



INDUSTRIAL BUILDING NEAR FREEWAY

902 WAUGH LANE, UKIAH, CA 95482

101 N STATE STREET, | UKIAH, CA 95482 | WCOMMERCIALRE.COM

INDUSTRIAL PROPERTY FOR SALE OR LEASE



PRESENTED BY:

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CALDRE #01414195

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PRESENTED BY

Todd Schapmire, Realtor®/Team Leader

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July 16, 2024

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PROPERTY INFORMATION

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EXECUTIVE SUMMARY

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INDUSTRIAL PROPERTY FOR SALE OR LEASE



OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	15,000 SF
Lot Size:	0.55 Acres
Price / SF:	\$86.66
Year Built:	1998
Zoning:	N0

Lease Rate:	\$0.80 / SF / Month
Lease Type:	Industrial Gross
Lease Space:	7,500 - 15,000 SF

PROPERTY OVERVIEW

Great industrial/manufacturing property with many possible uses located close to everything in the center of Ukiah. Building is approximately 15,000 square feet on a large 0.55 acre lot. Building offers 14 foot ceilings, numerous roll-up doors, 3-phase 480 volt power, fire sprinklers, and an office. Onsite parking and a new roof. Great location close to the freeway in the middle of town.

* Seller may carry and also listed for lease.

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PROPERTY DETAILS

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Sale Price	\$1,300,000
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Lease Rate	\$0.80/SF/MONTH
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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	NO
Lot Size	0.55 Acres
APN #	003-090-38-00
MLS #	323030073 & 324022140
Parking	Onsite Surface Lot

BUILDING INFORMATION

Building Size	15,000 SF
Number of Floors	1
Year Built	1998
Construction Status	Existing
Roof	Composition
Walls	Sheetrock
Floor Coverings	Concrete
Foundation	Slab
Ceilings	14'
Loading	Roll-Up Doors
Construction Materials	Stucco
Power	3-Phase, 480 Volt
Heating	Central
Cooling	Central
Fire Sprinklers	Yes
Water	Public
Sewer	Public
Utilities	Public

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AERIAL MAP

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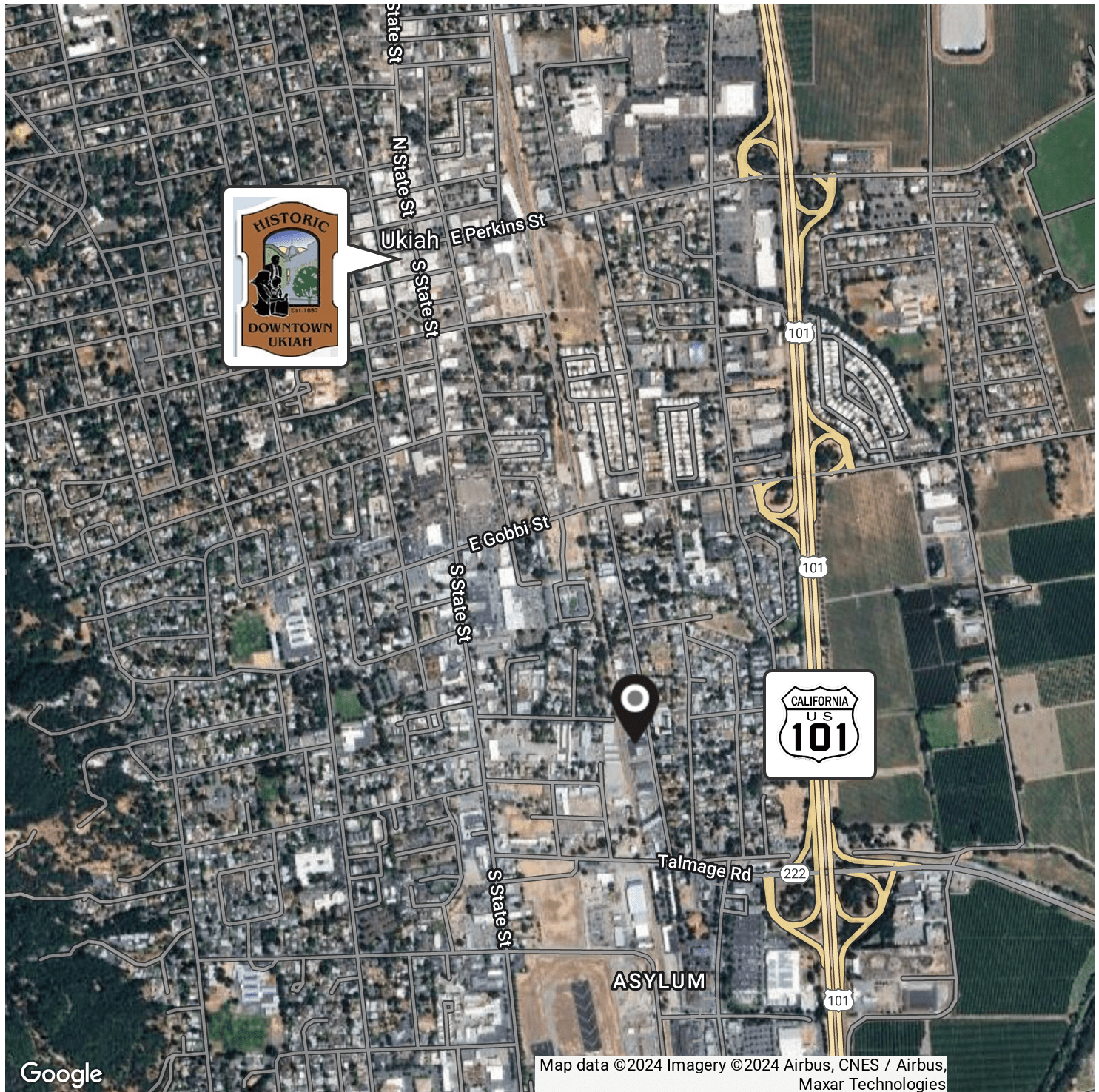


The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

LOCATION MAP

902 WAUGH LANE, UKIAH, CA 95482

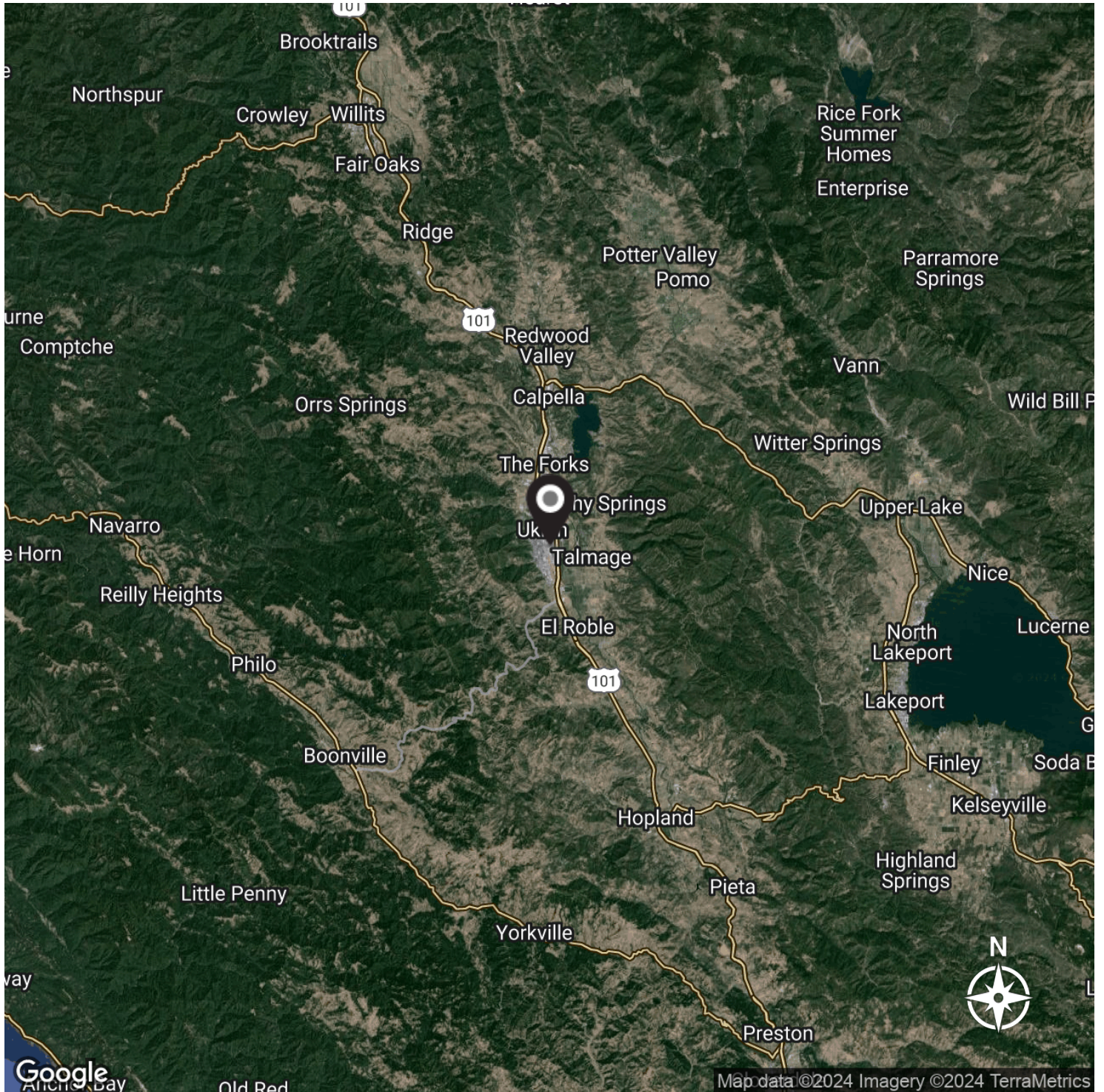
INDUSTRIAL PROPERTY FOR SALE OR LEASE



REGIONAL MAP

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PHOTOS

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DEMOGRAPHICS

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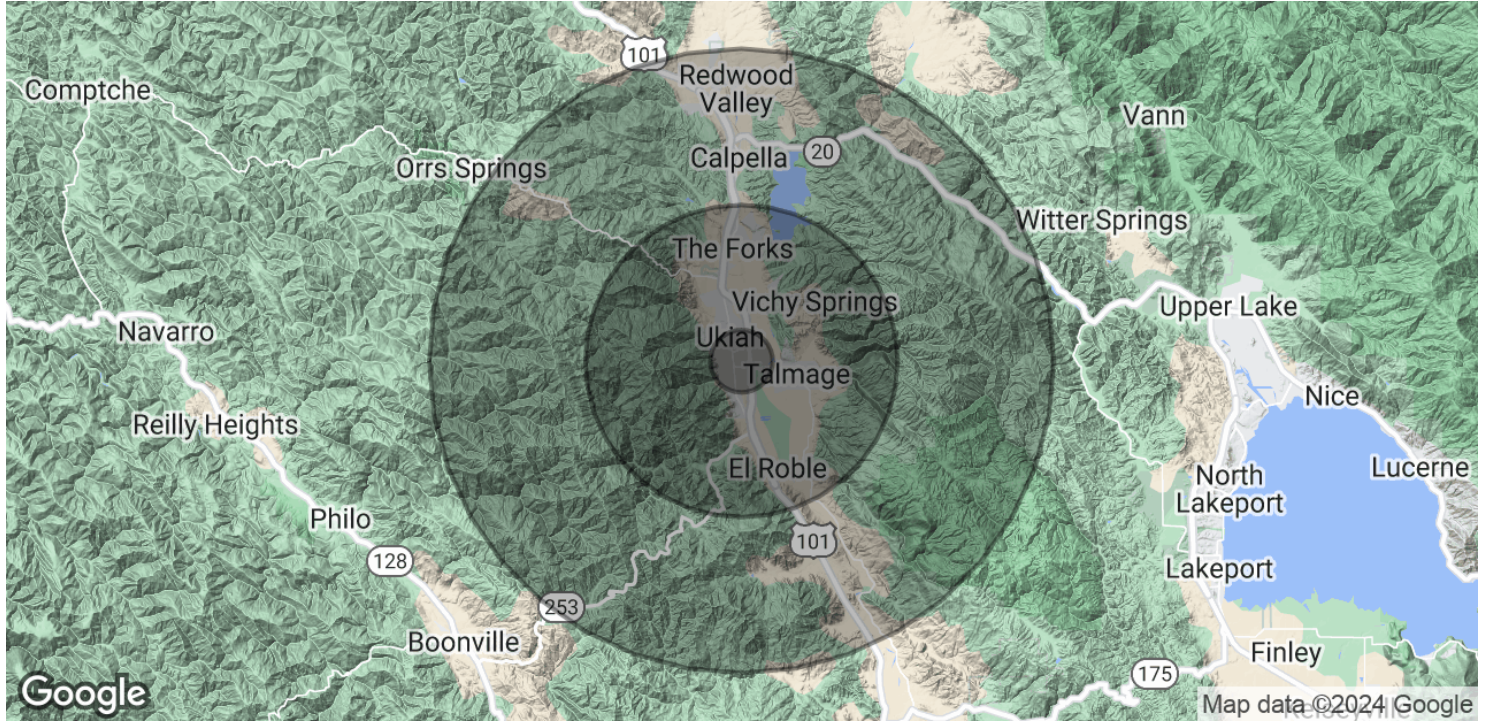
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,386	27,111	34,792
Average Age	35.8	37.0	39.3
Average Age (Male)	31.6	35.9	38.4
Average Age (Female)	42.3	38.2	40.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,608	10,537	13,863
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$68,599	\$70,995	\$73,099
Average House Value	\$289,717	\$330,969	\$359,345

2020 American Community Survey (ACS)

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