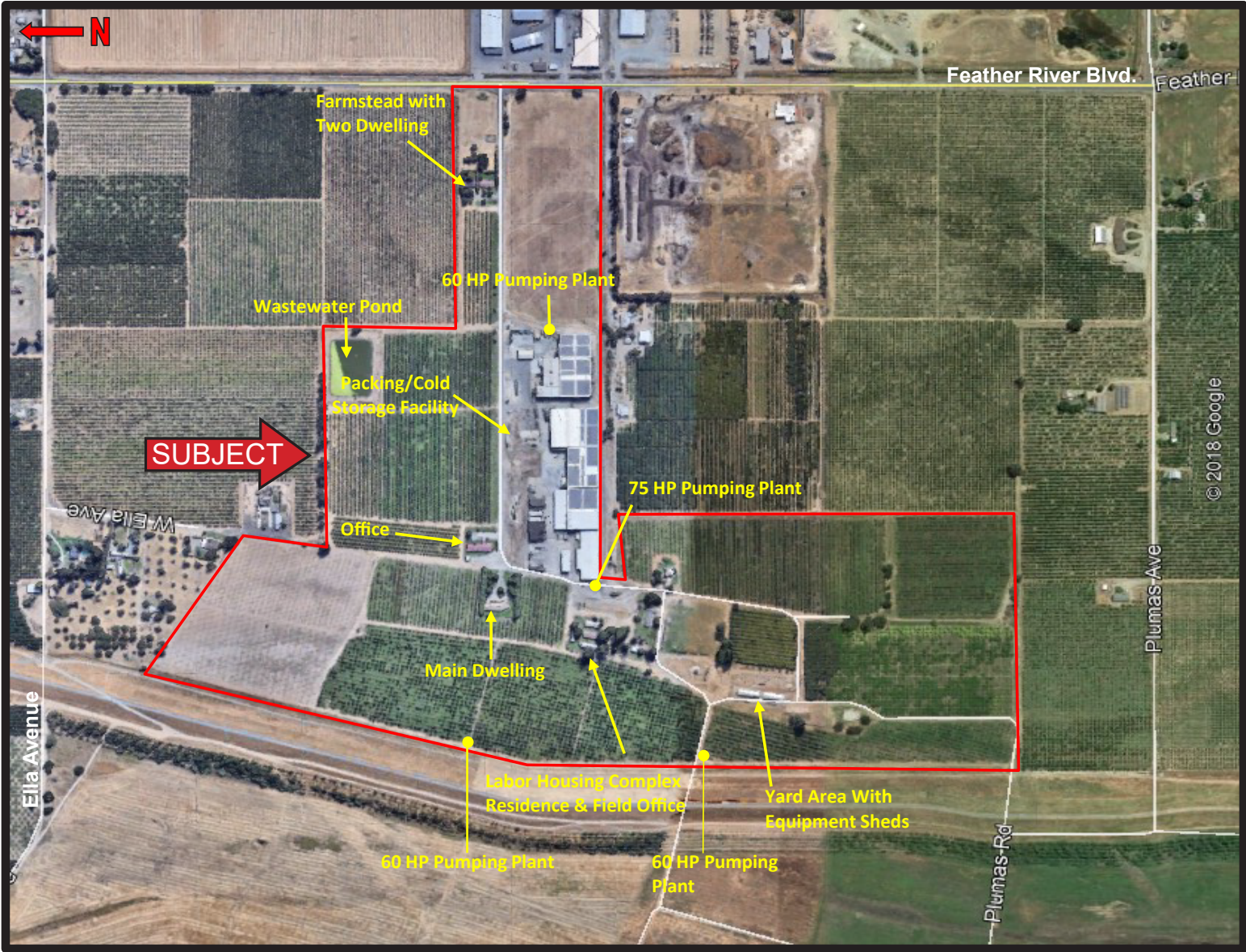






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## AERIAL SITE MAP



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## OBLIQUE AERIAL

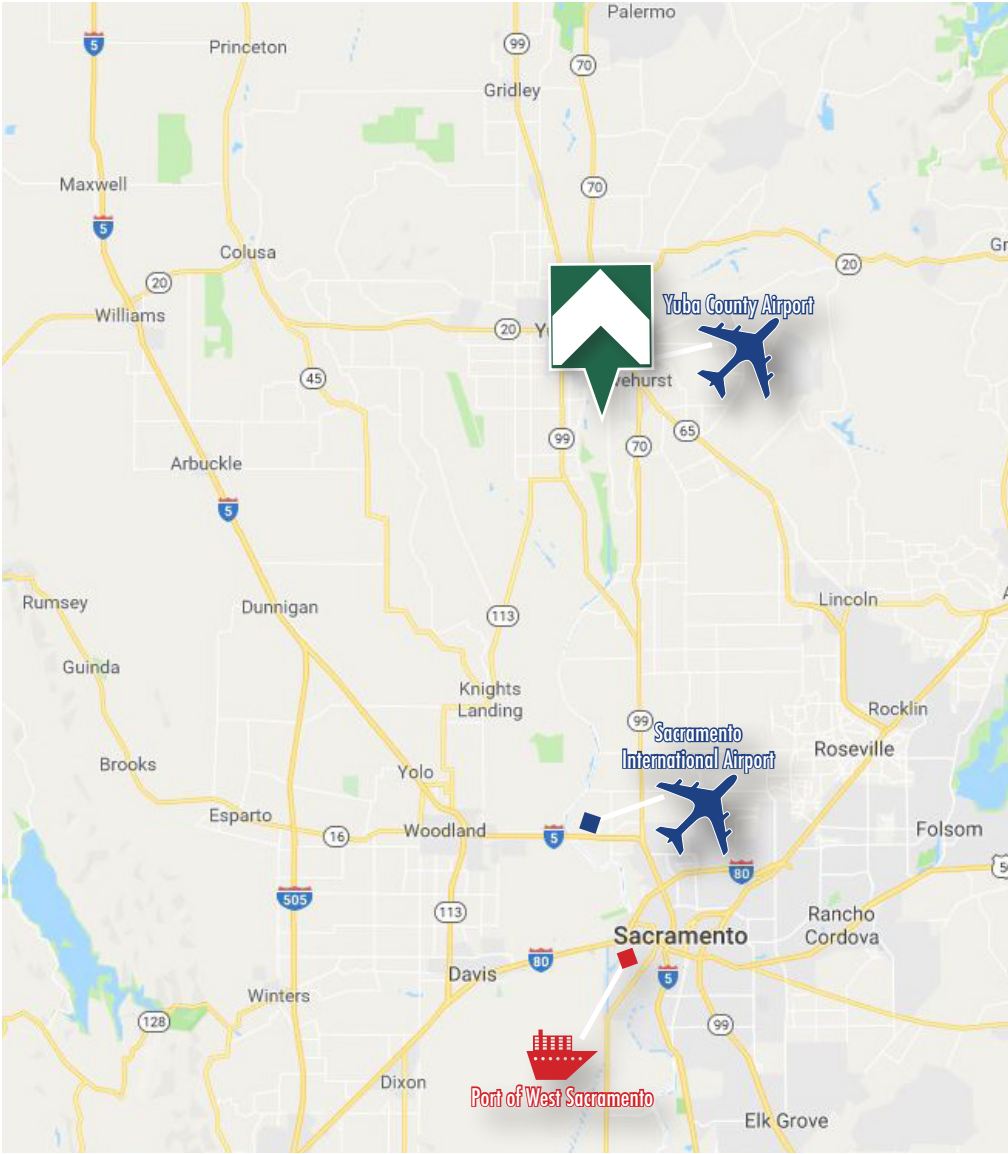
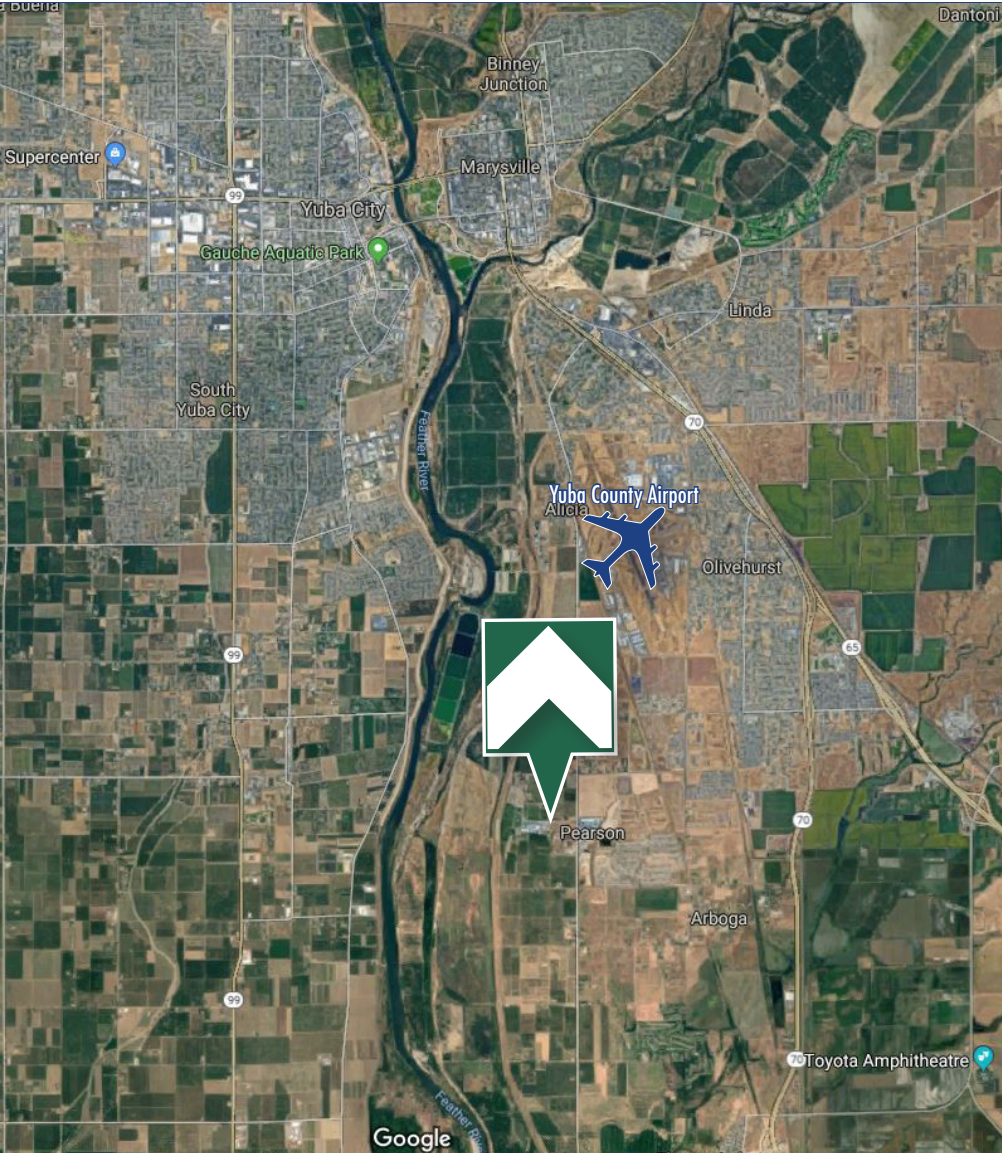


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## LOCATION MAP



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## DRIVE TIME MAP

	Yuba City	Sacramento	Redding	San Francisco	Oakland	Stockton	Reno
Distance To:	7.9 Miles	36.8 Miles	125 Miles	120 Miles	114 Miles	84 Miles	123 Miles
Drive Time To:	20 Mins	40 Mins	2 Hrs 20 Mins	2 Hrs 5 Mins	1 Hr 50 Mins	1 Hr 30 Mins	2 Hrs 17 Mins



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