

FOR LEASE

4040 COUNTY RD 99W, DUNNIGAN, CA 95937



±5.44 ACRES AVAILABLE

Lease Rate: Lot A ±3.3 AC - \$12,800 NNN/Mo
APN: 051-245-098

Lease Rate: Lot B ±2.14 AC - \$8,400 NNN/Mo
APN: 052-030-020

±2,100 SF office & warehouse with ±900 SF
covered storage

If combined \$15,246 NNN/Mo

Close proximity to I-5 Freeway

Zoning M1 - Industrial, Yolo County as per public record

Prior graveled and fenced yard area

Suitable Buyers: Travel center, construction firms, utility
contractor laydown yard, trucking firms, trailer yard

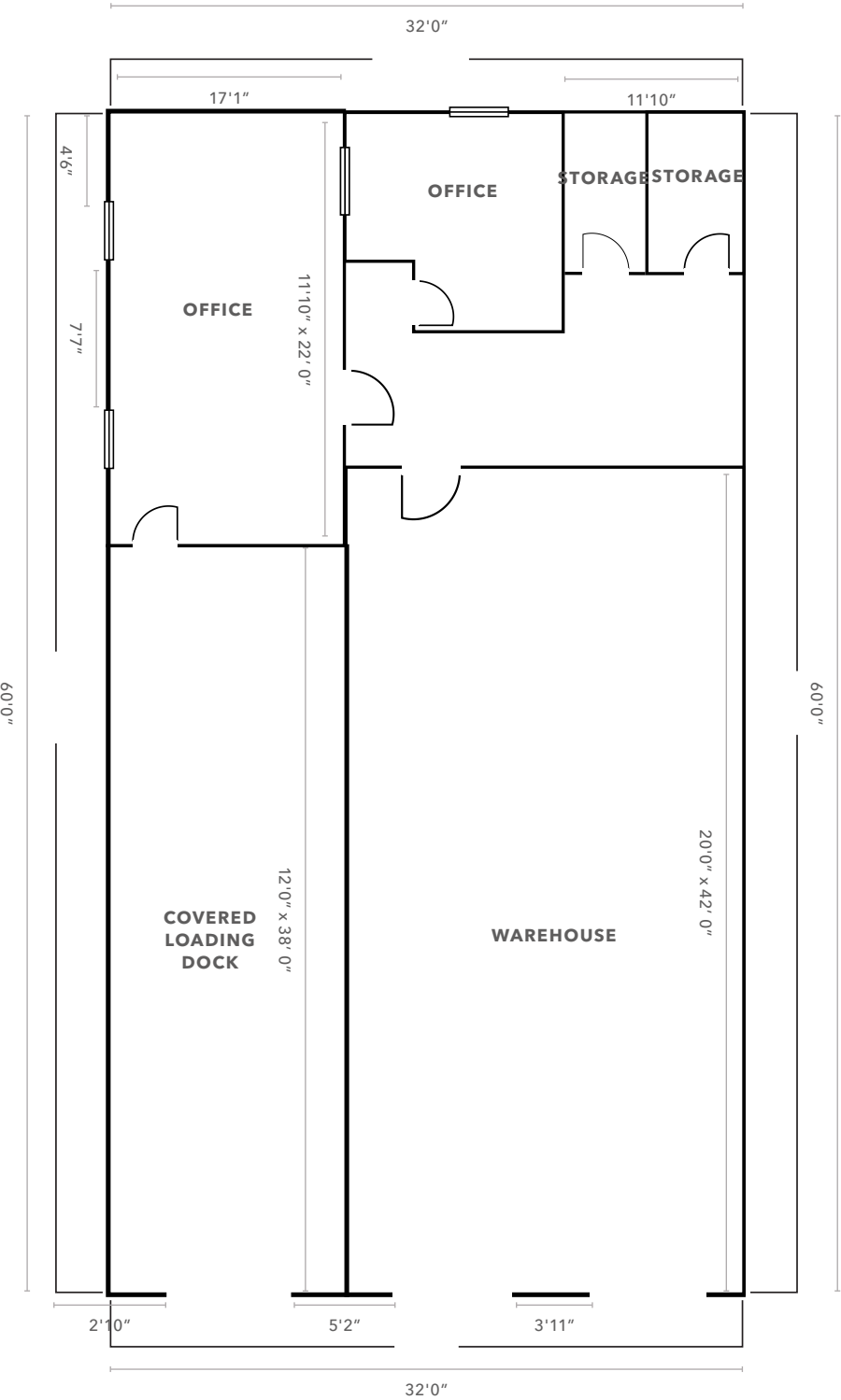
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LOT B



±2,100 SF

WAREHOUSE

±900 SF

COVERED STORAGE

NOW

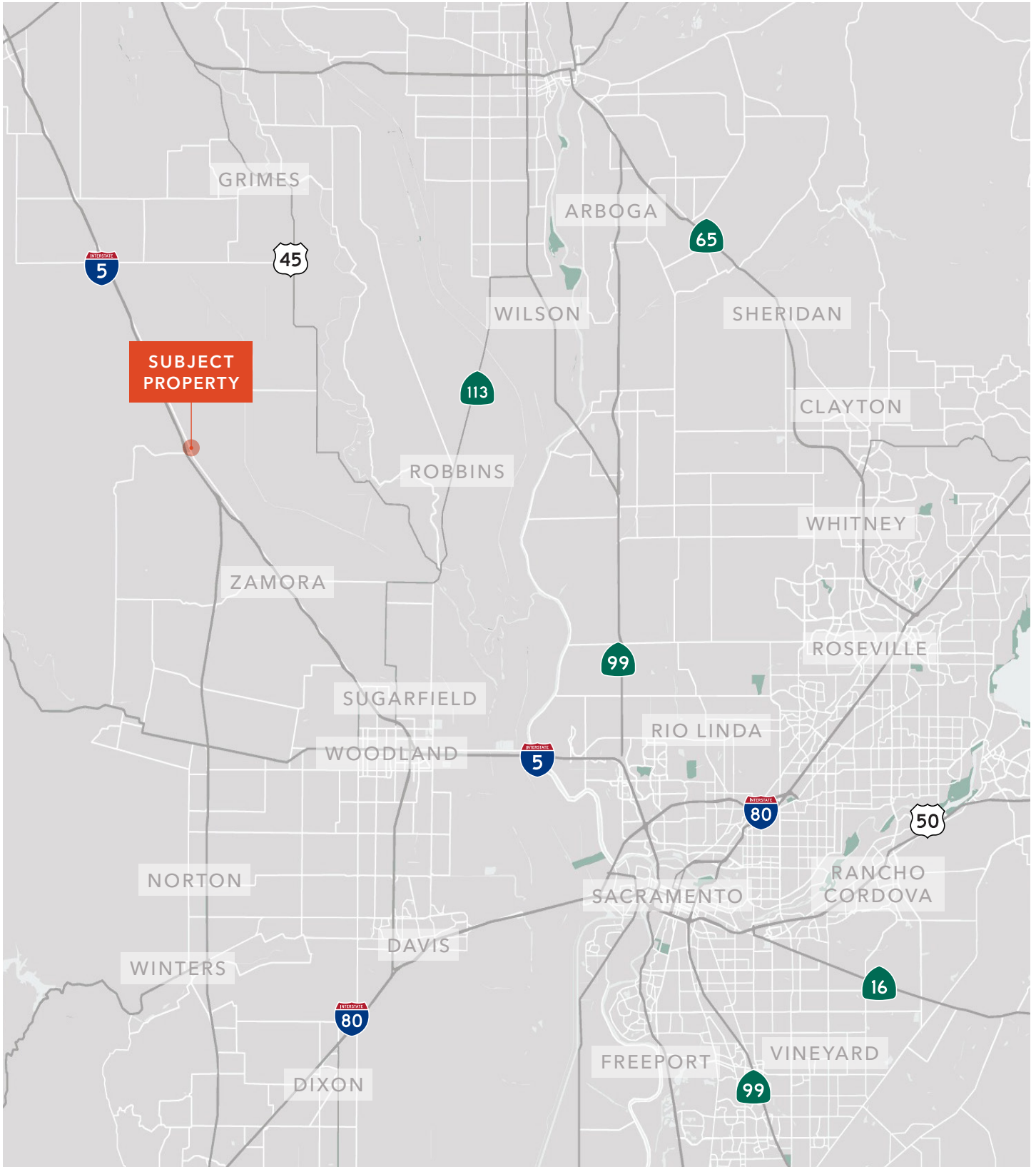
AVAILABLE

LOT B PHOTOS



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LOCAL AERIAL



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AREA AERIAL



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