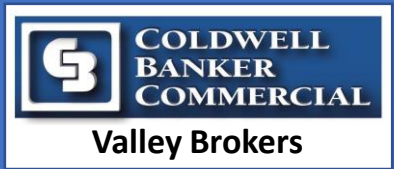


For Sale
\$750,000
3.47 Acres Vacant Land
Industrial Park

Ramin Bihala
1307 Franklin Rd,
Yuba City, CA 95993
530-308-5343 Lic #01298693
rbihala@aol.com



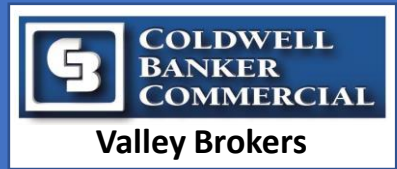
GRIDLEY INDUSTRIAL PARK LAND



3.47 +/- Acres

For Sale
\$750,000
3.47 Acres Vacant Land
Industrial Park

Ramin Bihala
1307 Franklin Rd,
Yuba City, CA 95993
530-308-5343 Lic #01298693
rbihala@aol.com



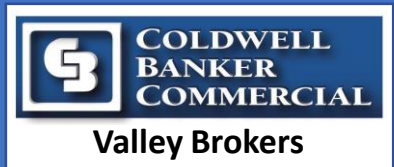
This is a prime 3.47-acre parcel located in the Gridley Industrial Park. This lot's zoned for heavy industrial use-perfect for a truck yard, warehouse, or manufacturing hub. Fully equipped with city water, sewer, power, and paved streets, it's plug-and-play for your operation. Located in a thriving 106.6-acre park split into 39 lots, you're in the heart of Gridley's economic growth zone. Flexible zoning allows for logistics, storage, or light production, with easy access for big rigs. Just ensure compliance with noise, drainage, and environmental regulations. The parcel is horizontally improved and ready for development.

There will be a new construction project for the Gridley Sports Complex funded by Proposition 68 funds nearby this property in the same industrial park development.



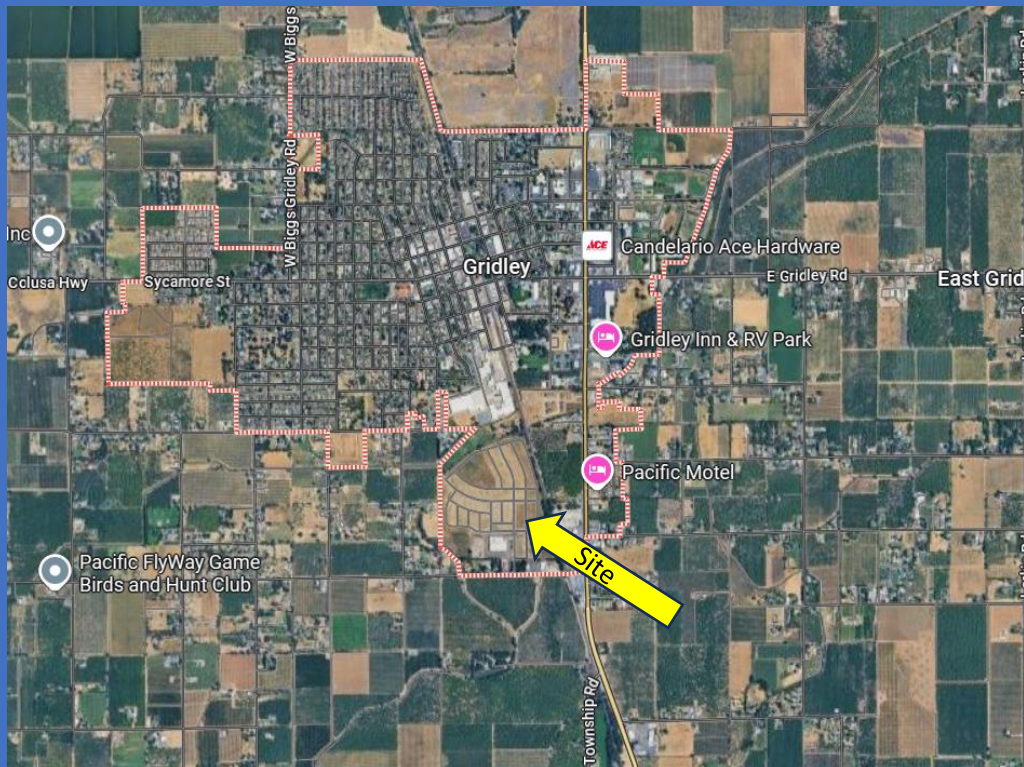
For Sale
\$750,000
3.47 Vacant Land
Medium Density Housing

Ramin Bihala
1307 Franklin Rd,
Yuba City, CA 95993
530-308-5343 Lic #01298693
rbihala@cbcworldwide.com



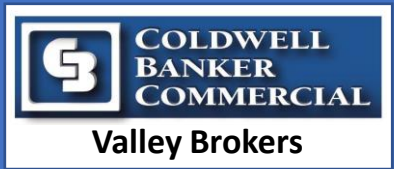
Property Information:

Address:	Independence Place, Gridley, CA 95948
APNs:	021-270-046
Improvements	Curbs, Sidewalks, Gutters, Water, Sewer, Power
Grading	Property is graded
Structure Services	City Sewer & Water
Land for Development	3.47 Acres
Listing Price:	\$750,000
Zoning:	Industrial
General Plan:	Industrial



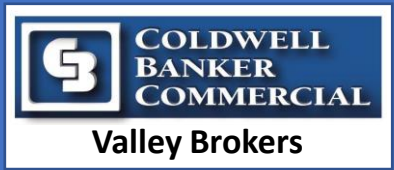
For Sale
\$750,000
3.47 Acres Vacant Land
Industrial Park

Ramin Bihala
1307 Franklin Rd,
Yuba City, CA 95993
530-308-5343 Lic #01298693
rbihala@aol.com



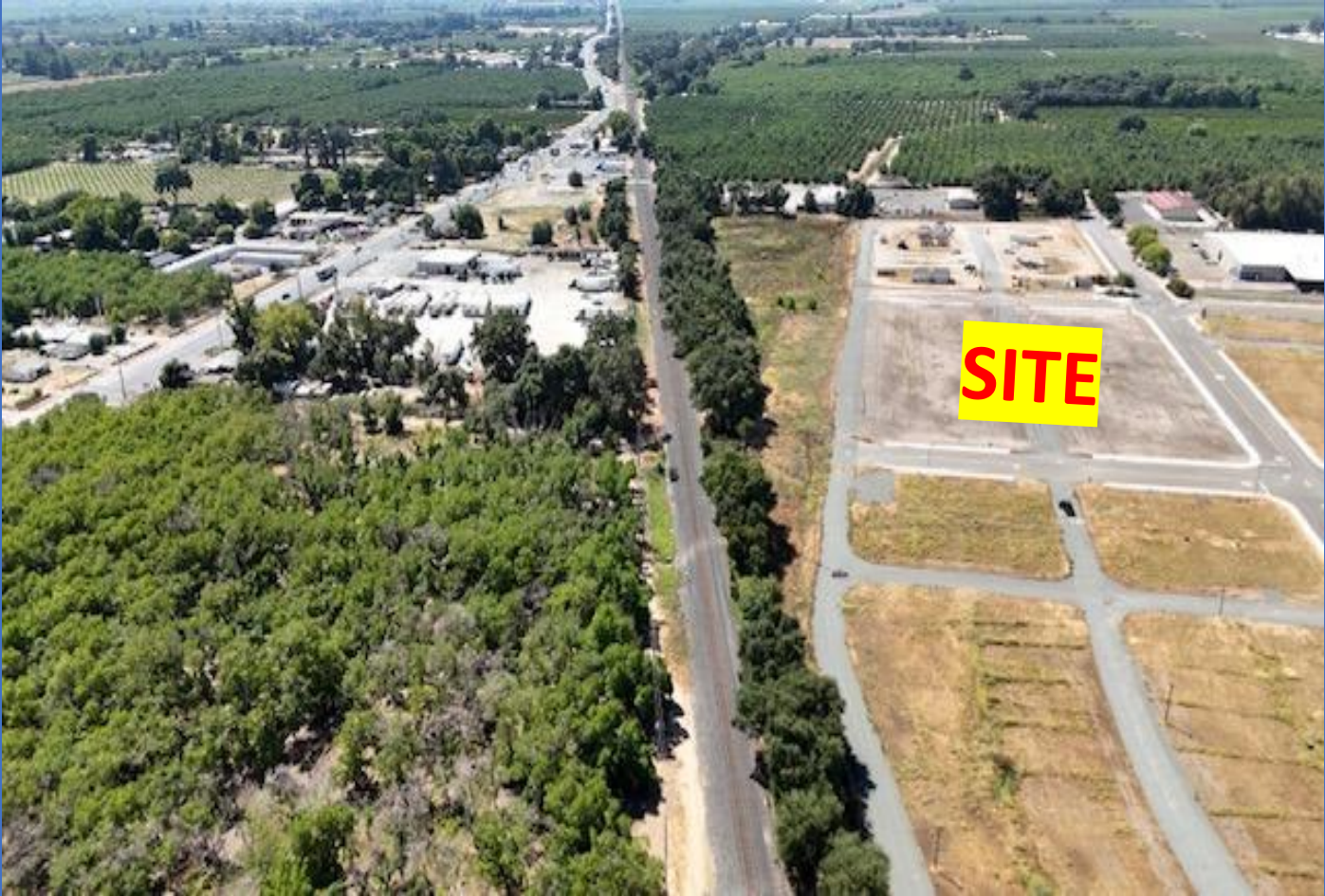
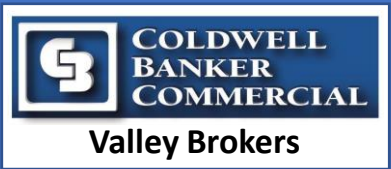
For Sale
\$750,000
3.47 Vacant Land
Medium Density Housing

Ramin Bihala
1307 Franklin Rd,
Yuba City, CA 95993
530-308-5343 Lic #01298693
rbihala@cbcworldwide.com



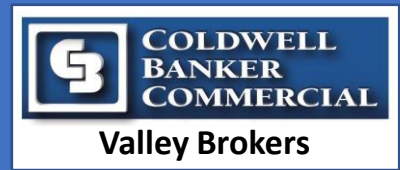
For Sale
\$750,000
3.47 Vacant Land
Medium Density Housing

Ramin Bihala
1307 Franklin Rd,
Yuba City, CA 95993
530-308-5343 Lic #01298693
rbihala@cbcworldwide.com



For Sale
\$750,000
3.47 Acres Vacant Land
Medium Density Housing

Ramin Bihala
1307 Franklin Rd,
Yuba City, CA 95993
530-308-5343 Lic #01298693
rbihala@aol.com.com



This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

Any projections contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR

WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (ii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.