

Industrial Warehouse

379 Epley Drive, Yuba City

FOR SALE or FOR LEASE



VIEW PROPERTY VIDEO



BUILDING HIGHLIGHTS



Built in 1990. Reinforced concrete slab foundation, metal construction, finished concrete floors, sloped roof, wet sprinkler system



Approximately 54,975 square feet of warehouse space on a 3.04 acres lot



Loading dock for 2 trucks, 10 rollup doors measuring 14'W x 16'H



Fully fenced, concrete paving on all 3.04 acres



Fully owned solar power system, city utilities



Zoned M2 in Industrial District



Ample parking for delivery trucks and automobiles



20' Eave height - 34' height at ridge

Previously utilized as grain storage, this warehouse has a 4' concrete stem wall.

There is an existing wall that runs down the center of the building. This can remain accessible by both sides or can be used to create two separate spaces.

Fully owned solar for low electricity bills.

Warehouse shelving is included. Other warehouse equipment can also be negotiated, including delivery trucks and lifts.

There are several offices, two bathrooms, a break room for employees and lockers for employee use.

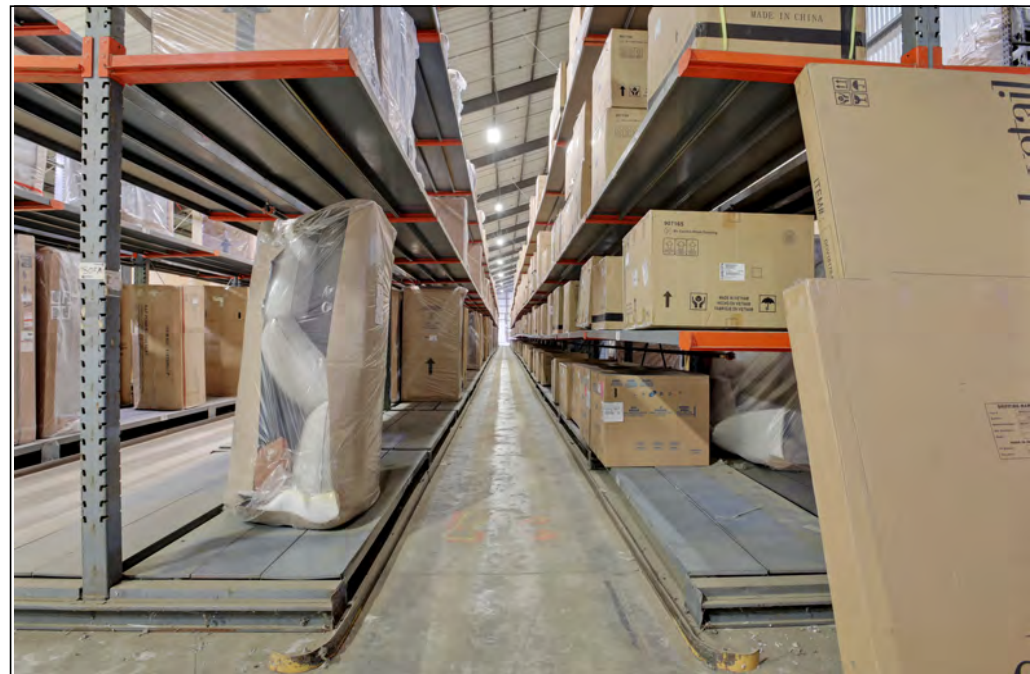
Offered For Sale at \$4,715,000
7% Cap Pro Forma

For Lease at \$0.50psf NNN



MEAGHER & TOMLINSON

INTERIOR PHOTOS



OFFICE & BREAKROOM PHOTOS

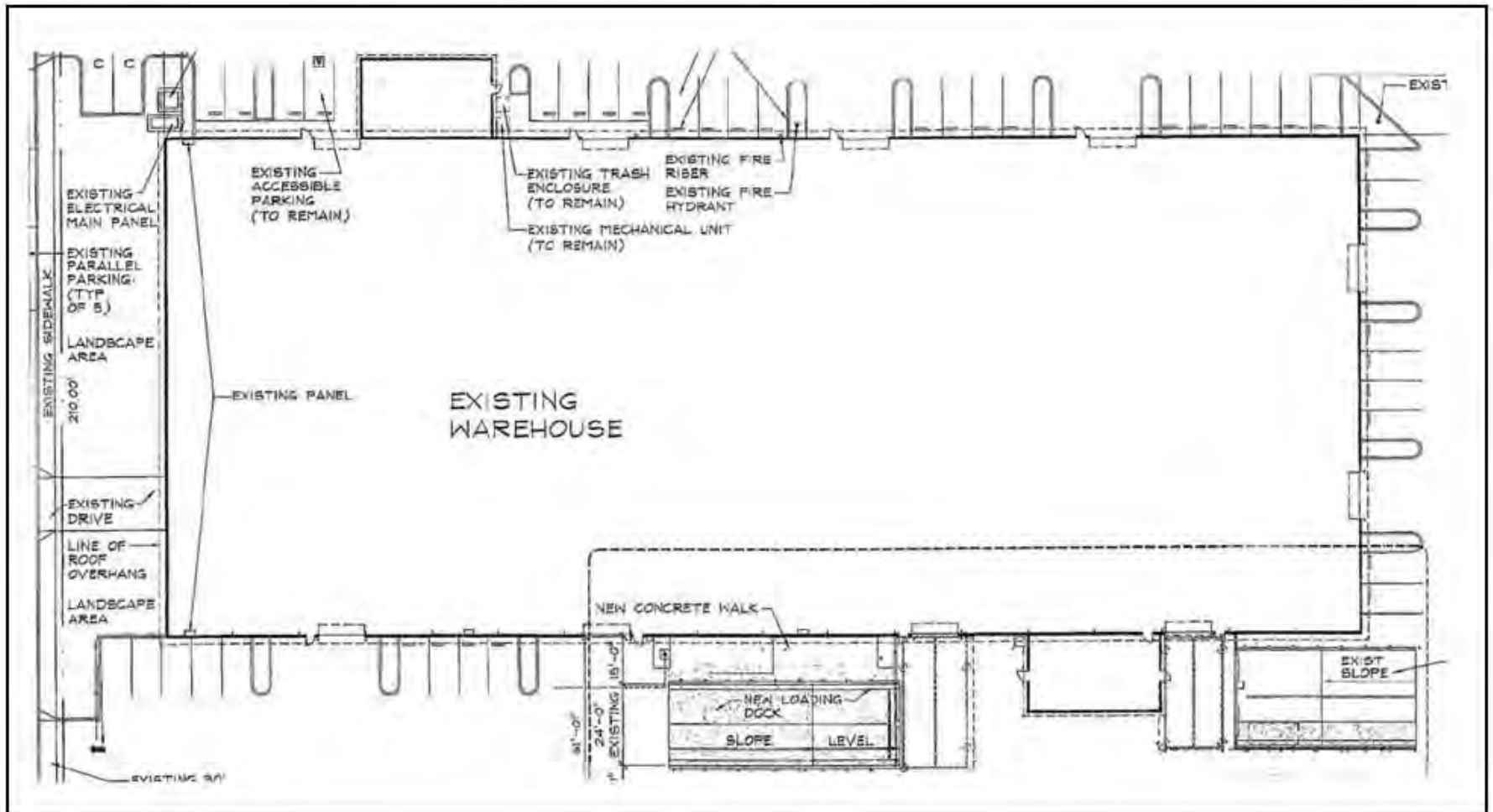


EXTERIOR & AERIAL PHOTOS



FLOOR PLAN

AS-BUILT 55,975 sf



Note: The floor plan shown above is sourced from marketing materials prior to the previous sale of the property.



NORTH

SITE MAP

APN 054-081-004-000

GARDEN HIGHWAY INDUSTRIAL PARK

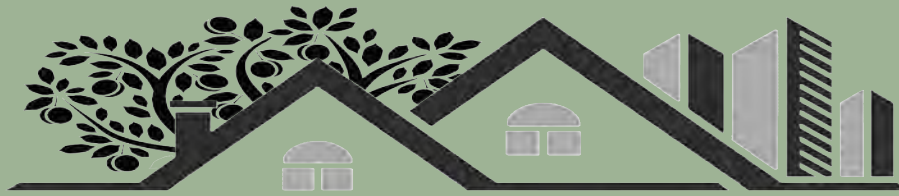
54-08



Garden Highway Industrial Park, R.M. Bk. 12 - Pg.121-124

City of Yuba City
Assessor's Map Bk. 54 - Pg. 08
County of Sutter, Calif.
2021

Note - Assessor's Block Numbers & Lot Numbers Shown in Circles



MEAGHER & TOMLINSON

Offered by Meagher & Tomlinson Company Inc, DRE 02144448

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379 EPLEY DRIVE, YUBA CITY

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