



WAREHOUSE WITH LARGE YARD
1686 E. Beamer Street
Woodland, CA

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±69,500 SF | ±8.54 ACRES
DISTRIBUTION BUILDING FOR SALE OR LEASE

Building Specifications



BUILDING SIZE
±69,500 SF



OFFICE & BREAK ROOM
± 5,500 SF



ACRES
± 8.54

Yard	Fenced secured ± 4 Acres
Dock Doors	2
Grade Level Doors	8
Car Parking	± 100
Zoning	I-Industrial
Clear Height	±16' – 20'
Roof	New as of 2023
Power	1,600 Amp, 277/480 V
Sprinklers	Wet
RTO Emissions Systems	
Construction Type	CMU

Utility	Provider
Fire Pump Services	Western States
Phone & Internet	AT&T
Gas	PG&E
Electric	PG&E
Water & Sewer	City of Woodland
Trash	Waste Management

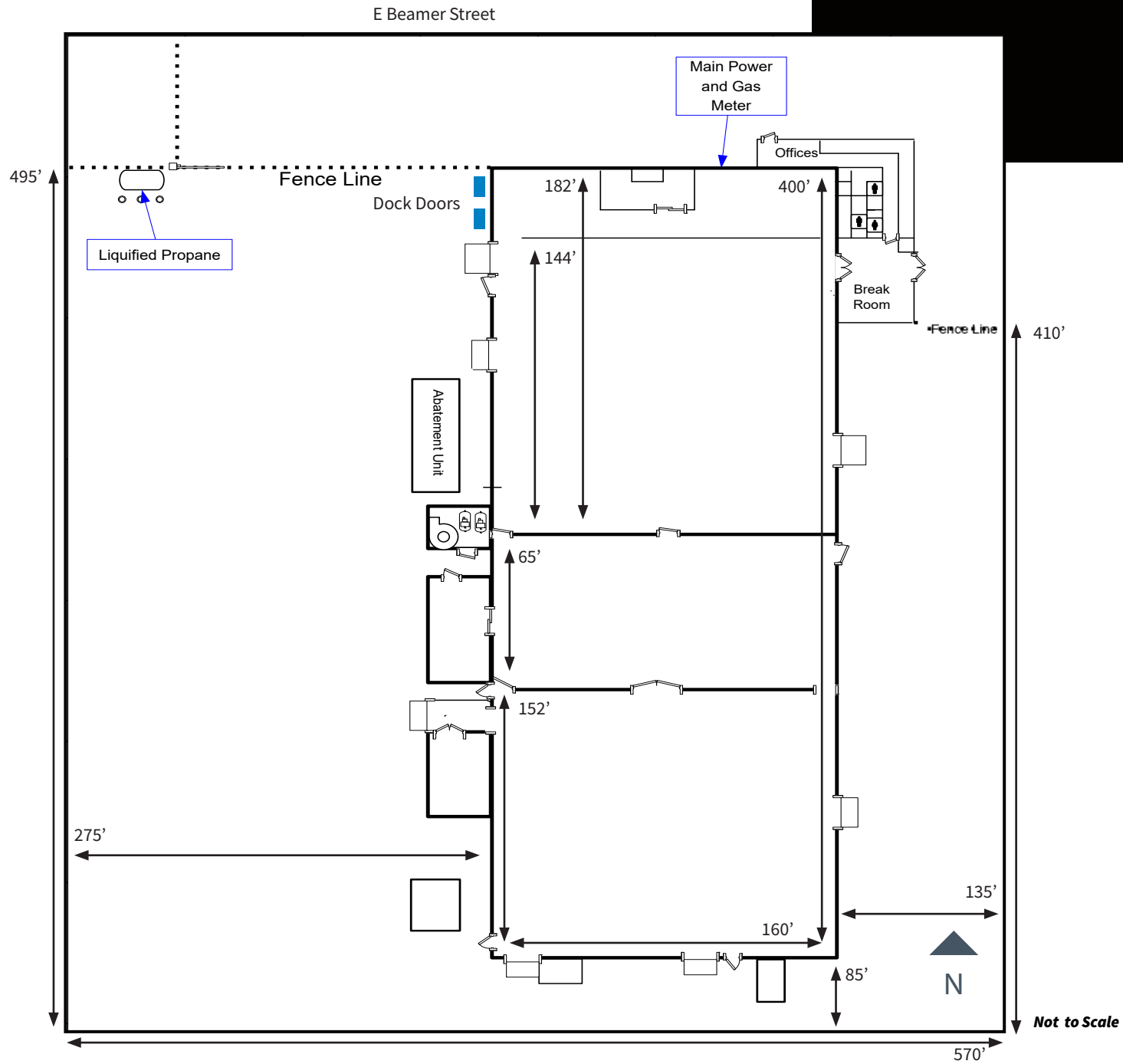


Site Plan

±69,500 SF

1686 E. BEAMER STREET

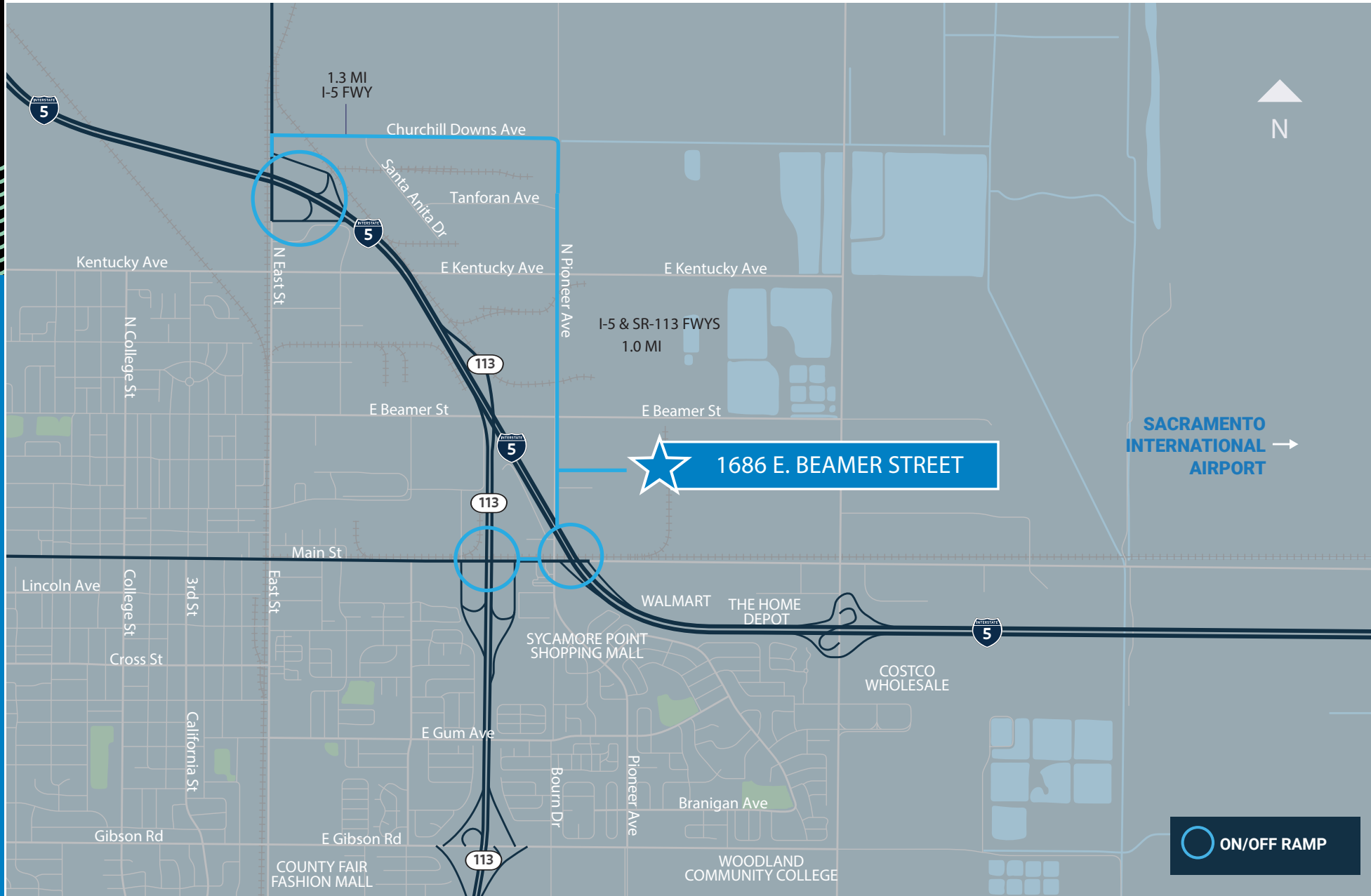
Woodland CA



Site Photos

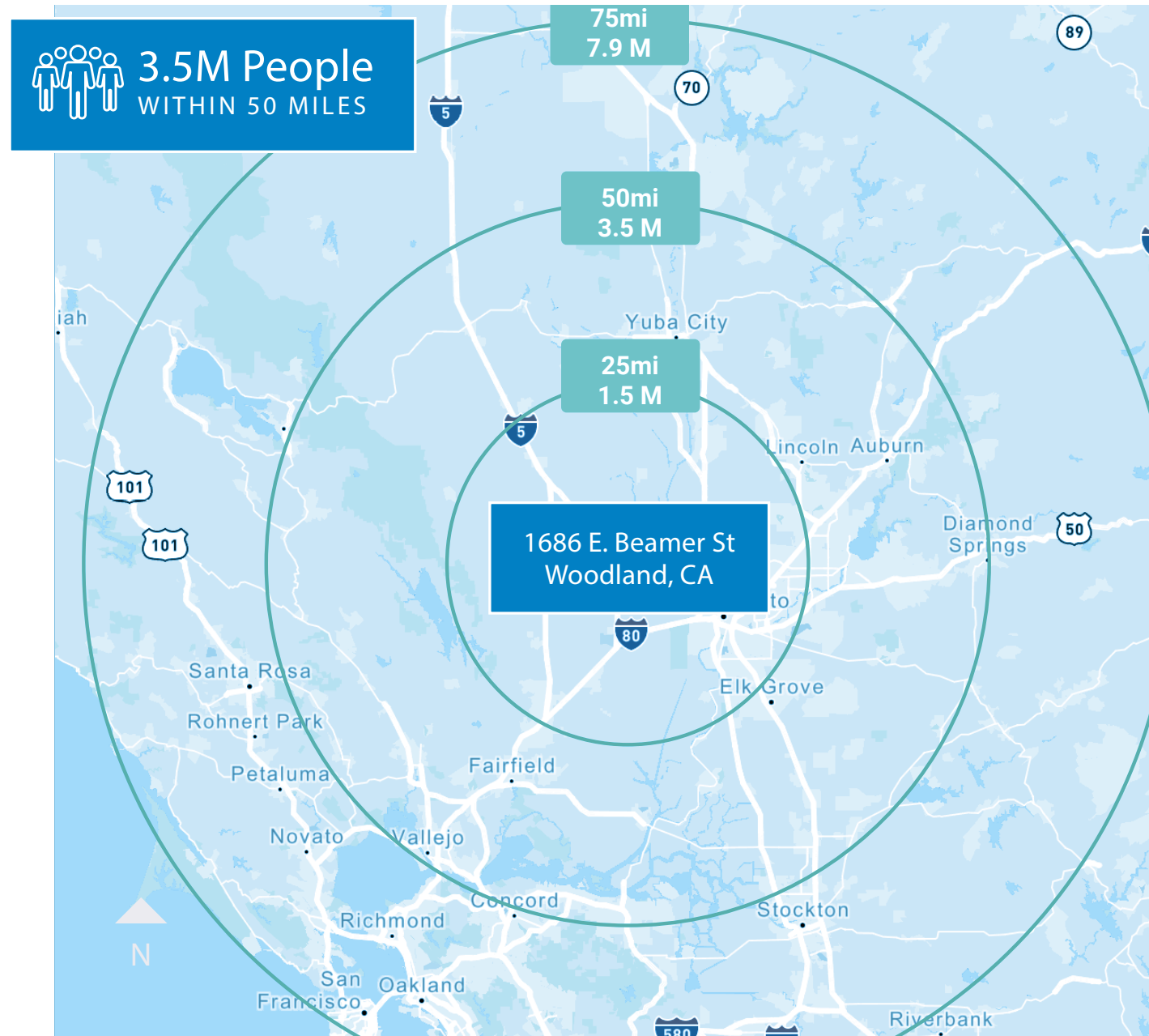


Location Map



Strategic Location with Proximity to Densely Populated Areas

- **WELL-LOCATED** geographically
- San Francisco/Bay Area **RISE IN COSTS BENEFIT SACRAMENTO**
- E-Commerce users like Amazon and other **OVERNIGHT CARRIERS ARE GROWING AND EXPANDING IN THE AREA**
- **POPULATION GROWTH** with a bachelor's degree or higher has increased by 9% in the past five years, outpacing California (7%) and the United States (6%)
- **EMPLOYMENT** growth
- **LIMITED CONSTRUCTION AND BARRIERS** to entry
- Well-educated and **GROWING LABOR FORCE**






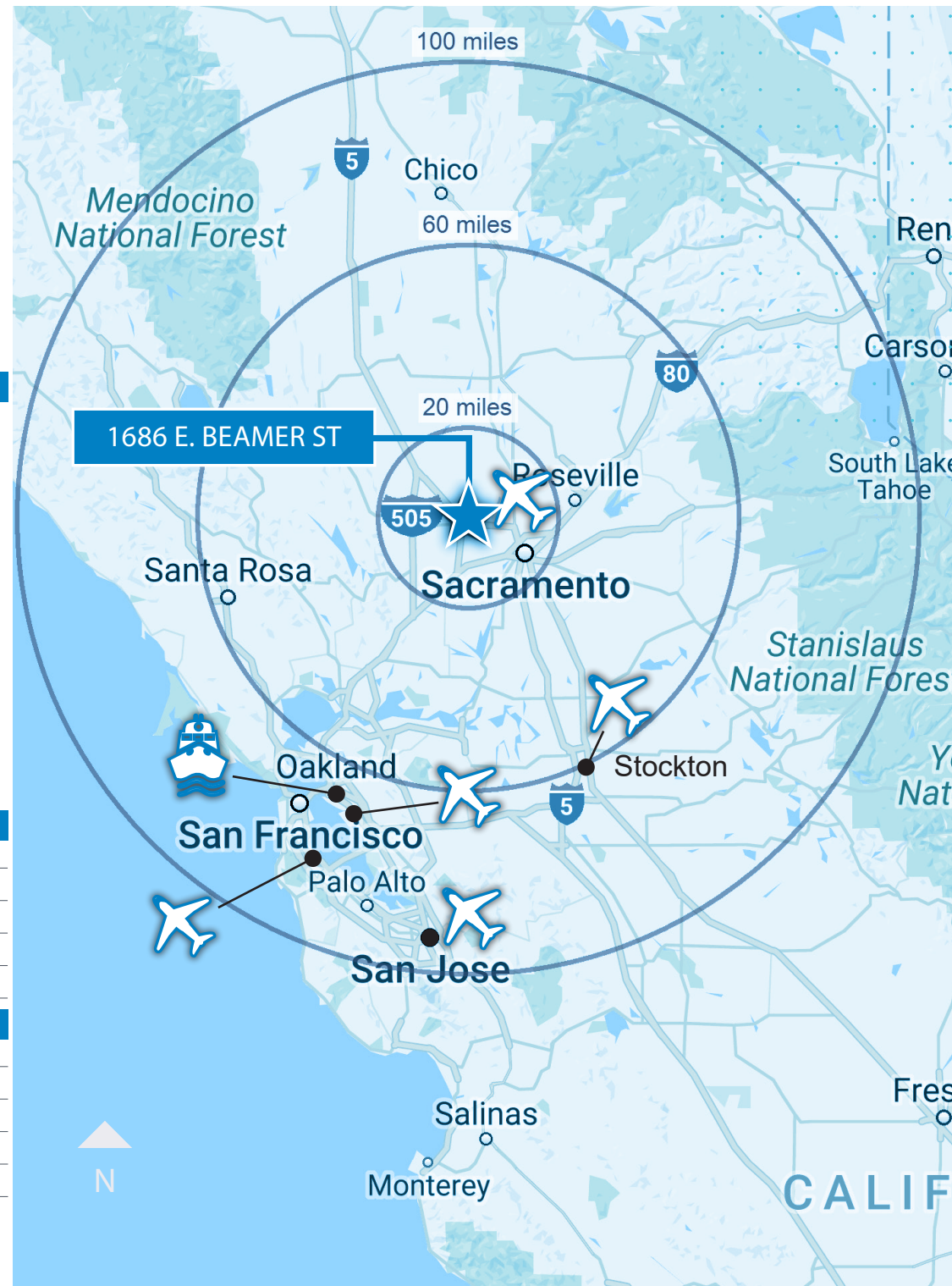
Corporate Neighbors



Woodland, CA

Woodland has immediate access to Interstate 5 which runs north and south between the Canadian and the Mexican border and Interstate 80 that runs from the east to the west nearly coast to coast. Interstate 5 forms the optical movement of continental freight to seaports and populations throughout the Western U.S.

	CITY	MILES
	DAVIS	11
	SACRAMENTO	25
	OAKLAND	80
	SAN FRANCISCO	86
	SAN JOSE	120
	RENO	146
	FRESNO	190
	LOS ANGELES	403
	PORTLAND	563
	SALT LAKE	664
	SEATTLE	734
	PHOENIX	773
	AIRPORT	MILES
	SACRAMENTO	10
	STOCKTON	72
	OAKLAND	93.5
	SAN FRANCISCO	95.4
	SAN JOSE	113
	PORT	MILES
	PORT OF STOCKTON	66.4
PORT OF OAKLAND	80.2	
PORT OF LA/LONG BEACH	427	
PORT OF PORTLAND	575	
PORT OF SEATTLE	738	



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Contact Us

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