



AVAILABLE FOR LEASE

Concrete Tilt Industrial for Lease

29,932 sq. ft. +/- Restrooms & offices.

Access to in ground loading dock.

On Site and adjacent offsite parking.

Asking Rent: \$0.55 per sq. ft./mo Modified Gross

MEAGHER & TOMLINSON

PLEASE CONTACT:

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DRE 01451649

The information contained in this offering was provided from sources deemed to be reliable however Broker or Owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.

909– B Spiva Ave. Yuba City, CA

29,932 sq. ft. +/-

In ground loading dock access

Electrical:

Two meters serving the property:

1 Meter 200 amp 3 phase 480v

1 Meter 100 amp 3 phase 480v

Capability for more amps

Sprinklered (wet system)**Access:**

14(w)x16(h) main roll up

14(w)x10(h) roll up

14'11" clear height just inside front entry

17'4" clear height near west end of property

14'10" clear height at beam eaves near east end

13'5" clear height at exterior wall eaves (side areas)

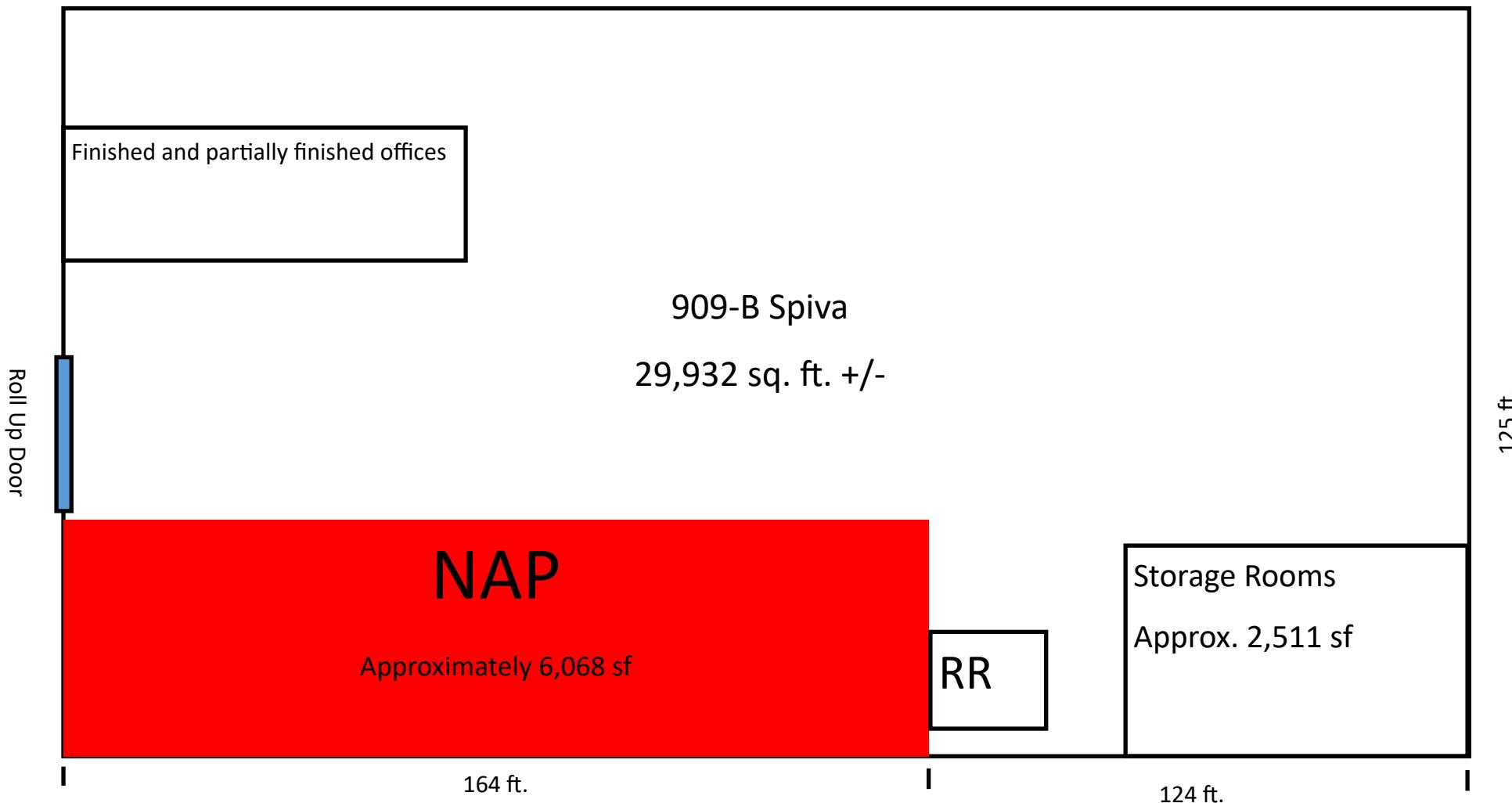
19' between pillars east to west.

35' from pillar to side wall(s)

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288 ft.



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