



FOR SALE

TANOAK WAREHOUSE

2949 Farinon Rd.
Colusa, CA 95932

- ± 17,000 SF. Warehouse
- ± 6,000 SF. Office Area (Including Mezzanine)
- 30' Eaves
- 50' X 20' Hangar Door Access
- 10 Ton Crane
- ± 5 acre lot with area for second building
- Gas: Pg&E
- 2,000 Amps power on site
- Industrial Wood Dryer on site - For sale for 1.1 M
(See last page for details)

\$4,750,000

± 23,000 SF.

± 5 Total Acres

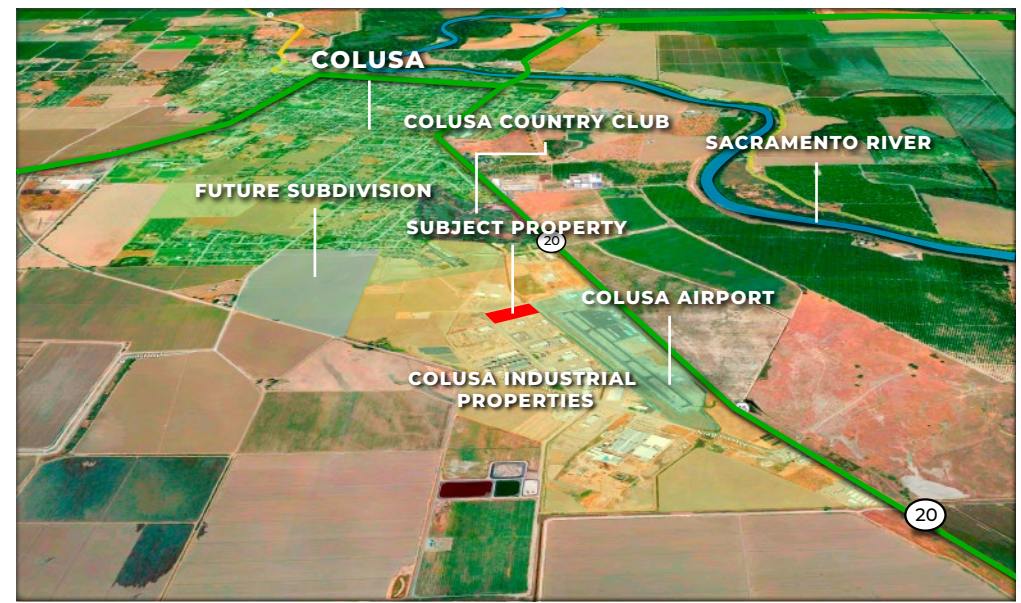
Brad Hulbert
LAND X Real Estate, Inc.
Owner/Broker - DRE#01979855
530-848-3314
Brad@Landxinc.com

ASSESSOR'S PARCEL NUMBER:

APN: 017-130-006

ADDRESS:

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- ± 25 Minutes to Yuba City
- ± 1 Hr to SMF
- Easy access to I-5



- Public transit allows easy travel to Williams, Arbuckle, Maxwell, Grimes & Yuba city

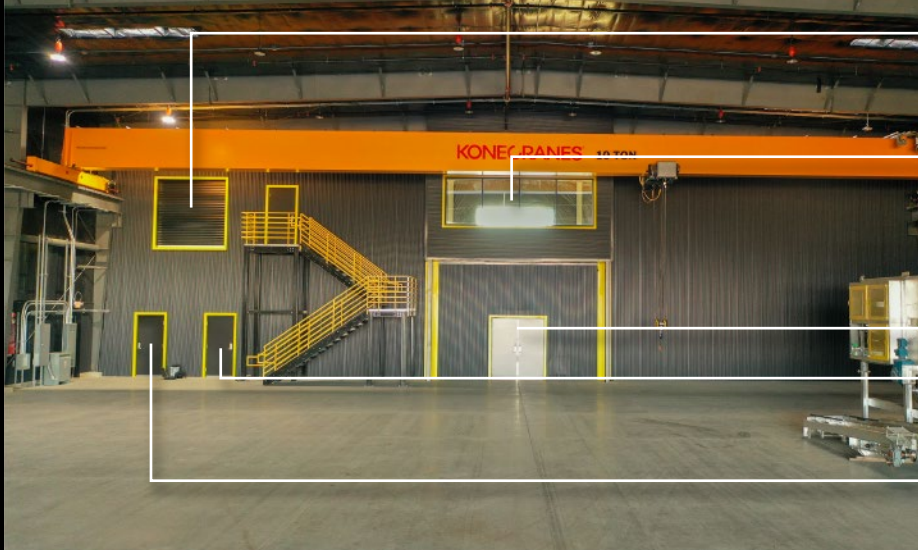
Highway 20 is a well-traveled route, connecting major regions in Northern California. The property benefits from a prime location in the expanding Colusa Industrial Park and is just minutes from the Sacramento River & Downtown.





SPECIFICATIONS:

- 10 Ton top running CXT crane by Konecranes
- Easy access to 2nd story offices
- Roll up door for 2nd story supply access

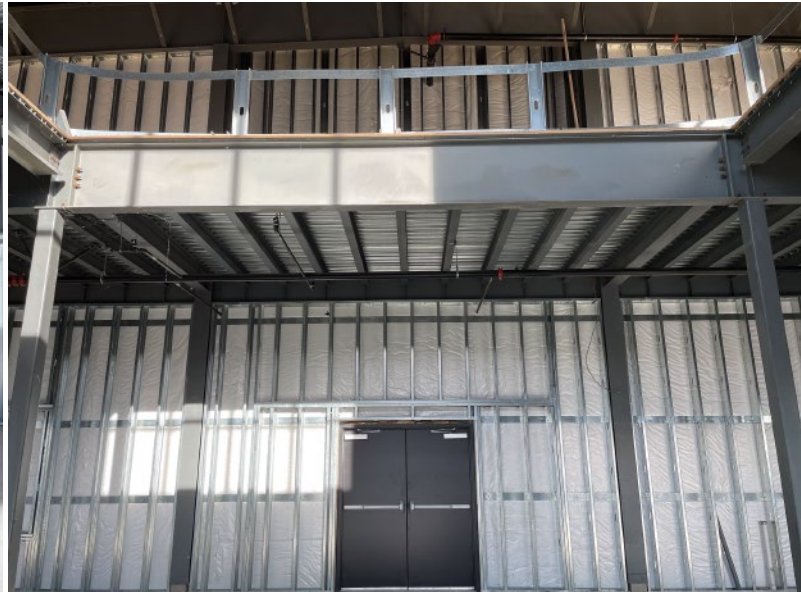
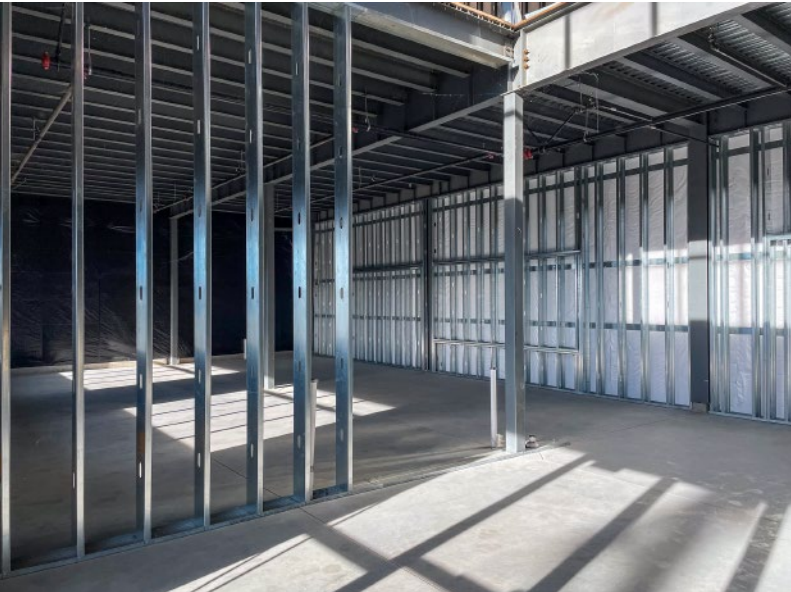
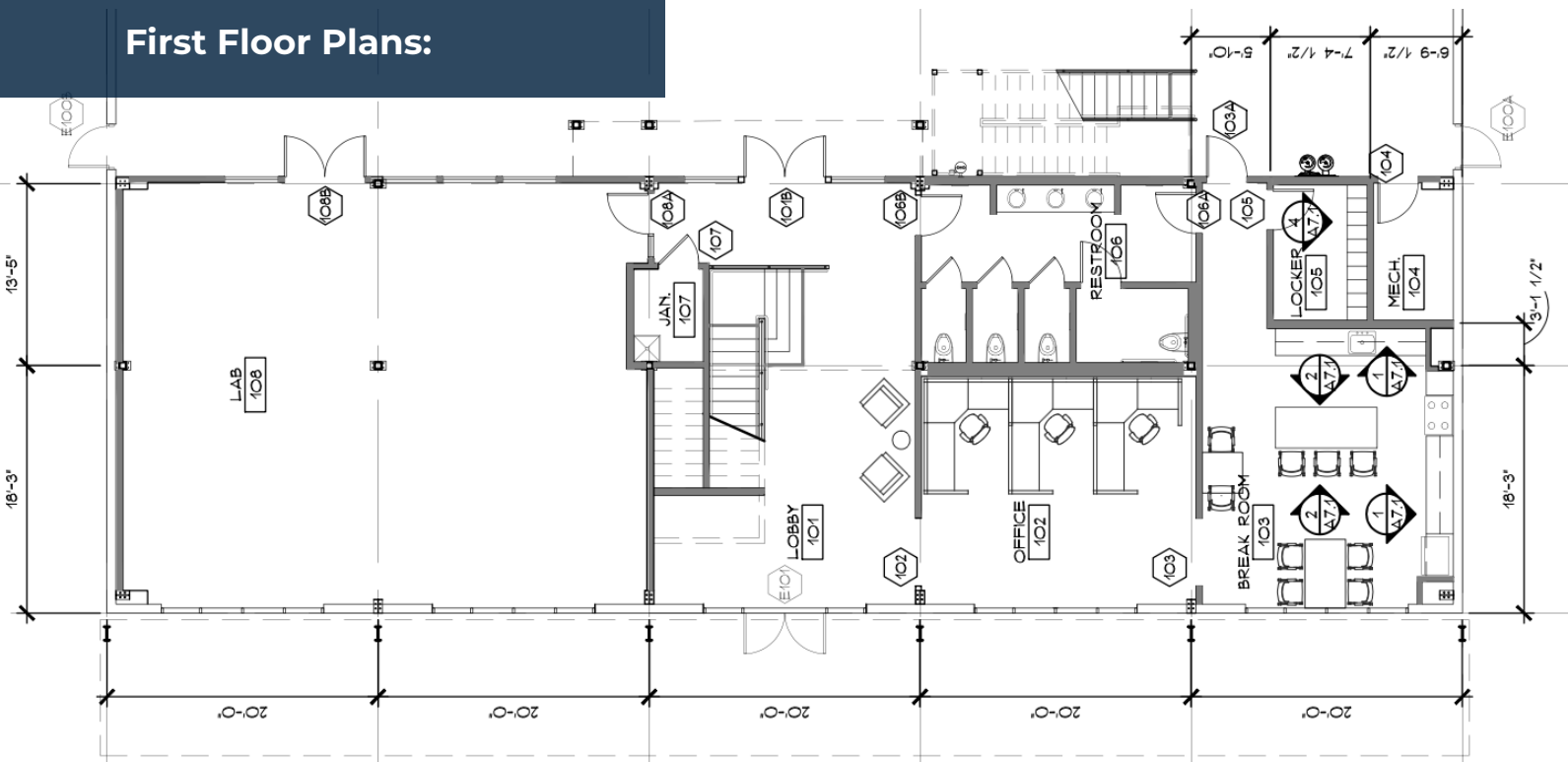


- Large conference room window overlooking warehouse
- Access to main lobby & offices
- Bathroom Access
- Storage/locker room access

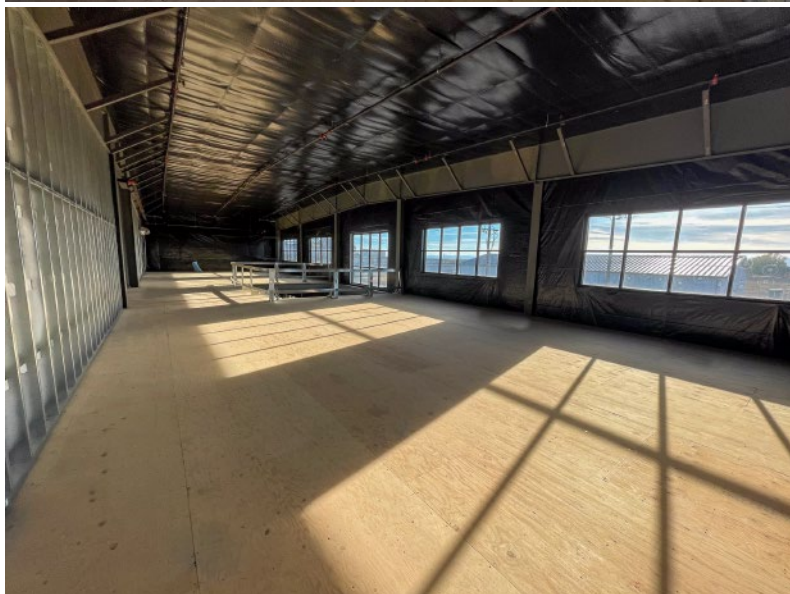
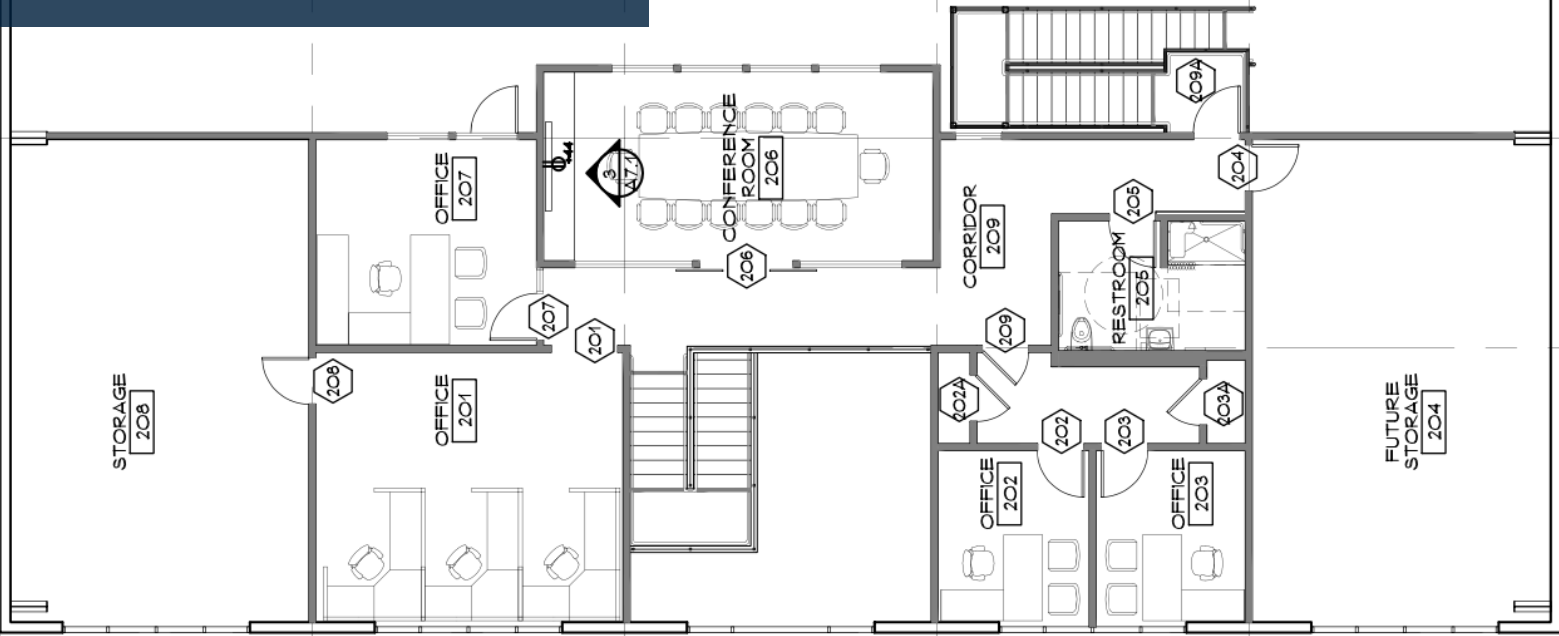
50' X 20' Hanger Door makes for easy access in & out of shop for large supplies & machinery



First Floor Plans:



Second Floor Plans







Industrial grade Buhler Dryer can be purchased with sale or separately for \$1,100,000
More details coming soon. Please contact us with any questions.

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CONTACT

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