







## ±7,920 SF INDUSTRIAL BUILDINGS FOR SALE OR LEASE | SOUTH YUBA CROSSING



# South Yuba CROSSING



4525 - 4577 SKYWAY DRIVE | OLIVEHURST, CA

#### **COLLIERS:**

TOMMY PONDER, SIOR EXECUTIVE VICE PRESIDENT +1 916 563 3005 CA LIC. 01431506

GEORGE VRAME, SIOR VICE PRESIDENT +1 916 563 3041 TOMMY.PONDER@COLLIERS.COM GEORGE.VRAME@COLLIERS.COM CA LIC. 02028936

### AZTEC:

TRENT THOMASON **VICE PRESIDENT** +1 530 933 8909 TRENT.THOMASON@TNTCRE.COM CA LIC. 00929388



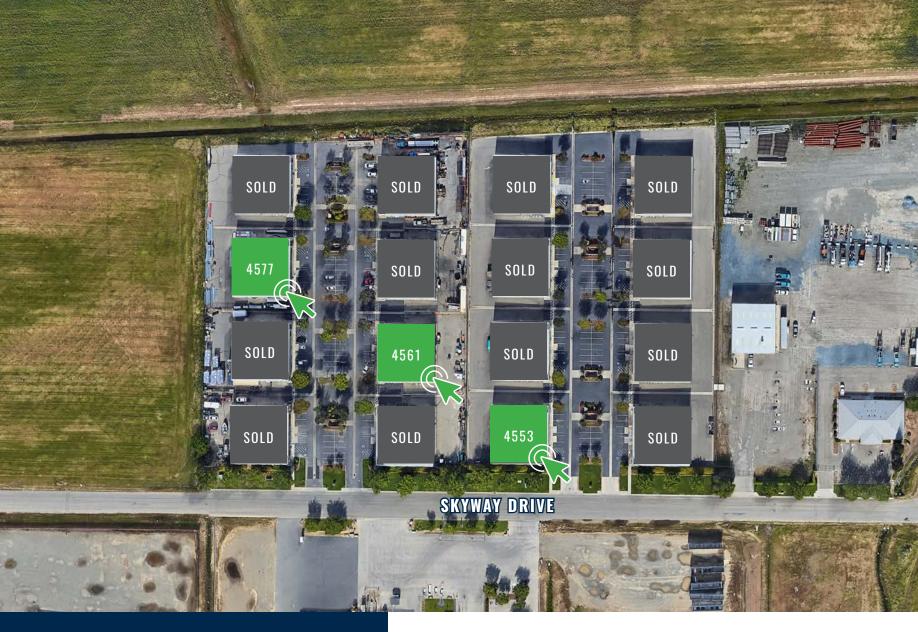
# AVAILABLE UNITS



Office, warehouse, with BUILDING CONDITION restrooms \*4561 in shell condition **CURRENT LEASE STATUS** Variable CLEAR HEIGHT 18' ROLL UP DOOR SIZE 10' x 12' AVAILABLE SF PER UNIT ±7,920 DRIVE THRU CAPABLE Yes

WATER & SEWER	Olivehurst Public Utilities District (OPUD)
YEAR BUILT	2006
GAS & ELECTRIC SERVICE	PG&E
GROUND LEVEL DOORS	4 per building
FULLY-INSULATED	Yes
ZONING	M-2 Heavy Industrial

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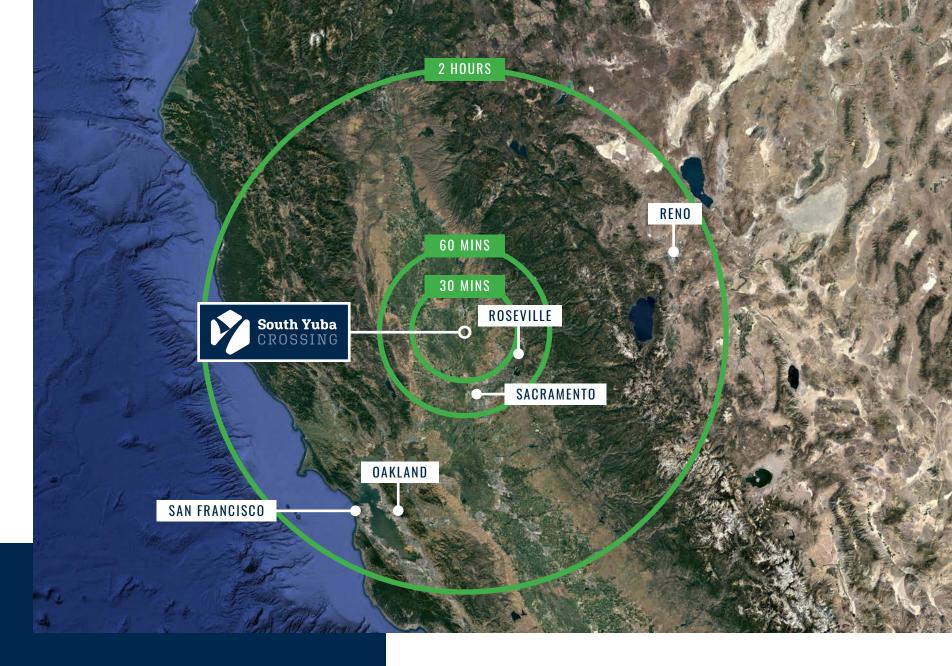








# MARKET ACCESS



### DRIVE TIMES

SACRAMENTO VIA HWY 70

40 minutes

SAN FRANCISCO VIA HWY 80

2 hours

ROSEVILLE VIA HWY 65

35 minutes

RENO, NV VIS HWY 20

2 hours

## RECENT DEVELOPMENTS

Yuba City makes the investments necessary to support a thriving business. Recent examples:

- CalTrans improvements on State Highway 99 (N-S) and State Highway 20 (E-W)
- Redevelopment of Yuba City's downtown Plumas Street into a destination shopping district, establishing Yuba City as a regional hub
- Large pool of available labor force
- Tax credit incentives for new hires and business development



TAX INCENTIVES



ROADWAY IMPROVEMENT



CONSTRUCTION/DEVELOPMENTS

# CENTRAL LOCATION WITH MAJOR HIGHWAY ACCESSIBILITY



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