

FOR SALE OR LEASE

Warehouse/Storage Facility



42445 County Road 116 • Knights Landing, CA

Construction Type:	Metal
Foundation:	Poured Concrete
HVAC:	Central Heat/Air In Office Area
Sq. Ft. Under Roof:	123,800± Sq. Ft.
Office Space:	Reception Area, 3 Offices which are built out, and a storage Room
Loading Provisions:	Ground Level Rolling Doors in Each Building
Power:	P.G. & E. - 2 services on 440 Amp and 220 Amp
Location:	Convenient - Less than 10 Miles to I-5
Approved Uses:	Numerous Approved Uses in the M-1 & A-1 Zoning

SHEFFIELD **R**EAL **E**STATE

COMMERCIAL/INDUSTRIAL PROPERTIES

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

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

Website: www.Sheffield-RealEstate.com

Listing Agent:

CalBRE:

E-Mail:

Wally Sheffield, Broker

01329897

sheffieldreca@gmail.com

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

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Parcel #	Acreage	Zoning	Flood Zone
056-350-14	9.69± Acres	M-1, A-1	C B
056-334-01	0.41± Acres	R2, PD	B
056-322-02	0.04± Acres	R2, PC	C B

Constructed: Progressive Construction Starting in 1955 thru 1980
Clear Height: 18 Ft. Eaves with Total Height From 30' to 40'
Fire Sprinklered: No
Fire District: Knights Landing

General Summary

The improvements include 9 separate warehouses totaling approximately 123,800± square feet under roof with a separate 1,100± square foot office and 2 drying areas. There is also a 70' 50 Ton scale on site. The entire facility is fenced with a large rocked yard and some cement pad.

The warehouses are constructed of metal and are free standing with skylights and rolling doors. The site is approximately 10.14± Acres.

Knights Landing is less than 10 miles from I-5, allowing convenient access to Interstates 505 and 80. The property is located 8.8 miles from Woodland and 26 miles from Sacramento.

Sale Price: \$4,000,000.00

Lease Rate: \$0.30 Square Foot

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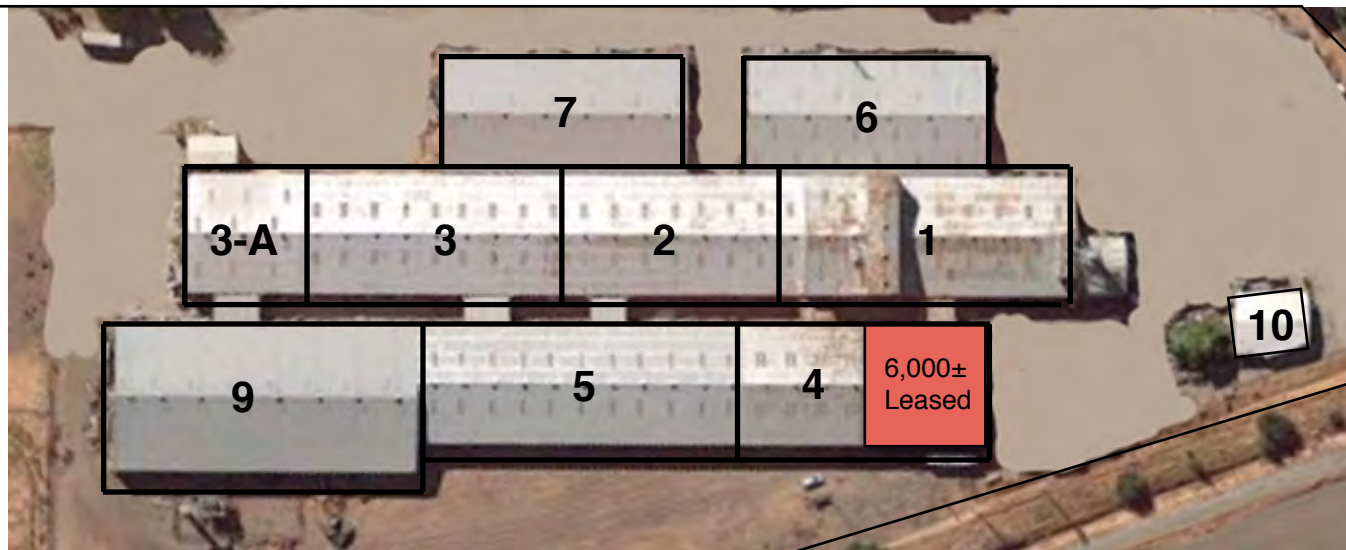
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Buildings:

Building #1	80'	x	199'	=	15,920± Sq. Ft.	
Building #2	80'	x	140'	=	11,200± Sq. Ft.	
Building #3	80'	x	180'	=	14,400± Sq. Ft.	
Building #3-A	80'	x	76'	=	6,080± Sq. Ft.	
Building #4	80'	x	161'	=	12,880± Sq. Ft.	6,880± Sq. Ft. Available
Building #5	80'	x	219.5'	=	17,560± Sq. Ft.	
Building #6	80'	x	160'	=	12,800± Sq. Ft.	
Building #7	80'	x	162'	=	12,960± Sq. Ft.	
Building #9	100'	x	200'	=	<u>20,000± Sq. Ft.</u>	
			Total	=	123,800± Sq. Ft.	117,800± Sq. Ft.

Office - #10 1,100± Sq. Ft.



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