



**±7,920 SF INDUSTRIAL BUILDINGS**  
**FOR SALE OR LEASE | SOUTH YUBA CROSSING**



**South Yuba**  
**CROSSING**



**4525 - 4577 SKYWAY DRIVE | OLIVEHURST, CA**

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# AVAILABLE UNITS



## BUILDING SPECIFICATIONS

<b>BUILDING CONDITION</b>	Office, warehouse, with restrooms *4561 in shell condition	<b>WATER &amp; SEWER</b>	Olivehurst Public Utilities District (OPUD)
<b>CURRENT LEASE STATUS</b>	Variable	<b>YEAR BUILT</b>	2006
<b>CLEAR HEIGHT</b>	18'	<b>GAS &amp; ELECTRIC SERVICE</b>	PG&E
<b>ROLL UP DOOR SIZE</b>	10' x 12'	<b>GROUND LEVEL DOORS</b>	4 per building
<b>AVAILABLE SF PER UNIT</b>	±7,920	<b>FULLY-INSULATED</b>	Yes
<b>DRIVE THRU CAPABLE</b>	Yes	<b>ZONING</b>	M-2 Heavy Industrial

CLICK ON EACH AVAILABLE UNIT TO VIEW FLOORPLAN 





# MARKET ACCESS



## DRIVE TIMES

SACRAMENTO VIA HWY 70 40 minutes

ROSEVILLE VIA HWY 65 35 minutes

SAN FRANCISCO VIA HWY 80 2 hours

RENO, NV VIA HWY 20 2 hours

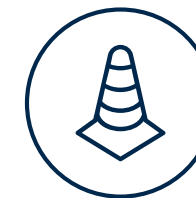
## RECENT DEVELOPMENTS

Yuba City makes the investments necessary to support a thriving business. Recent examples:

- CalTrans improvements on State Highway 99 (N-S) and State Highway 20 (E-W)
- Large pool of available labor force
- Redevelopment of Yuba City's downtown Plumas Street into a destination shopping district, establishing Yuba City as a regional hub
- Tax credit incentives for new hires and business development



TAX INCENTIVES



ROADWAY IMPROVEMENT



CONSTRUCTION/DEVELOPMENTS



# CENTRAL LOCATION

## WITH MAJOR HIGHWAY ACCESSIBILITY



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