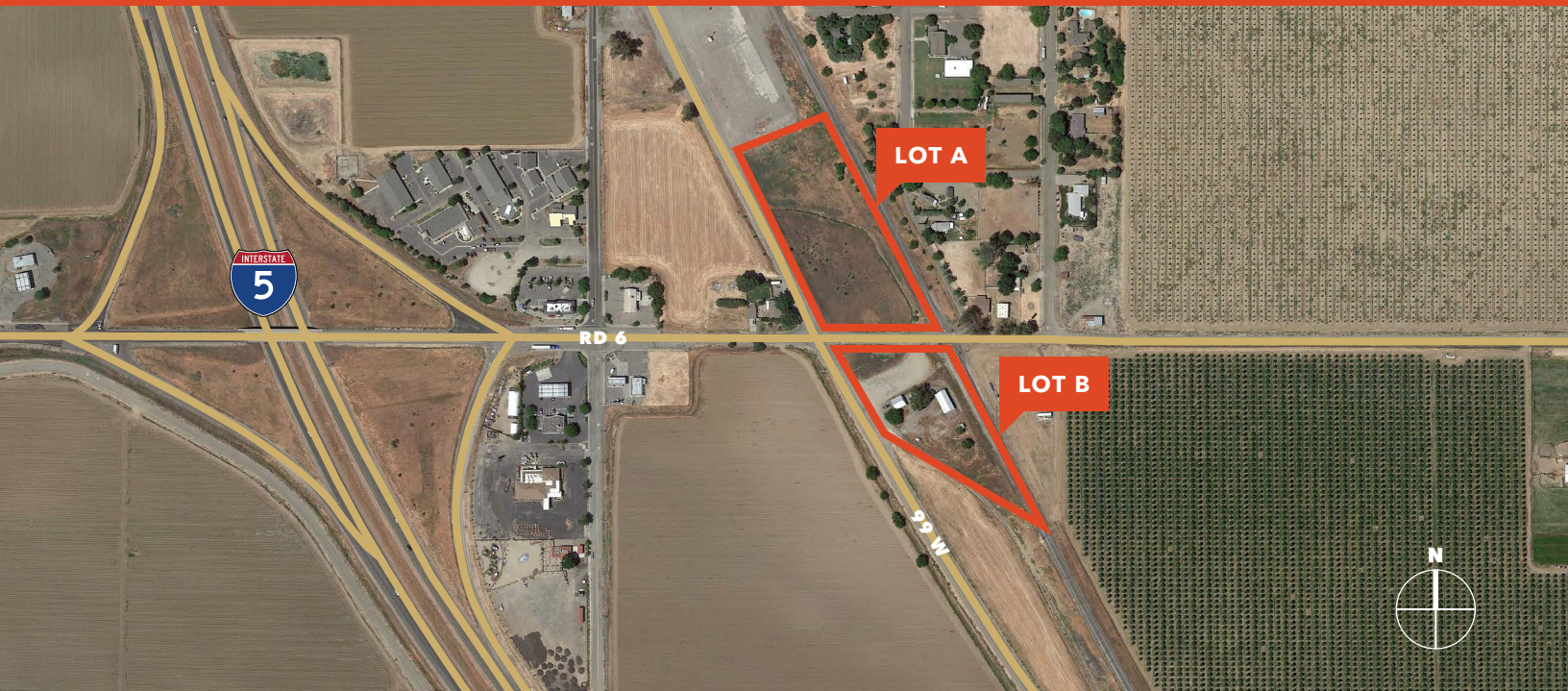




**FOR SALE
OR LEASE**

4040 County Road 99W

DUNNIGAN, CA 95937



Property Features

FOR SALE \$1,395,950
(\$5.89/PSF Gross)

±5.44 ACRES total

LEASE RATES:

LOT A ±3.3 AC - \$12,800/Mo; NNN

APN: 051-245-098

LOT B ±2.14 AC - \$8,400/Mo; NNN

APN: 052-030-020

±2,100 SF Office & Warehouse

±900 SF Covered Storage

IF COMBINED \$15,246/Mo, NNN

CLOSE proximity to I-5 Freeway

ZONING M1 - Industrial, Yolo County

PRIOR graveled and fenced yard area

BUYERS:

TRAVEL center

CONSTRUCTION firms

UTILITY contractor laydown yard

TRUCKING firms, trailer yard

JEFF POST, SIOR

916.758.3208

jeff.post@kidder.com

LIC N° 01264304

JOSH KUCHUGURNY

916.751.3606

josh.kuchugurny@kidder.com

LIC N° 01974211

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±2,100 SF

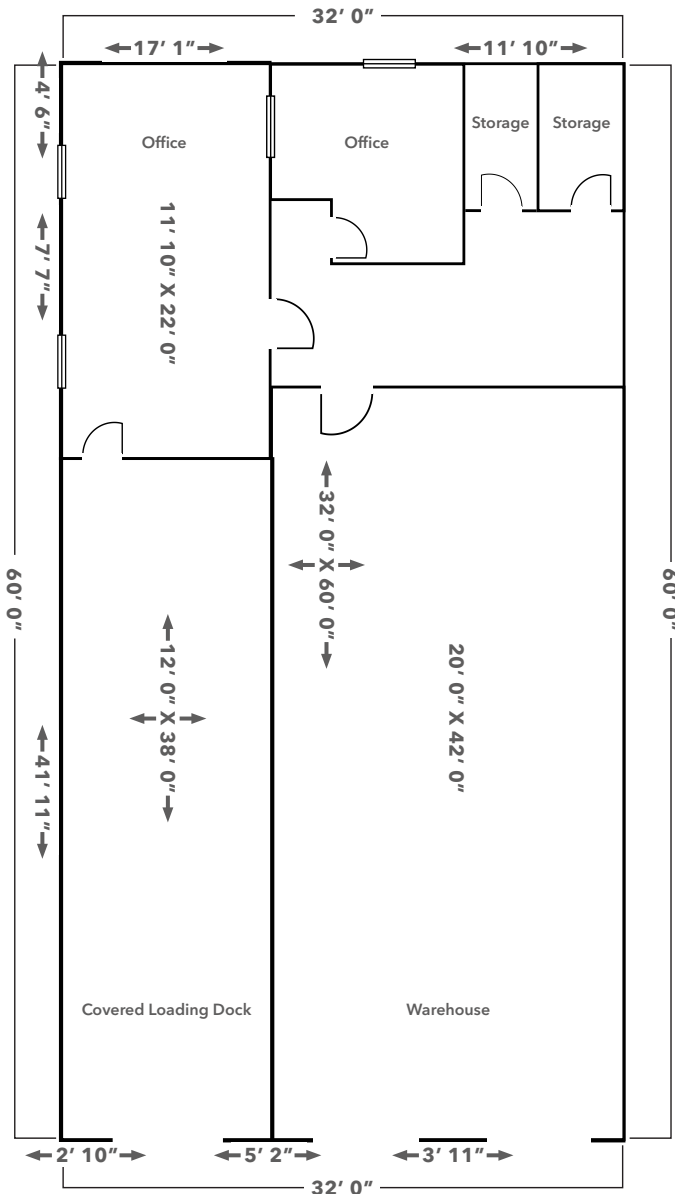
WAREHOUSE

±900 SF

COVERED STORAGE

Lot B

±2,100 SF Warehouse, ±900 SF Covered Storage



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Lot B Photos



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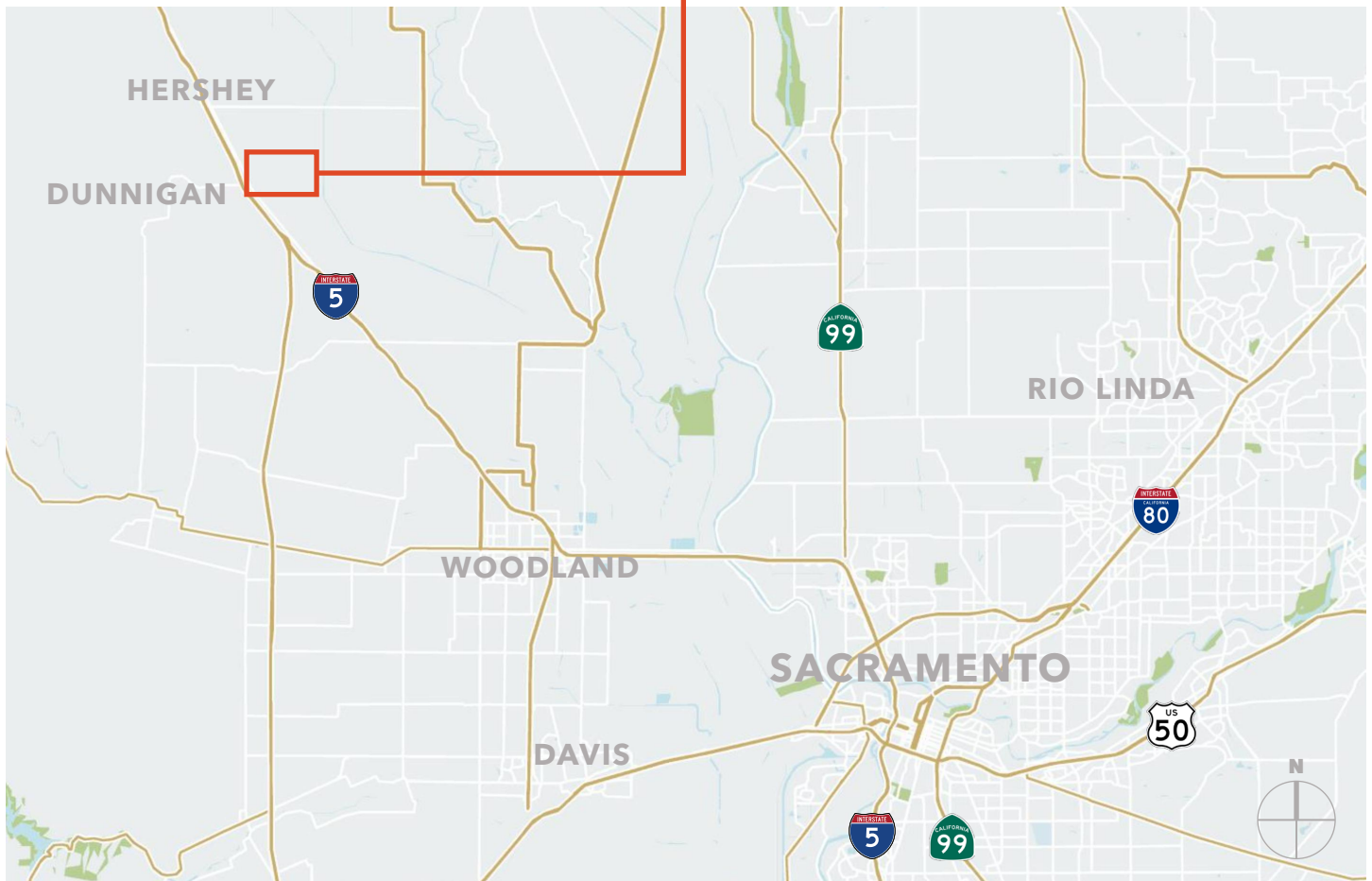
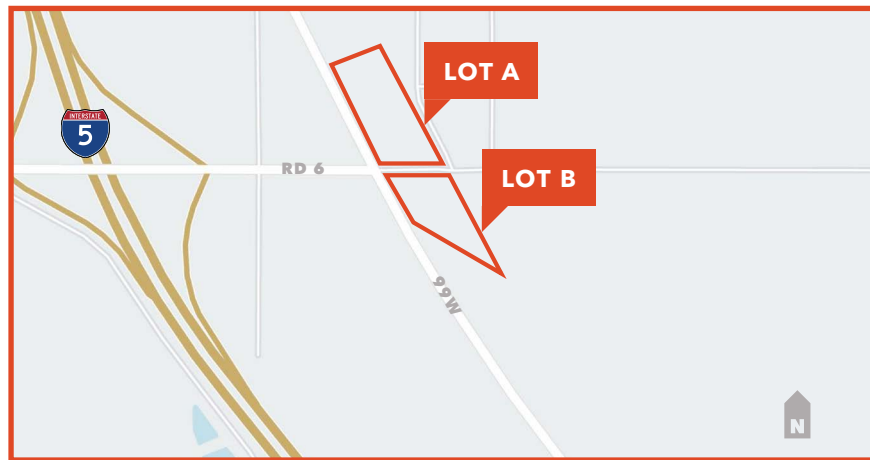
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Location Map



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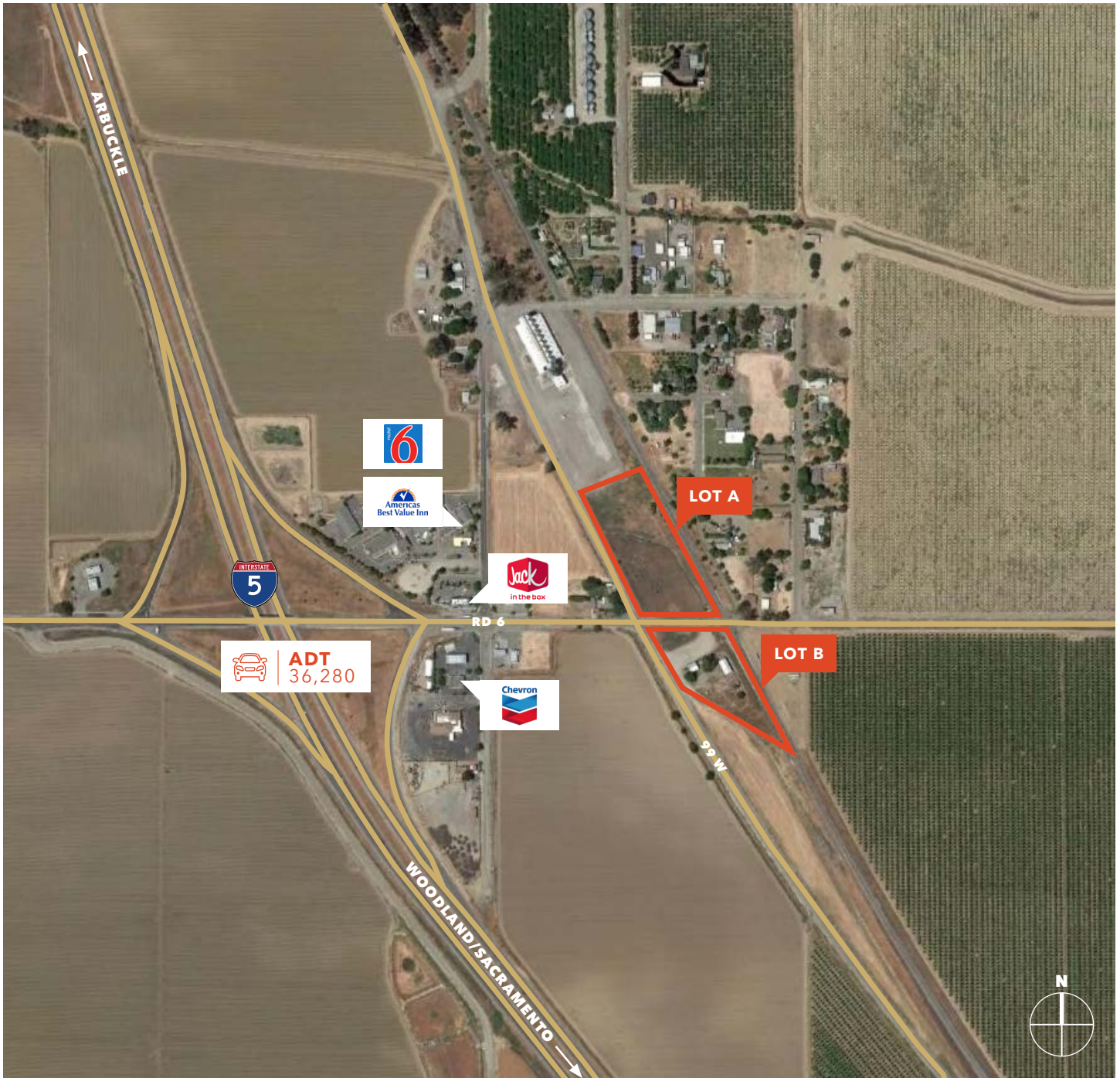
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Local Map



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Area Map



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