

# TURNKEY IQF FRUIT PROCESSING OPERATION

1302 W STOWELL ROAD, SANTA MARIA, CA 93458

39,615 SF | AVAILABLE FOR SUBLEASE



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## 39,615 SF TOTAL

- 16,000 SF Main Prime Processing Room
- 6,000 SF IQF Room
- 2,400 SF Berry Plant Holding Room (Cooler)
- 4,200 SF Poly Bag Room
- 6,000 SF Maintenance Shop & Parts Cage Area
- 1,200 SF Break Room
- 1,800 SF Tag and Finish Pallet Staging Area
- 515 SF Engine Room
- 1,500 SF Office

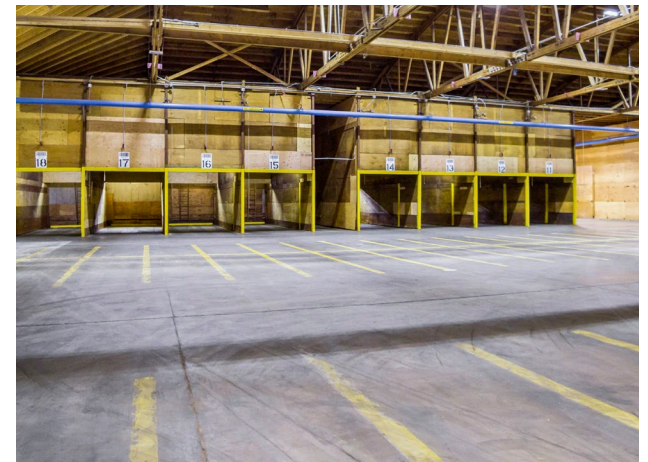
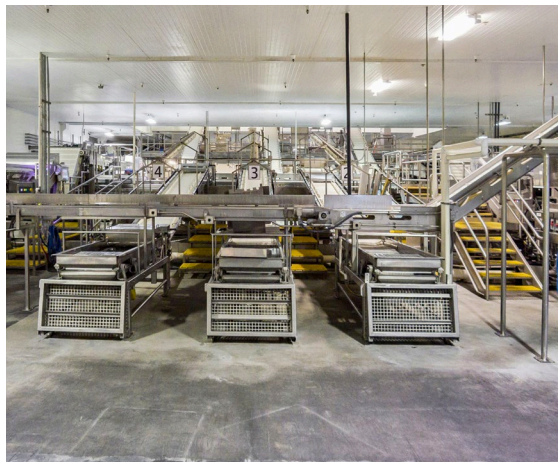
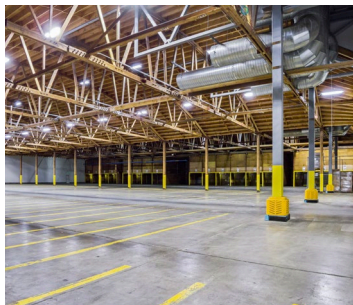
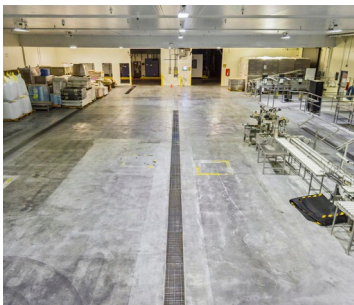
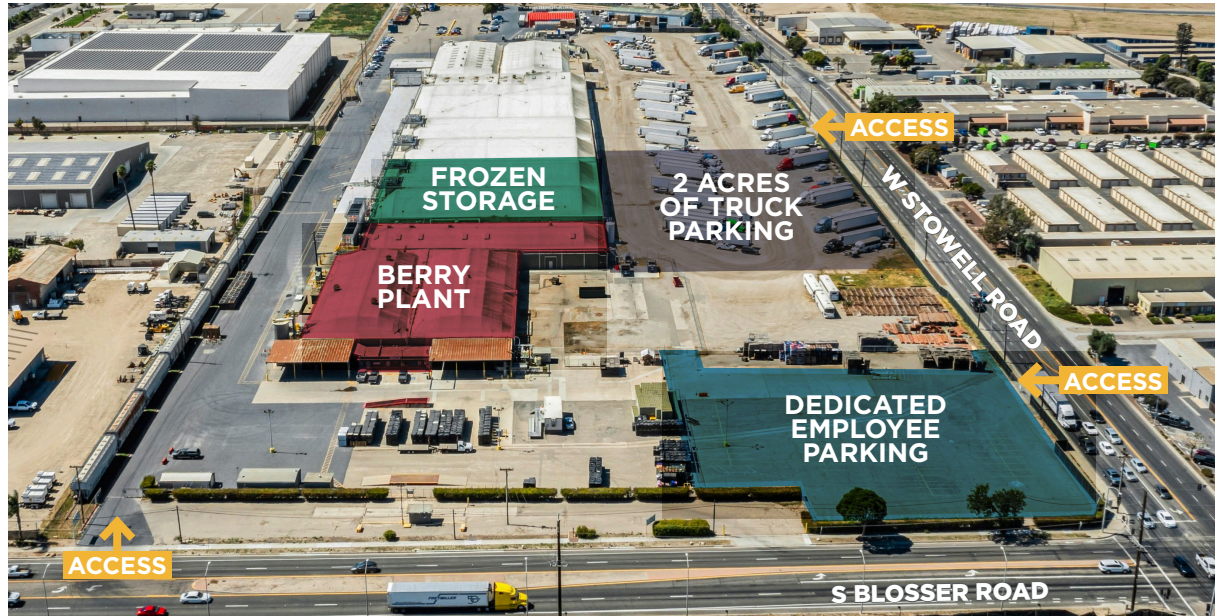
Sublease expires 5/30/2032

Lease Rate: \$1.40/SF, NNN (\$0.14/SF opex)

Well Water (influent water source)

City of Santa Maria Sewer (effluent water)

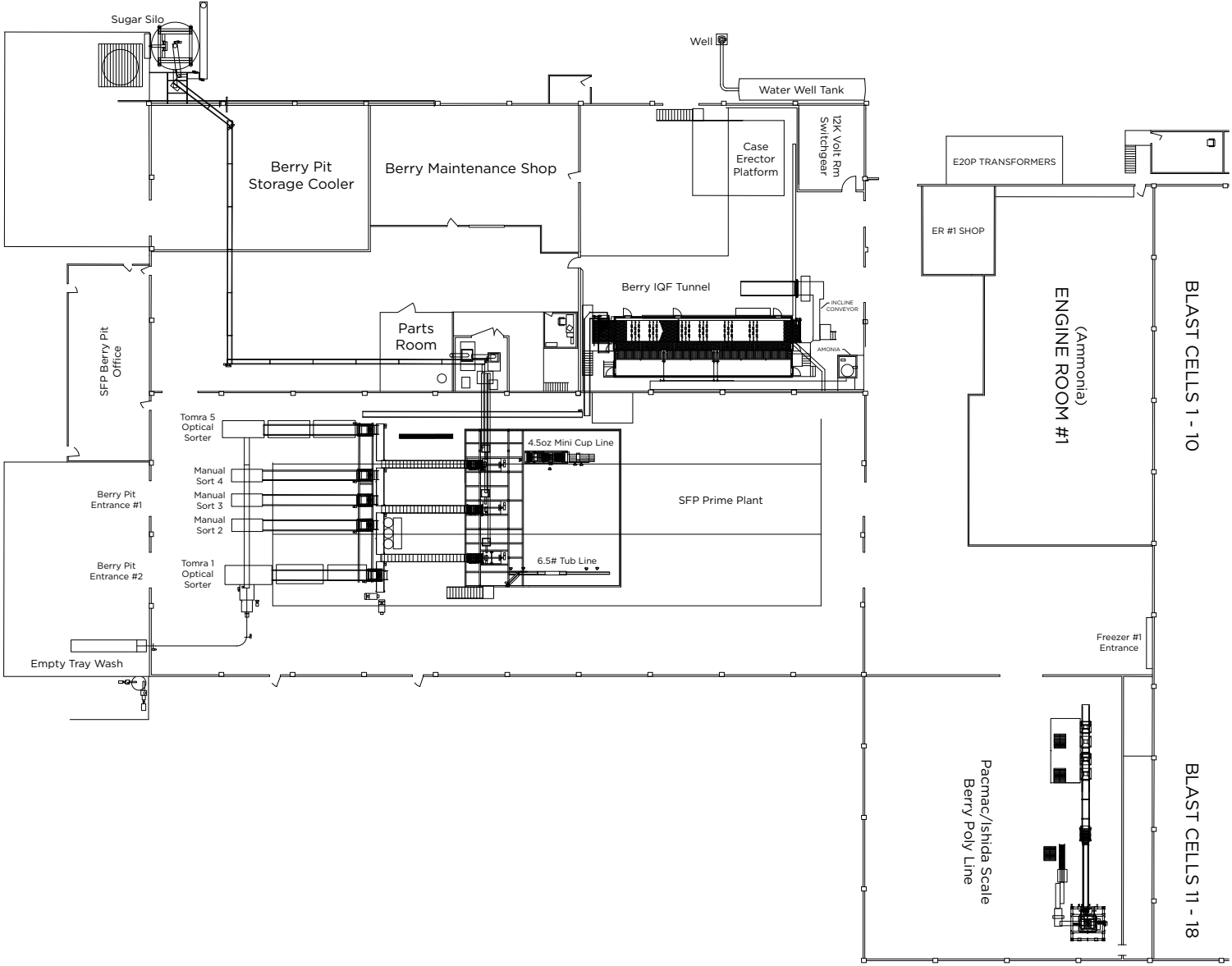
Frozen Pallet Services available



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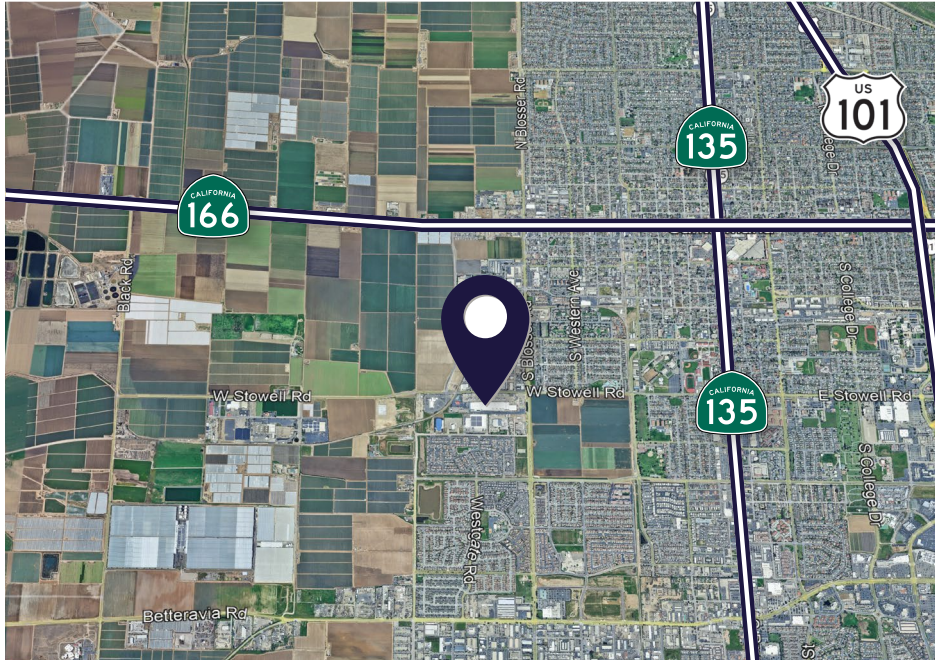
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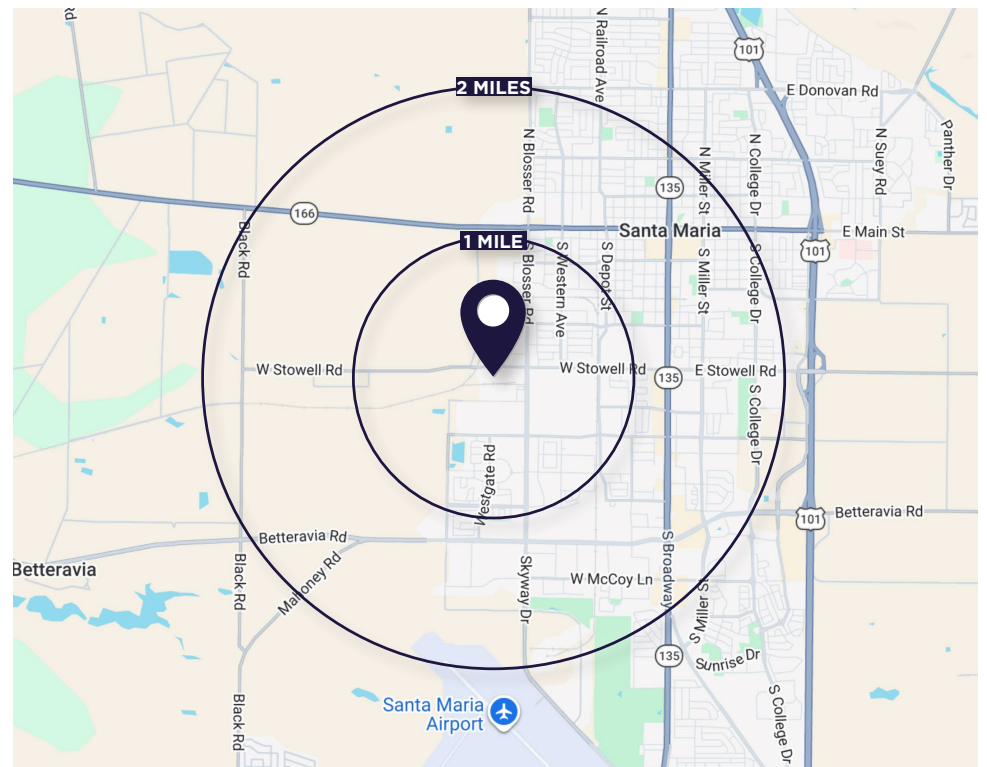


Santa Maria is one of the most productive agricultural regions in the U.S., generating over \$2 billion annually and exporting ~99% of its output, driving demand for cold storage, packing, and distribution facilities.

Easy access to SR 166, SR 135 and US Highway 101

Minutes from Santa Maria Airport

Regional rail operated by Union Pacific Railroad



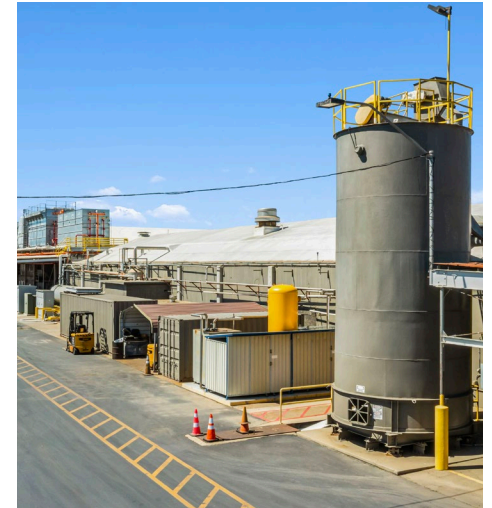
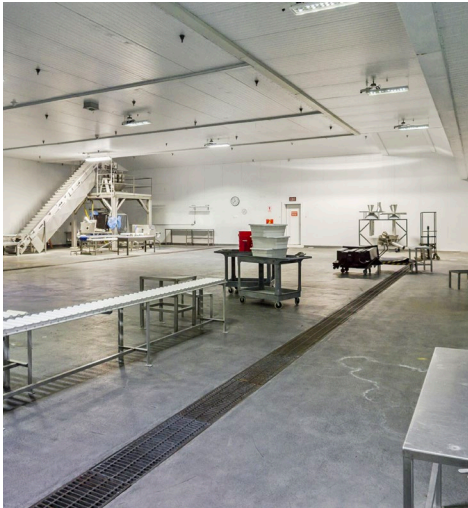
## NEARBY AMENITIES & MAJOR BUSINESSES



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