

±5,000 SF INDUSTRIAL SPACE *FOR SALE/LEASE*

1212 LEMEN AVENUE, WOODLAND, CA 95776



±5,000 SF Metal Building With Office & Shop Areas

Situated on a ±3.4-acre parcel with ±2-acre yard

Lease Rate: \$17,800/month + NNN's/utilities

Purchase: Building vacant \$1,906,676
Building 100% leased 8.5% cap \$2,670,000

Close proximity to I-5 Freeway and Central Woodland

Zoning: Commercial General (CG)

APN: 063-071-030-000

Potential Uses: Landscape Contractors, General Multi-Vehicle
Delivery Firms, Construction Lay Down Yard

JEFF POST, SIOR
916.758.3208
jeff.post@kidder.com
LIC N° 01264304

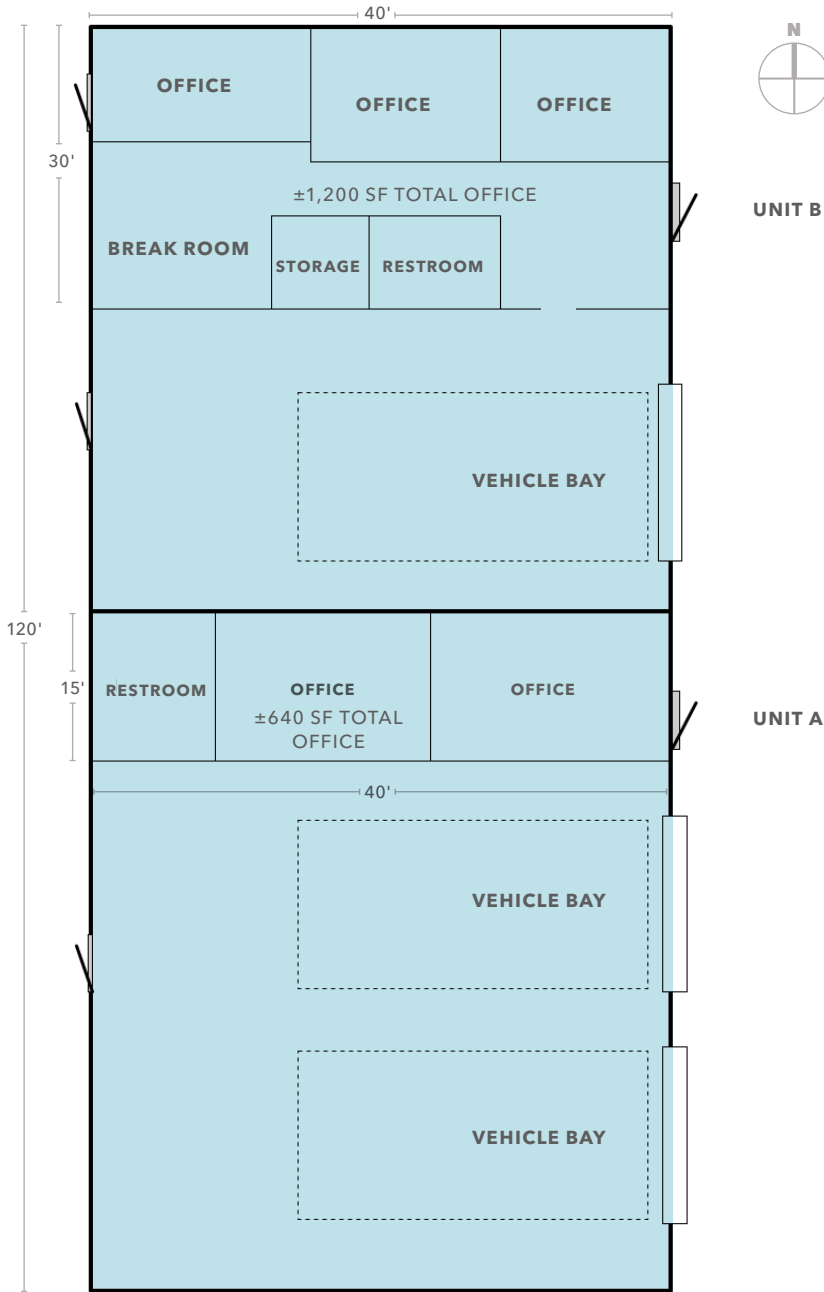
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 **Kidder
Mathews**

FLOOR PLAN



±5,000 SF

AVAILABLE

\$17,800

ASKING LEASE RATE (SF/MO)

\$1,906,676

MINIMUM PURCHASE PRICE

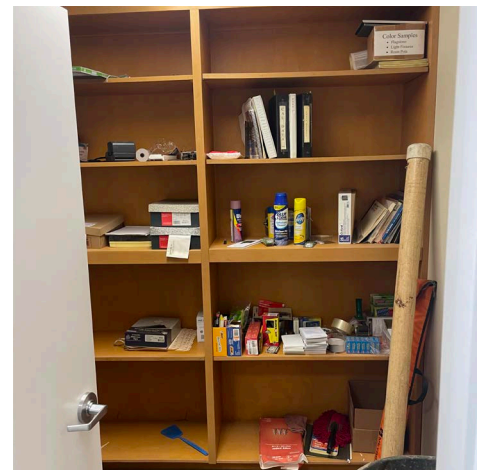
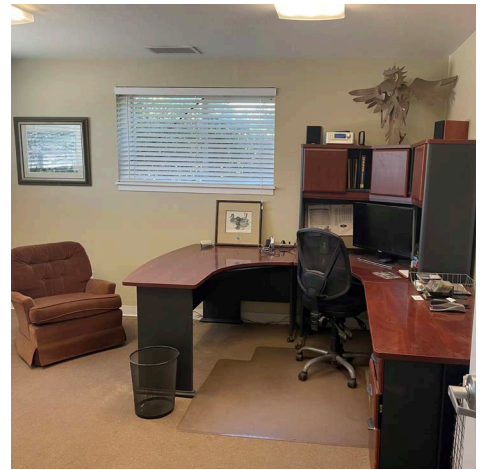
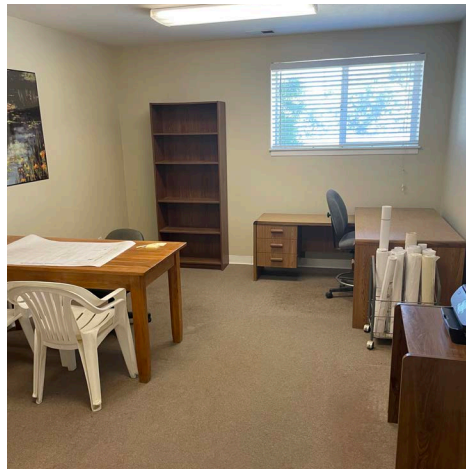
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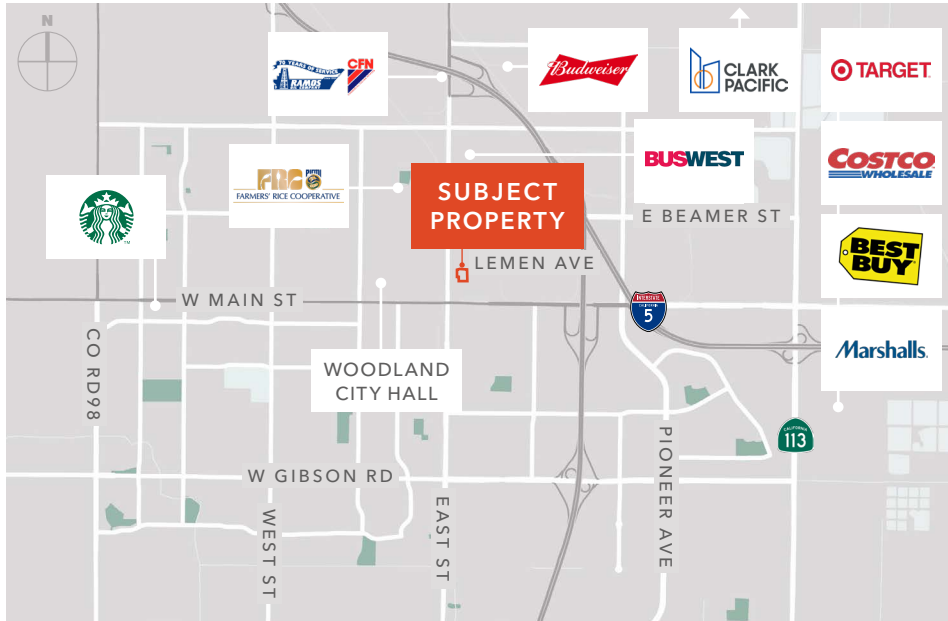
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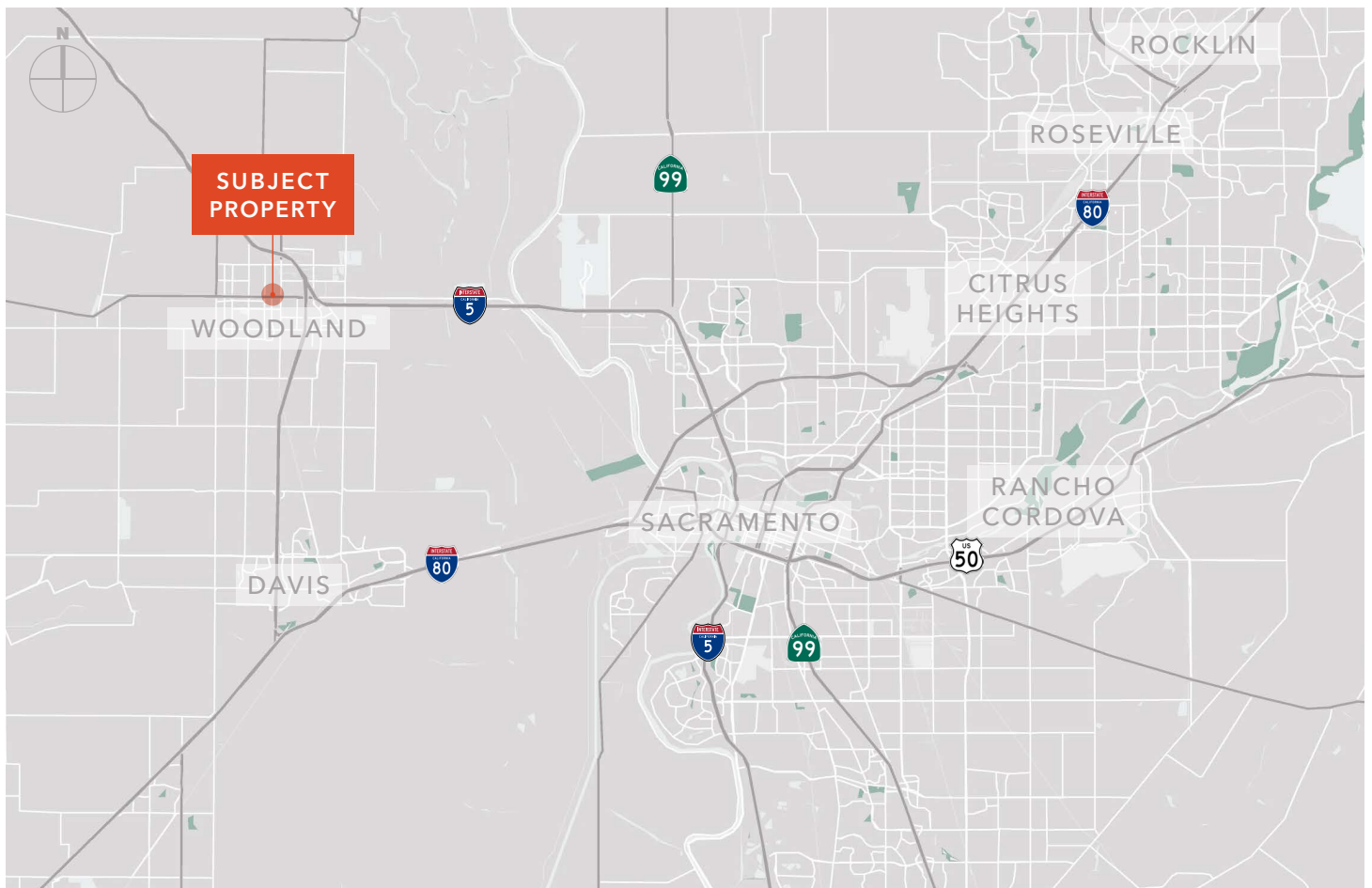


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AVAILABLE

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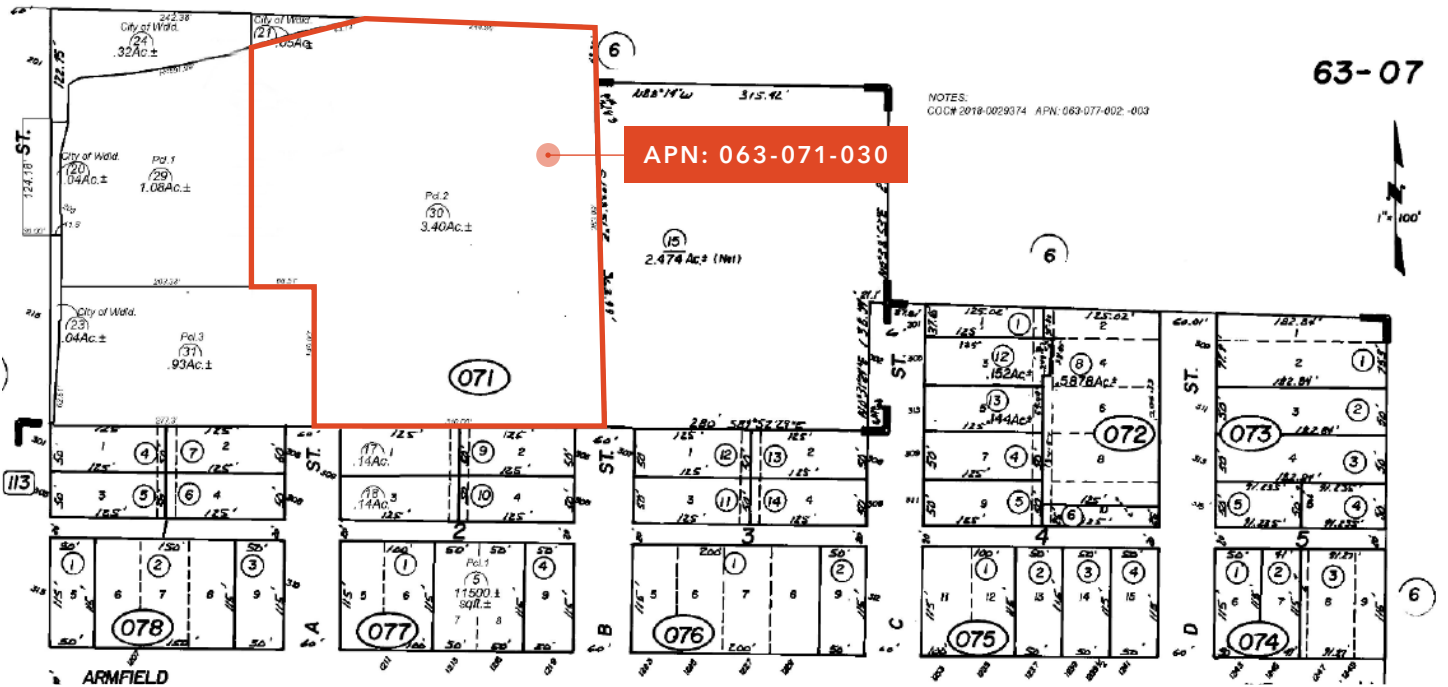
ASKING LEASE RATE (SF/MO)



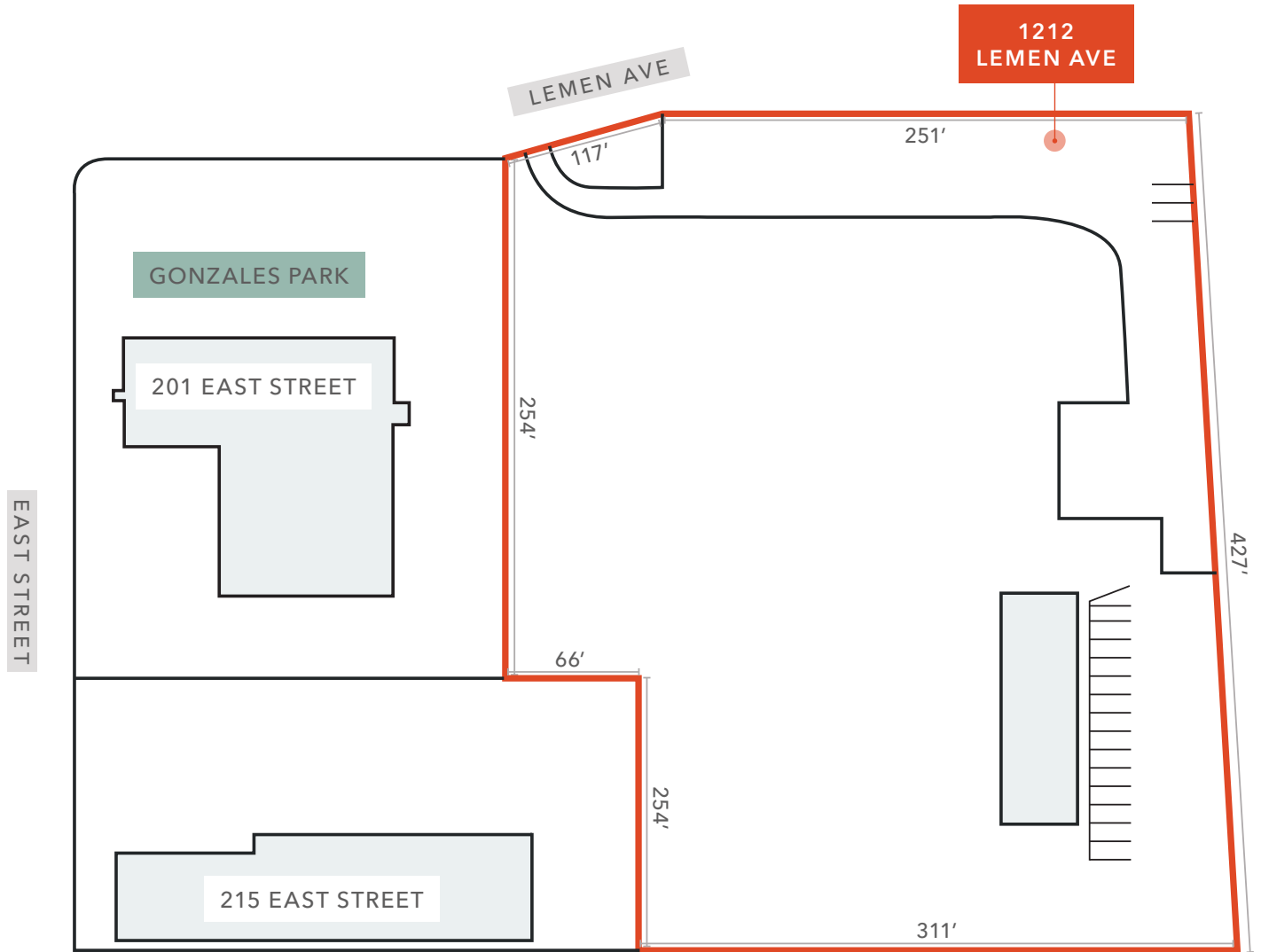
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SITE PLAN





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