



# South Yuba CROSSING

4525 - 4577 SKYWAY DRIVE | OLIVEHURST, CA

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



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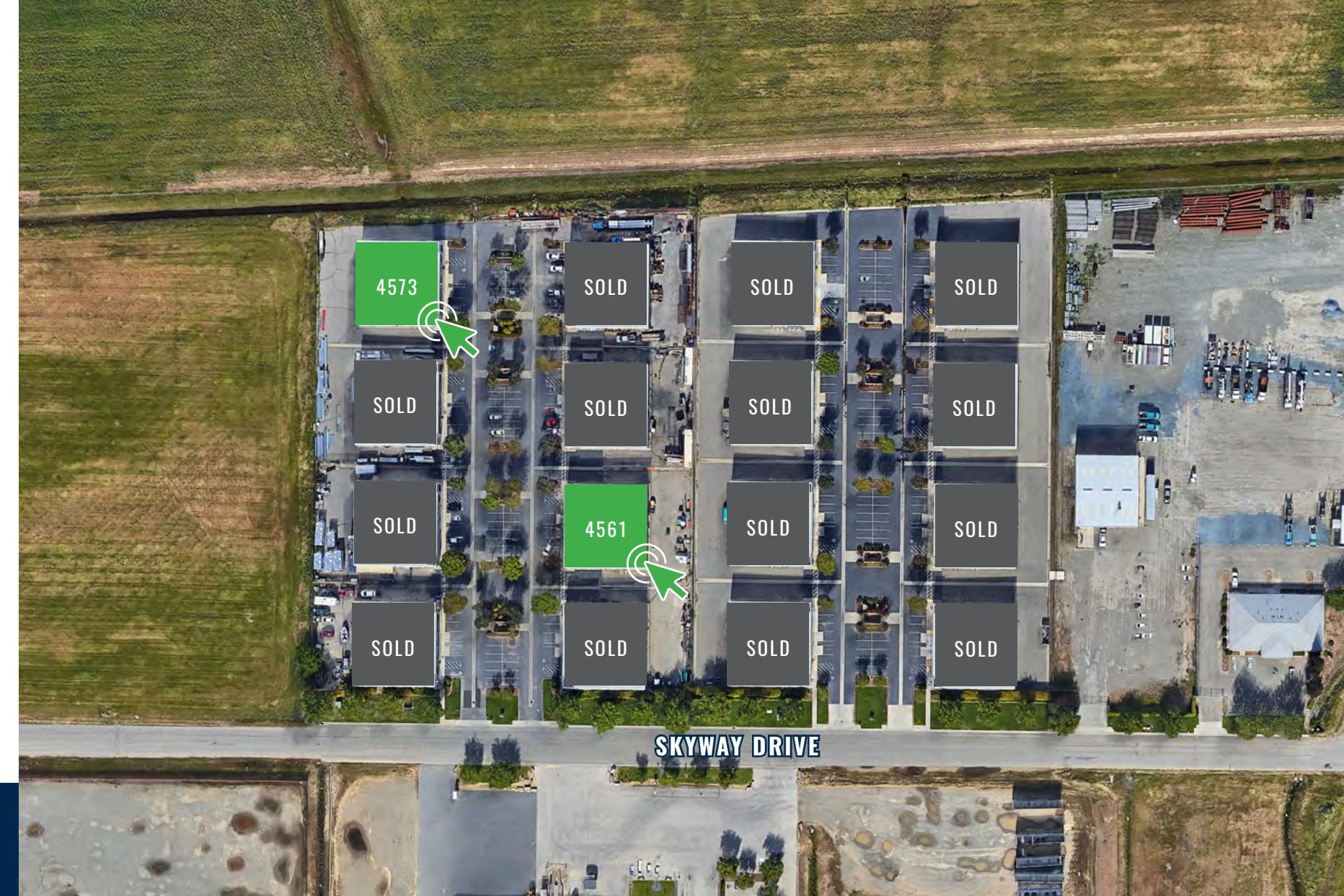
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CROSSING**

# AVAILABLE UNITS

## BUILDING SPECIFICATIONS

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

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



CLICK ON EACH AVAILABLE UNIT TO VIEW FLOORPLAN 



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# MARKET ACCESS

## DRIVE TIMES

**SACRAMENTO VIA HWY 70**

40 minutes

**ROSEVILLE VIA HWY 65**

35 minutes

**SAN FRANCISCO VIA HWY 80**

2 hours

**RENO, NV VIA HWY 20**

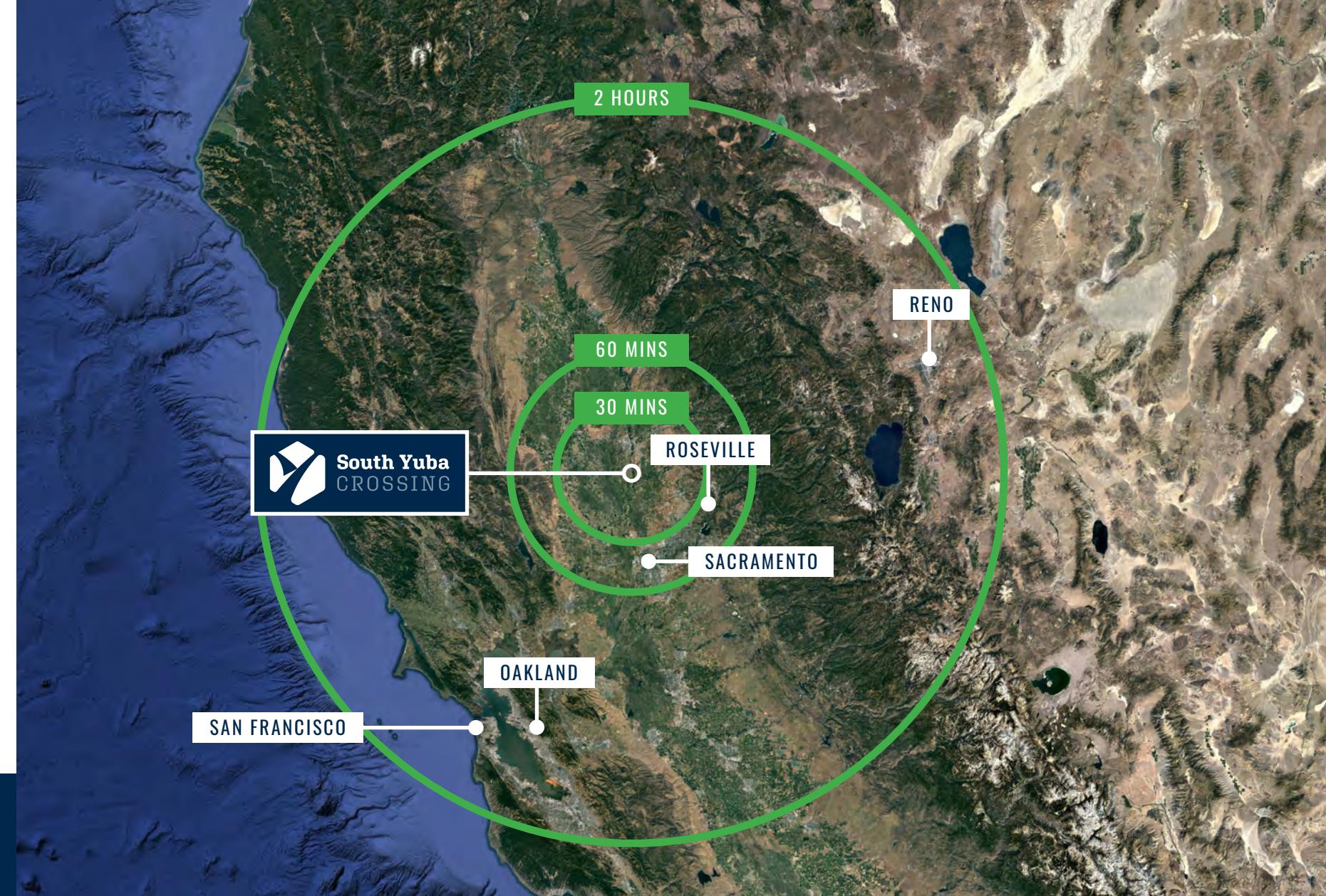
2 hours

## 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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