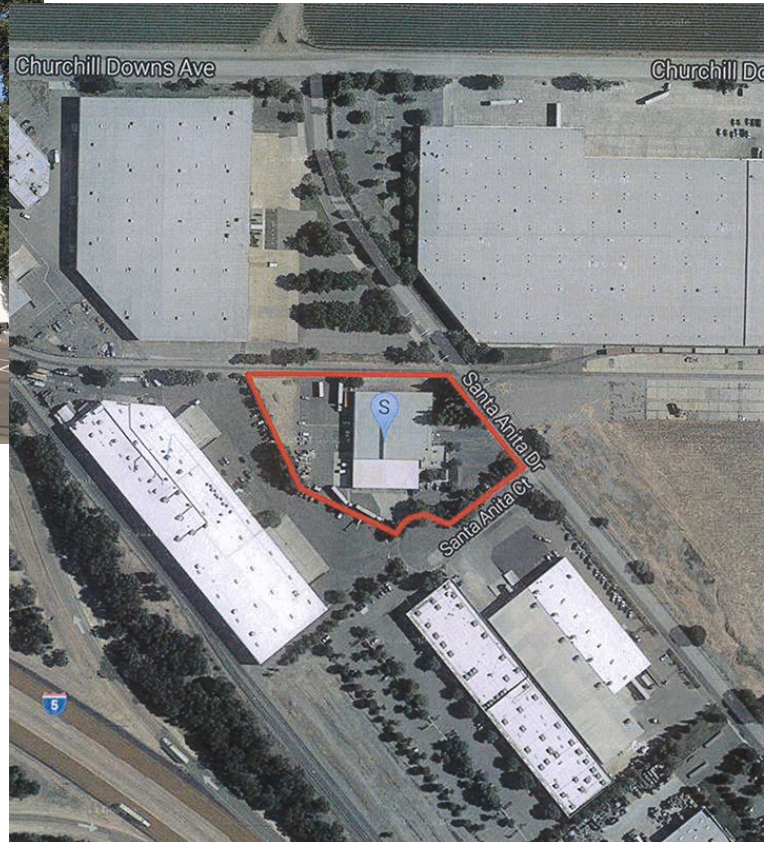


FOR SALE OR LEASE

REFRIGERATED/COLD STORAGE INDUSTRIAL WAREHOUSE & OFFICE PURCHASE PRICE - \$2,999,000.00



25,090± Sq. Ft. Building
2.97± Acres
Solar Generates \$90,000/Yr
Office - 3,594± Sq. Ft.
Warehouse - 21,496± Sq. Ft.
with Clear Height 17-20 Ft
41 Parking Spaces
1 Dock High Door
3 Grade Level Doors
1 Truck Well
Storage Yard

LEASE PRICE - \$20,000/Mo

550 SANTA ANITA DRIVE
Woodland, CA 95776

SHEFFIELD REAL ESTATE

COMMERCIAL/INDUSTRIAL PROPERTIES

20 N. East Street, Suite 101, Woodland, CA 95776

E-Mail: SheffieldRE@pacbell.net

Phone: (530) 666-5485 Fax: (530) 666-1244

Website: www.Sheffield-RealEstate.com

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

Listing Agent: **Wally Sheffield, Broker**

E-Mail: wallysheffield@pacbell.net

CalBRE Lic: 01329897