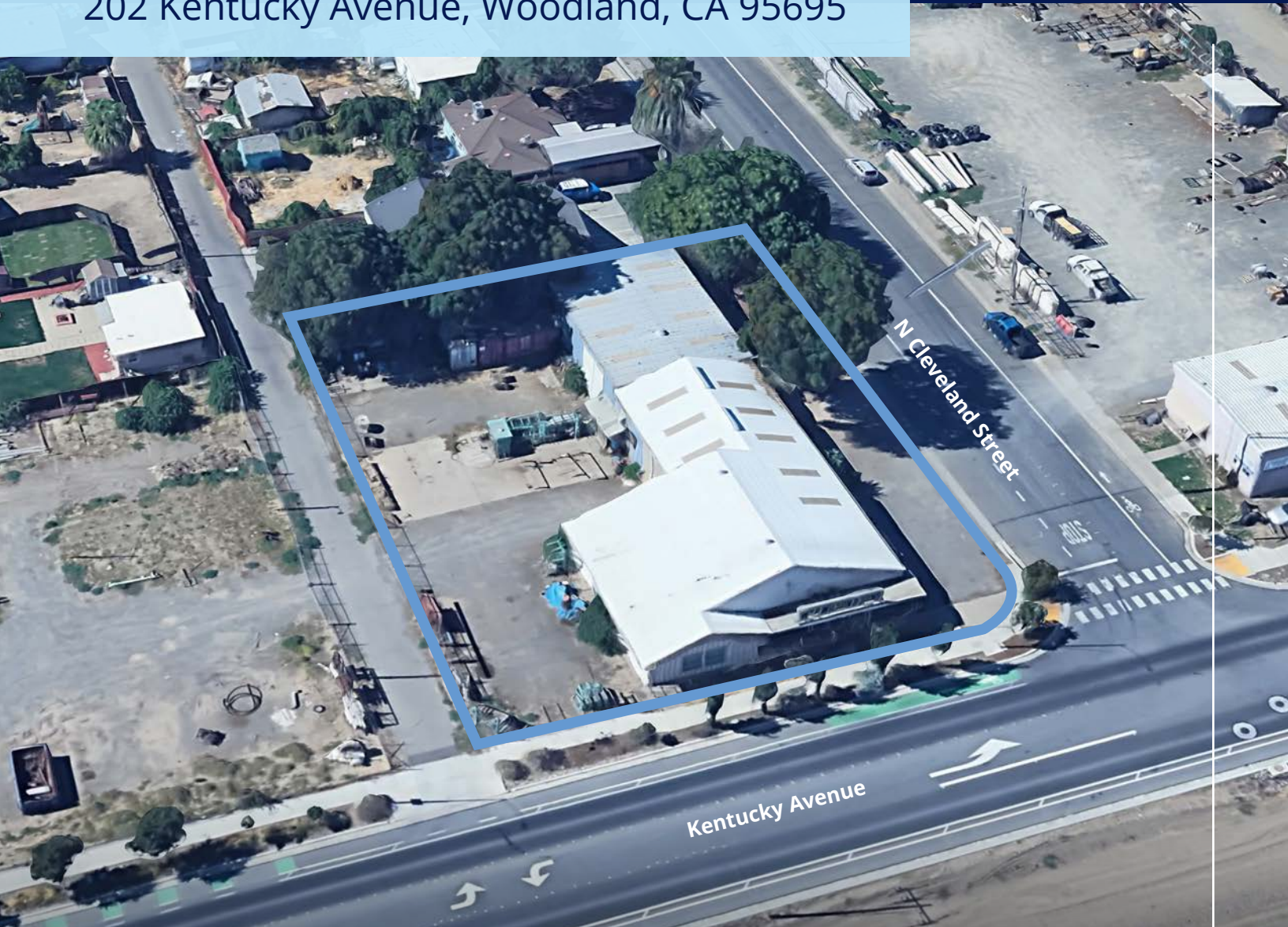


For Sale or Lease

±7,440 SF Warehouse Available

202 Kentucky Avenue, Woodland, CA 95695



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Property Highlights

- ±7,440 SF Industrial Warehouse
- ±0.46 AC Parcel
- 4 GL Doors
- Fenced Graveled and Asphalt Yard
- ±2,500 SF Office
- ±1,200 SF Mezzanine
- Natural Gas
- **Zoned CMU - Corridor Mixed Use**
Kentucky Avenue

Asking Price: \$1,220,000

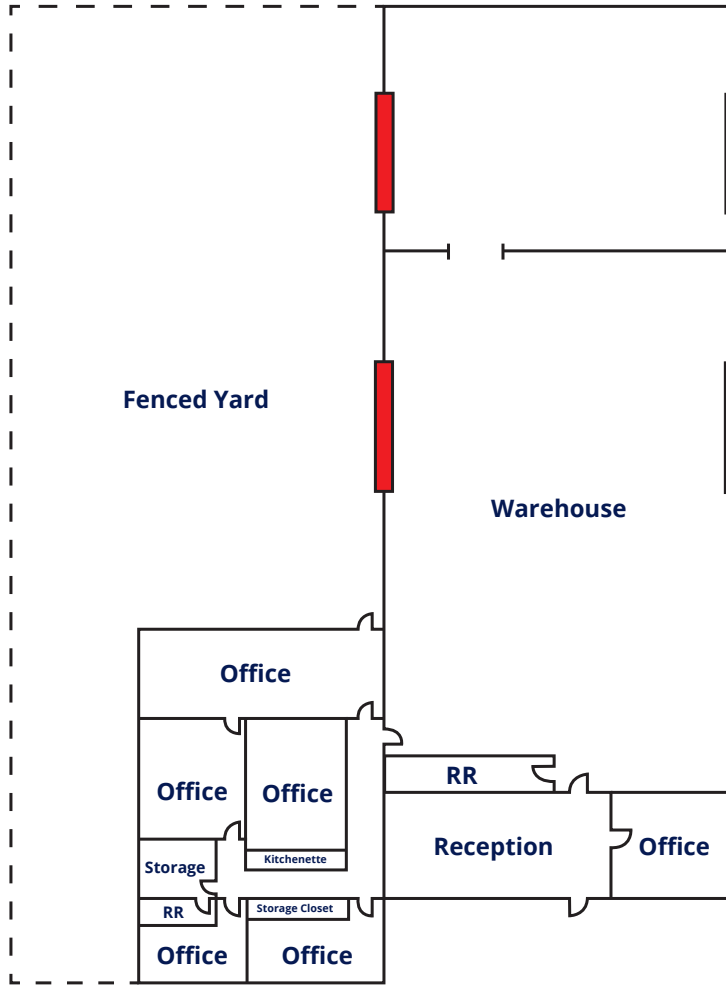


Property Photos

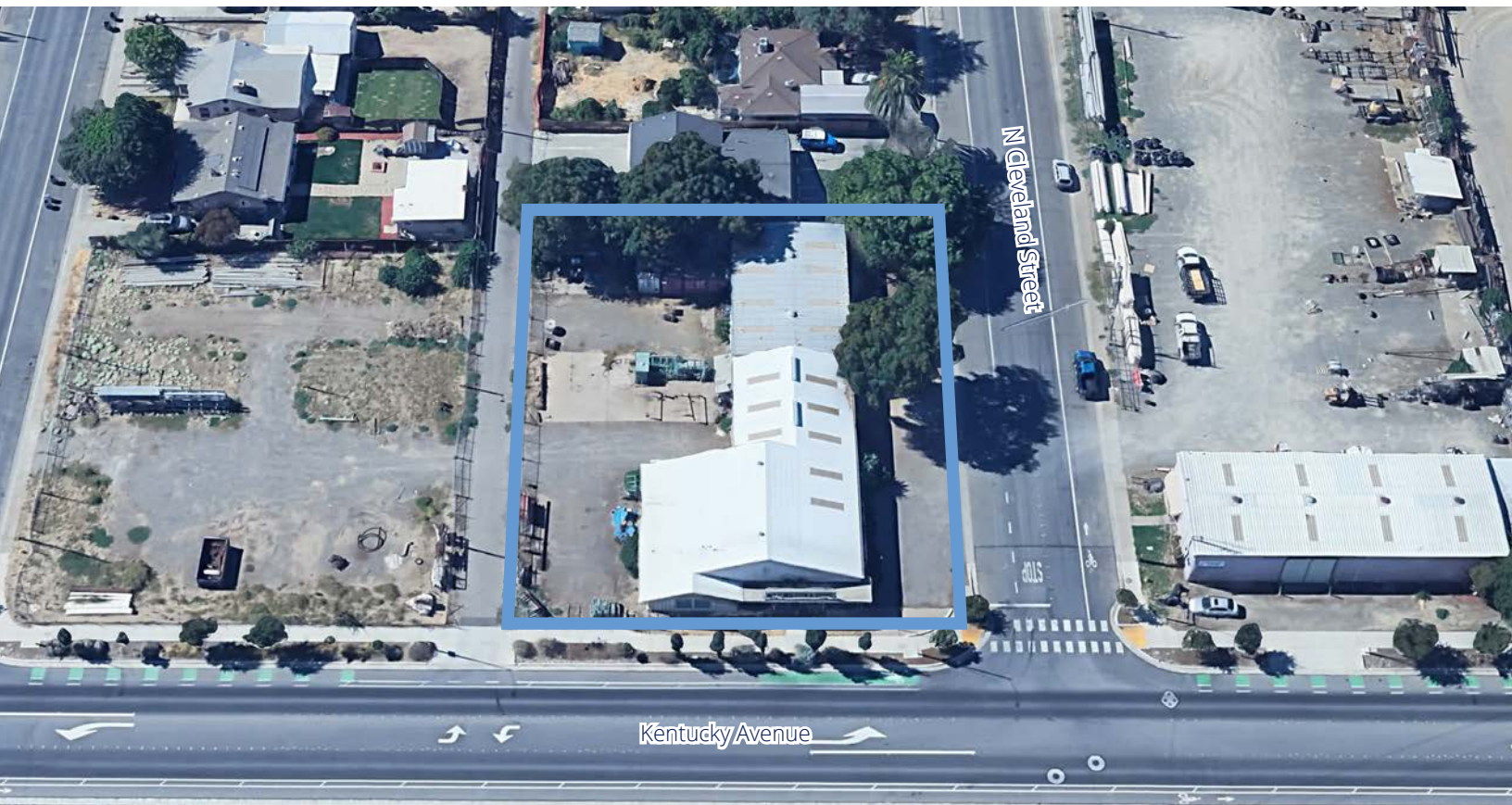


Site Plan

• 7,440 SF



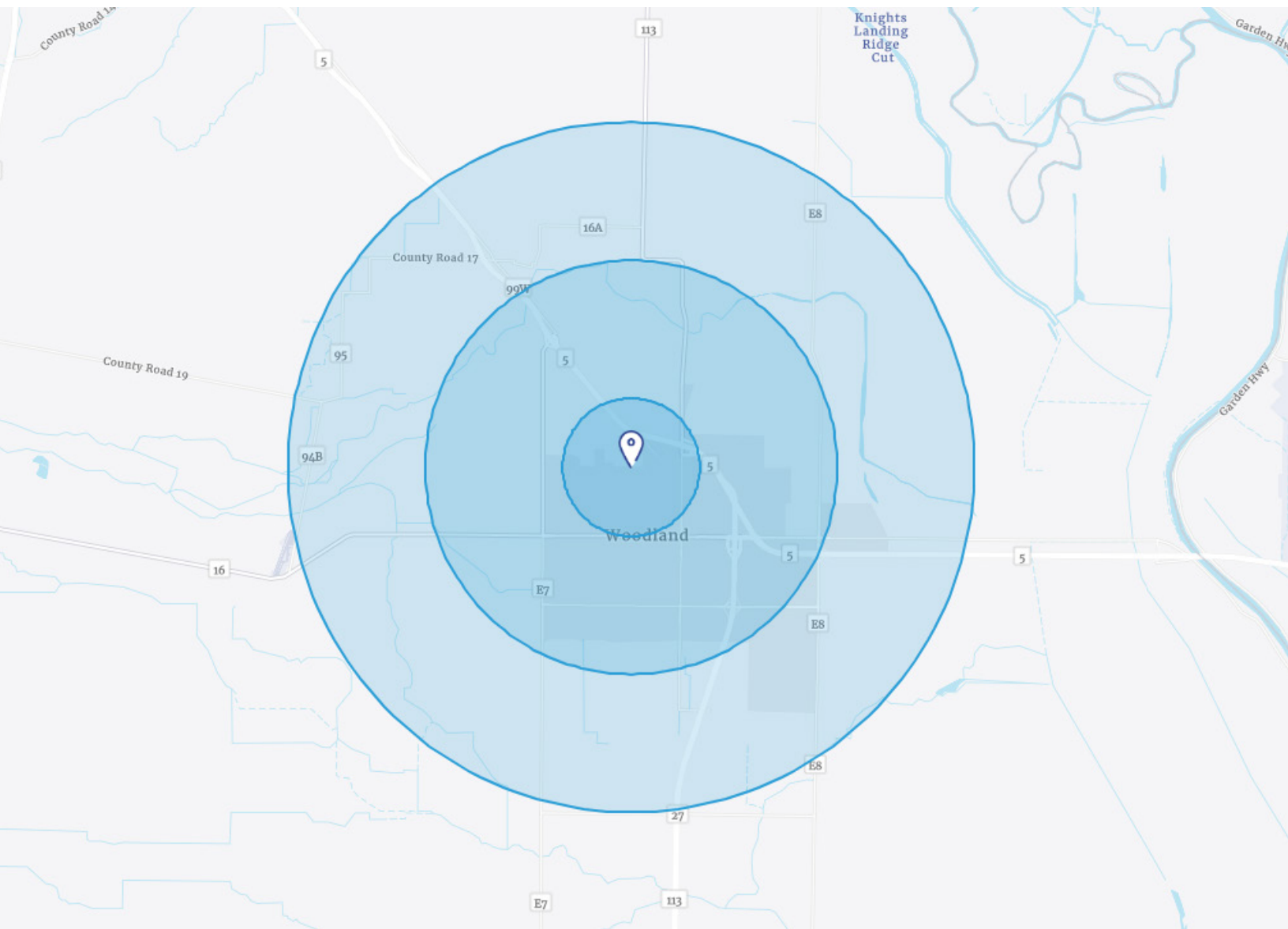
 Grade Level Doors



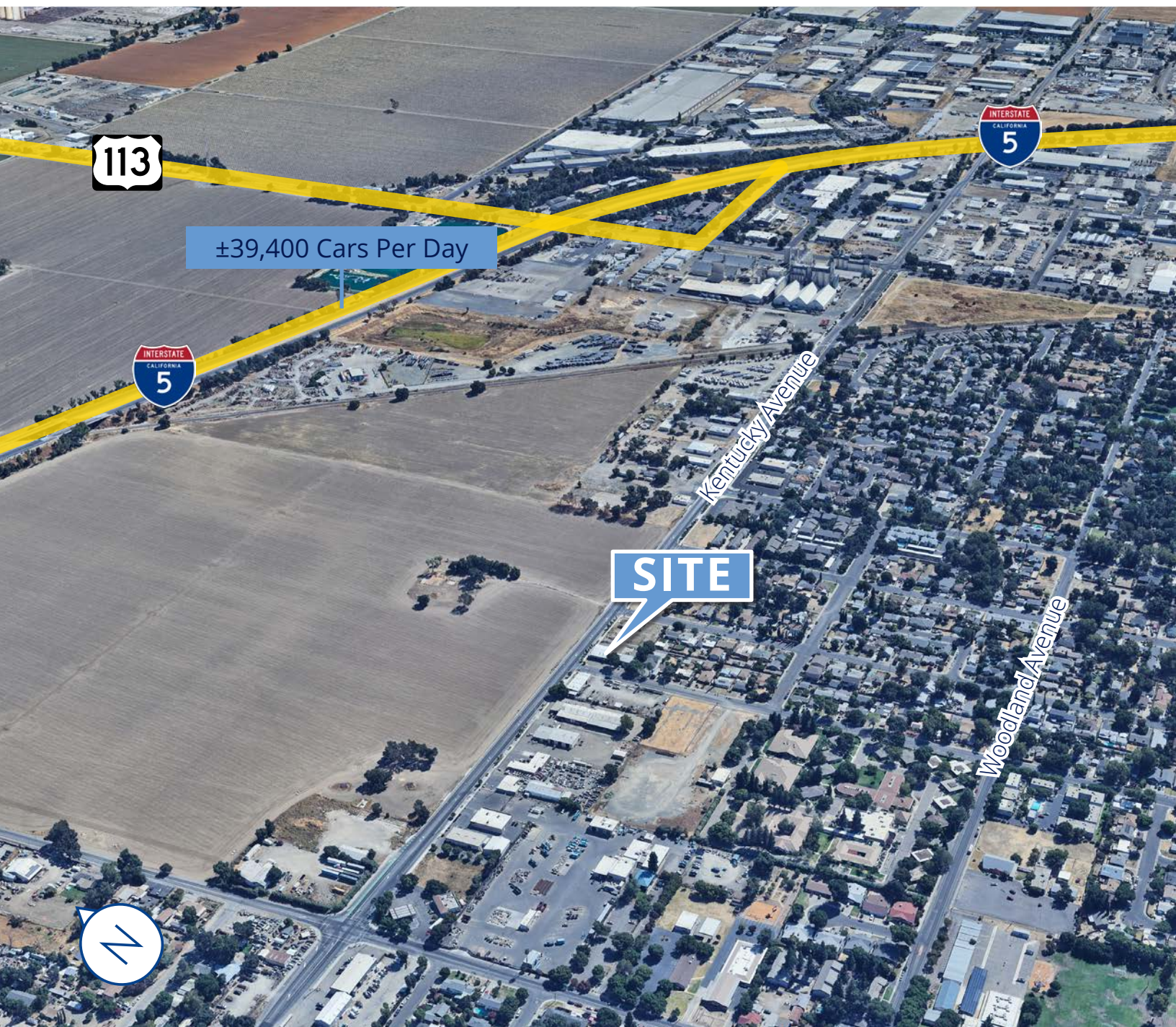
Woodland Demographics

	1 Mile	3 Mile	5 Mile
2023 Total Population	11,261	53,054	64,061
2028 Total Population	10,945	52,126	63,688
2023 Households	4,035	18,550	22,165
Average Household Income	\$83,600	\$102,720	\$112,116
Median Home Value	\$410,782	\$468,872	\$496,172
Median Age	35.5	36.0	35.3

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Location Overview



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