

PROPERTY HIGHLIGHTS

- ±25 Acres off West Niagara in the heart of the Colusa Industrial Park
- Available for Sale or Lease, can Build to Suit
- Parcels available starting at 2 square acres
- Zoned M-2 heavy industrial, Colusa County
- Located adjacent to the Colusa County Airport
- 7 miles east of interstate 5, provides access for shipping and receiving.

W. Niagara Ave

COMING SOON

INDOOR CANNABIS OPERATIONS TO BE PERMITTED

25 ACRES - COLUSA INDUSTRIAL PARK
W. NIAGARA AVE, COLUSA, CA 95932



W. Niagara Ave, Colusa, CA

Land Summary



OFFERING: Acreage at Northern California's Premiere AGriBusiness Industrial Park. The Colusa Industrial Park is ideally located in the heart of Sacramento Valley in Colusa, California. The Industrial Park is conveniently located adjacent to the Colusa County Airport and the Colusa Golf and Country Club is directly north of the park.

DESCRIPTION: Diversified AgriBusiness Services at CIP include:

- Land Leasing
- Building Leasing
- Residential Development
- Wastewater Treatment Consulting
- Land Sales
- Project Management
- Food Processing
- Build to Suit
- Farming
- Communications
- Mitigation Bank

ADDRESS: W. Niagara Ave, Colusa, CA 95932 (Colusa County)

LOCATION: Colusa Industrial Properties is located along Highway 20, just 7 miles east of interstate 5, provides access for shipping and receiving.

ACREAGE: There are 2 x 4 acre parcels and 3 x 2 acre parcels available/ (14 total square acres) An additional 11 acres are also available. Owner will consider further subdividing to 2 acre parcels for sale or lease. **A total of 25 square acres are available in total.**

ZONING: Light Industrial and M2 Heavy Industrial

CANNABIS USE: Cannabis indoor operations will be an option once LAFCO completes annexation by the City of Colusa, expected to be completed 4th quarter 2019 to 1st Quarter 2020. Cannabis operations including a tissue closing nursery are already operational in the current City portion of the Park.

APN: 017-030-083

MANAGEMENT: Colusa Industrial Management

IMPROVEMENTS:
Water/Waste Water: Infrastructure at the Park includes a state of the art domestic water system and backup fire system. CIP has a licensed D1 and D2 operator.

The Park's licensed wastewater system and ponds include 850 acres for process wastewater application. These facilities are located to the south end of the Park providing easy access for industrial users.

Electrical Service: In 2007 a solar farm was established on the Park. The farm supplies electricity to Colusa Rice Company. The 1 Megawatt, state-of-the-art PV system supplies approximately 100% of Colusa Rice Company's electric needs. Future development plans include additional large solar projects on the Industrial Park and a biomass energy facility, leading the way for a sustainable option to meet the customer need for electricity.

LEASE RATE: Call for Lease Rates,
- *Ownership will consider ground lease with option to buy.*

ASKING PRICE: Call for Pricing Information

EXCLUSIVE AGENT: Ben Goldman - (916) 677-8166 - DRE: 01106590

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W. Niagara Ave, Colusa, CA

Colusa Industrial Properties, Inc. - Severing North State Agribusiness

Philosophy & Management

The growing number of businesses relocating or building new facilities at Colusa Industrial Properties is a testament to the valued service philosophy and progressive management at the Industrial Park. CIP believes that its tenants are its partners. CIP management strives to make a significant contribution to each tenant's daily success. In doing so, it also insures the success of the CIP development.

In-House Construction Department

The Colusa Industrial Properties' In-House Construction Department is available to assist in all aspects of new projects. CIP has an excellent working relationship with the Colusa County Planning & Building Department, soil and civil engineers and local building contractors. These relationships help to streamline the development process. The Environmental Impact Report is complete for all parcels on the Industrial Park. CIP develops industrial and commercial ground leases, buildings and build to suit.



Park Amenities

- Cooperative local government
- Located next to golf course and airport
- Environmental Impact Report Complete
- State licensed wastewater facility
- Hospital nearby
- Attractive work environment
- Industrial/Commercial zoning
- Stable workforce

Heavy Industrial Tenants

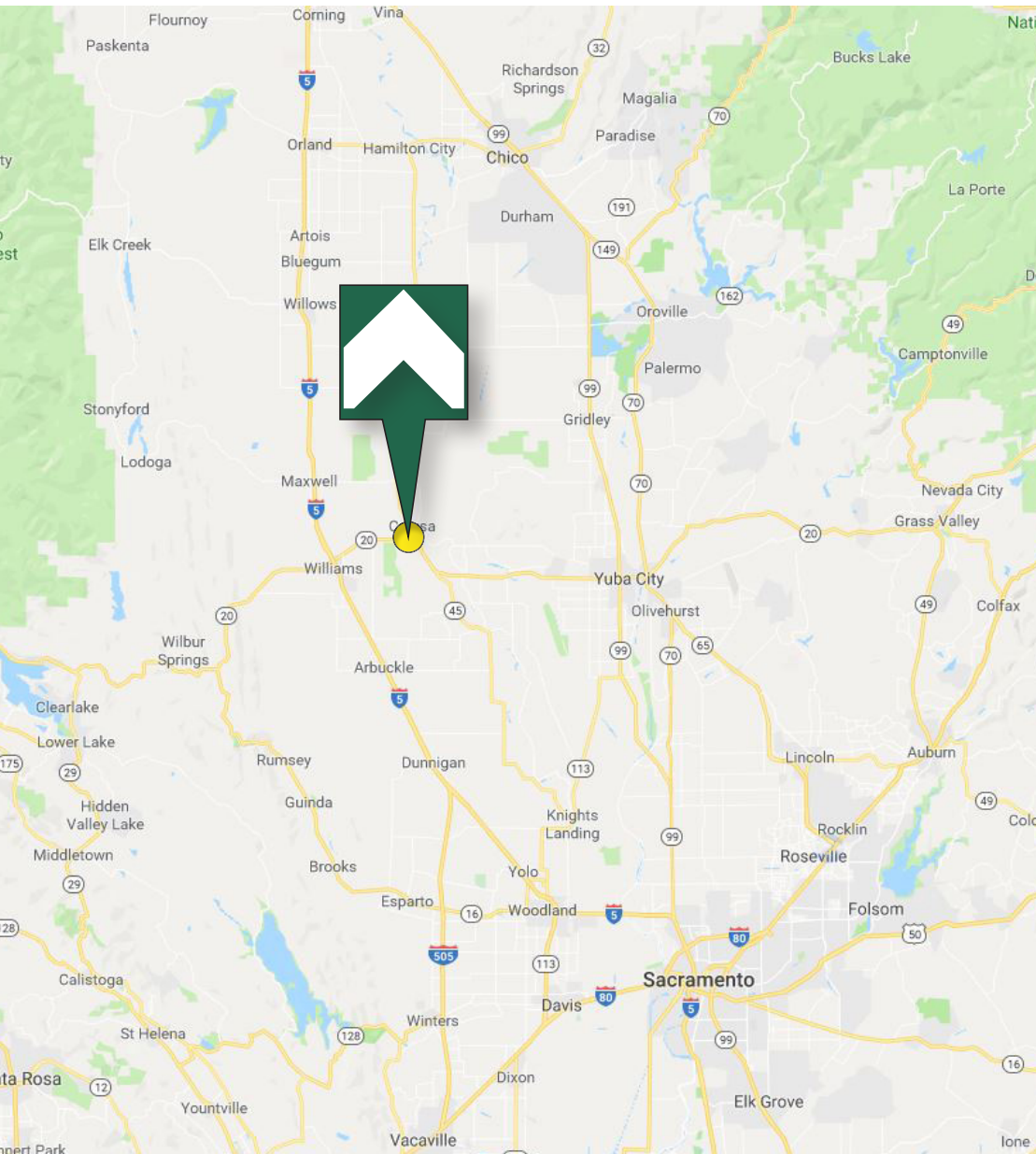
- Premier Mushrooms Inc.
- Colusa Rice Company
- Clearcast Concrete & Stone
- Wilbur Ellis Fertilizer
- Tasty Tails
- Simplot Grower Solutions
- Golden Roots Nursery



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Location and Parcel Maps



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Colusa Industrial Properties Aerial



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