

**HARTER  
& COMMERCE**

WOODLAND | CA

# For Sale

±38,204 SF Total

Four-parcel industrial portfolio with expansion potential in Woodland, CA.

- Four contiguous parcels totaling ±2.52 acres with unified industrial configuration.
- Heavy power infrastructure and M-2 zoning supporting diverse industrial operations.
- Clear heights ranging ±14 to 18 feet with four grade-level loading doors.

**JACK LAWRENCE**

Director of Sales & Leasing  
916.514.5225 x130  
jack@capitalrivers.com  
DRE #02174688



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# EXECUTIVE SUMMARY

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## PROPERTY OVERVIEW

27 Harter Avenue, 39 Harter Avenue, 1302 Commerce Avenue, & 1310–1318 Commerce Avenue in Woodland, CA is a four-parcel industrial portfolio totaling  $\pm 2.52$  acres, including three improved sites with  $\pm 38,204$  square feet of warehouse and industrial space and an additional  $\pm 0.68$ -acre parcel of vacant land. Zoned M-2, the properties feature  $\pm 14$  to 18 foot clear heights, four grade-level doors, and  $\pm 480/277V$ , 1600 Amp, 3-phase power in place, buyer to verify. The layout supports manufacturing, distribution, and industrial uses, with the vacant parcel allowing for expansion or future use.

The property is located within Woodland's established M-2 industrial corridor with access to Interstate 5 and State Route 113, providing regional connectivity. The contiguous parcels allow for efficient circulation, on-site parking, and flexibility for yard space or future improvements.

## OFFERING

<b>39 Harter Avenue:</b>	$\pm 20,603$ SF building
<b>1302 Commerce Avenue:</b>	$\pm 6,801$ SF building
<b>1310-1318 Commerce Avenue:</b>	$\pm 10,800$ SF building
<b>27 Harter Avenue:</b>	$\pm 0.68$ acres of vacant land
<b>Asking Price:</b>	Contact broker



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# PROPERTY PHOTOS

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# LOCATION

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**WOODLAND CROSSROADS**

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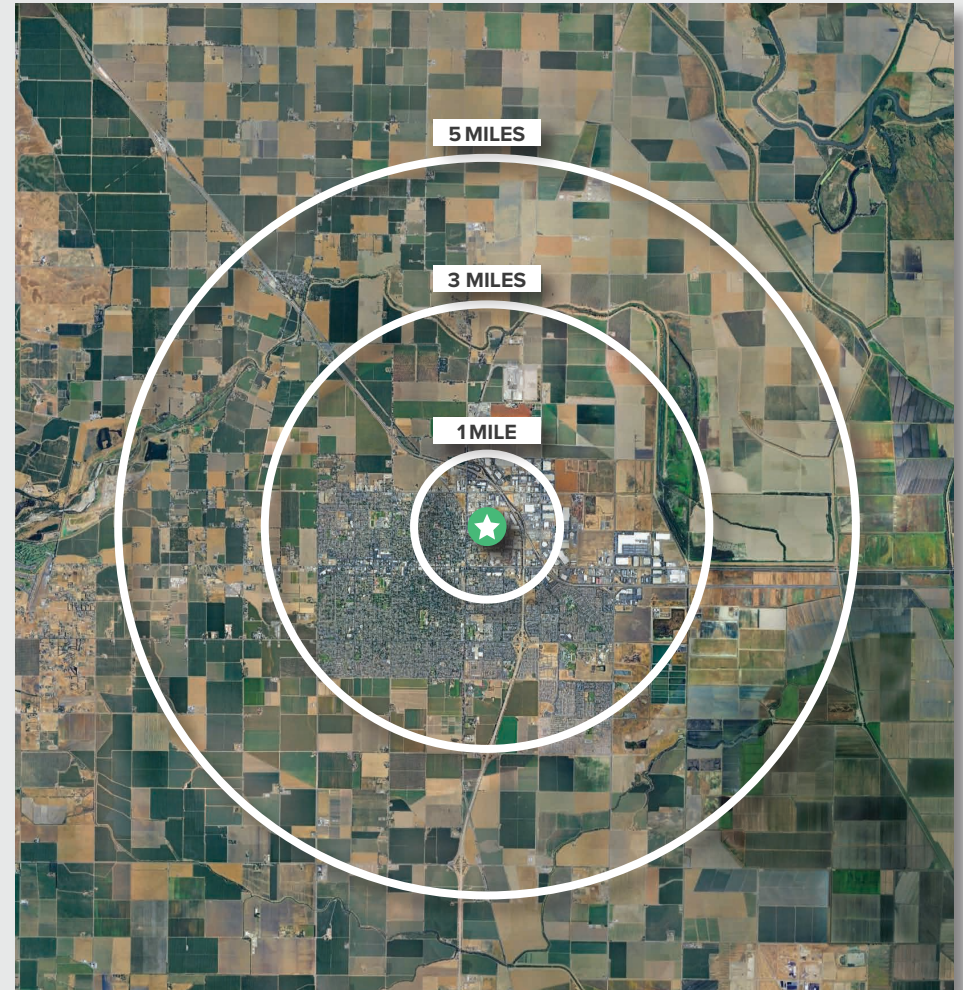
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# REGIONAL DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	8,060	61,657	65,259
2020 Census Population	8,155	59,670	62,995
2010 Census Population	7,951	55,027	57,491
2025 Median Age	35.4	35.3	35.5
<b>HOUSEHOLDS</b>			
2025 Estimated Households	2,645	20,848	22,073
2020 Census Households	2,684	20,518	21,647
2010 Census Households	2,598	18,618	19,405
<b>INCOME</b>			
2025 Estimated Average Household Income	\$100,491	\$118,975	\$122,723
2025 Estimated Median Household Income	\$76,260	\$95,694	\$97,773
<b>BUSINESS</b>			
2025 Estimated Total Businesses	632	1,894	1,959
2025 Estimated Total Employees	6,601	19,377	19,868



Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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# ABOUT CAPITAL RIVERS

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## CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

### Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

### When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at [capitalrivers.com](http://capitalrivers.com)



### PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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### COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

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### DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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#### SACRAMENTO, CA:

MAIN OFFICE  
1821 Q Street  
Sacramento, CA 95811  
916.514.5225

#### CHICO, CA:

250 Vallombrosa Ave.  
Suite 450  
Chico, CA 95926  
530.570.5107

#### REDDING, CA:

280 Hemsted Drive  
Suite 104  
Redding, CA 96002  
530.221.1127

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