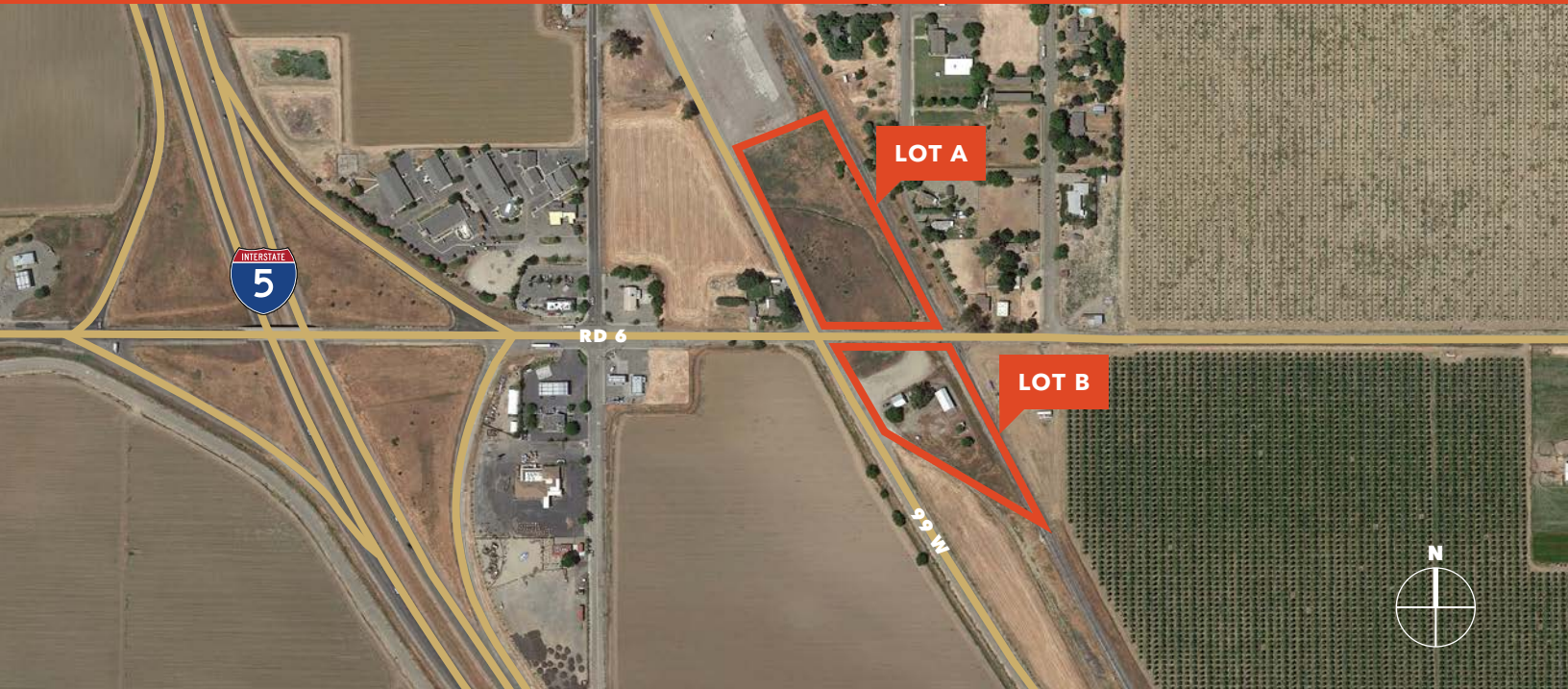




**FOR SALE  
OR LEASE**

# 4040 County Road 99W

DUNNIGAN, CA 95937



## Property Features

**FOR SALE \$1,395,950**  
(\$5.89/PSF Gross)

**±5.44 ACRES** total

**LEASE RATES:**

**LOT A** ±3.3 AC - \$12,800/Mo; NNN  
APN: 051-245-098

**LOT B** ±2.14 AC - \$8,400/Mo; NNN  
APN: 052-030-020

±2,100 SF Office & Warehouse

±900 SF Covered Storage

**IF COMBINED** \$15,246/Mo, NNN

**CLOSE** proximity to I-5 Freeway

**ZONING** M1 - Industrial, Yolo County

**PRIOR** graveled and fenced yard area

**BUYERS:**

**TRAVEL** center

**CONSTRUCTION** firms

**UTILITY** contractor laydown yard

**TRUCKING** firms, trailer yard

**JEFF POST, SIOR**  
916.758.3208  
[jeff.post@kidder.com](mailto:jeff.post@kidder.com)  
LIC N° 01264304

**KIDDER.COM**

**Kidder  
Mathews**

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## ±2,100 SF

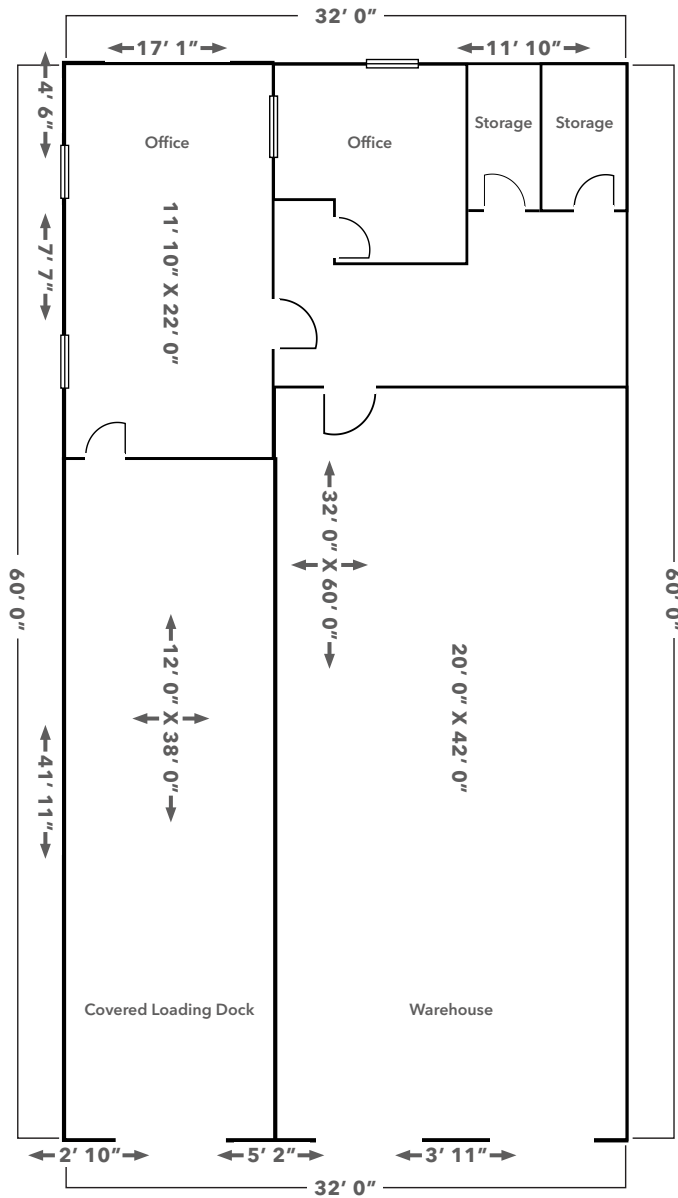
WAREHOUSE

## ±900 SF

COVERED STORAGE

## Lot B

±2,100 SF Warehouse, ±900 SF Covered Storage



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## Lot B Photos



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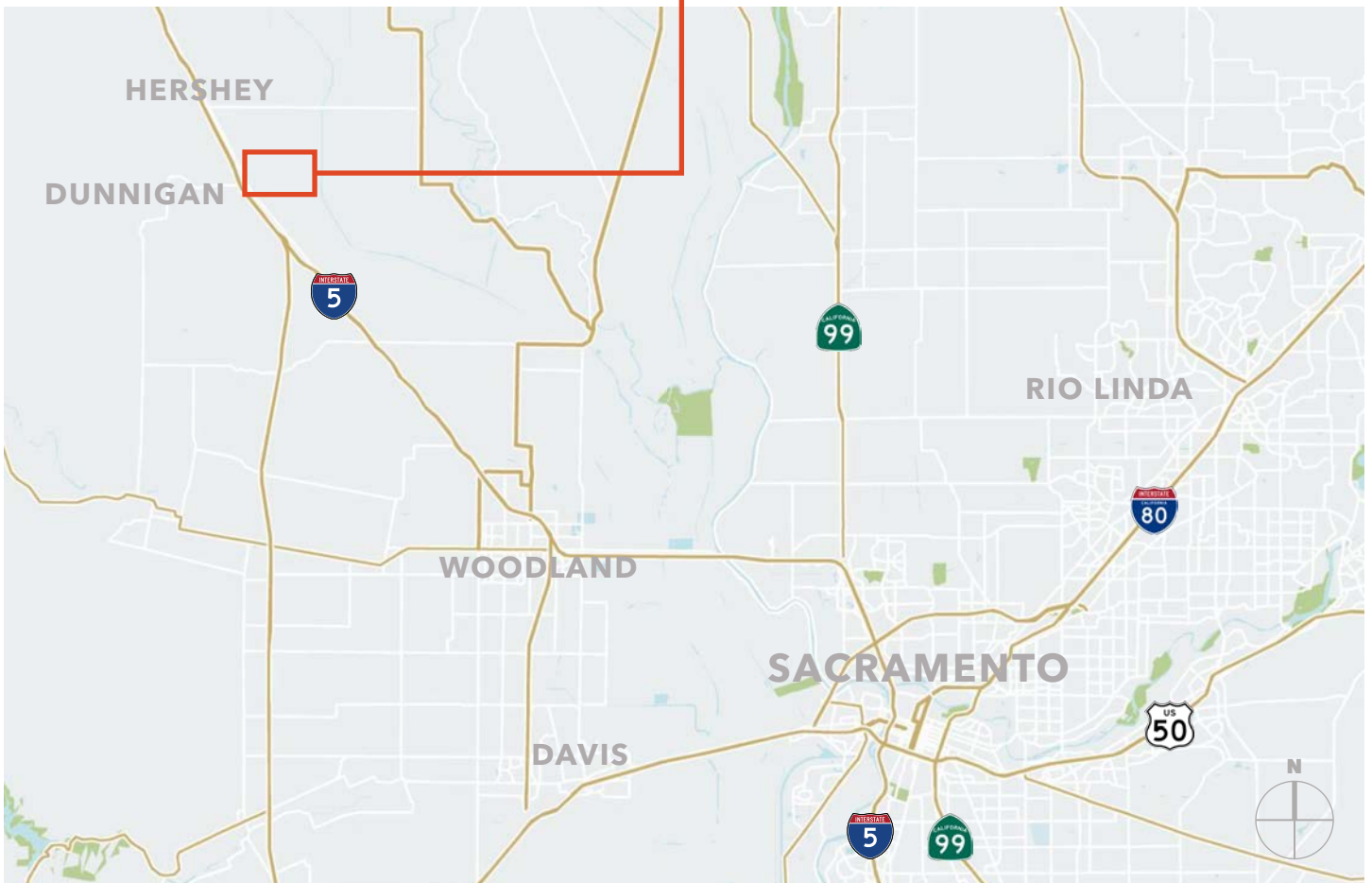
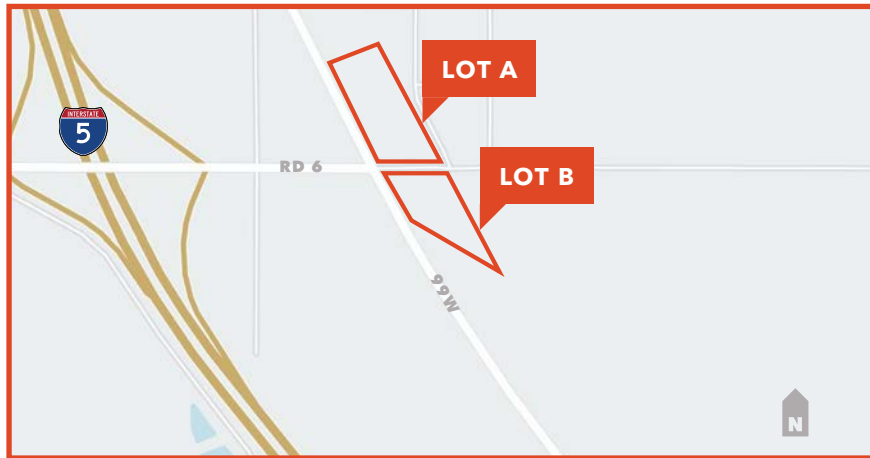
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Mathews**

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## Location Map



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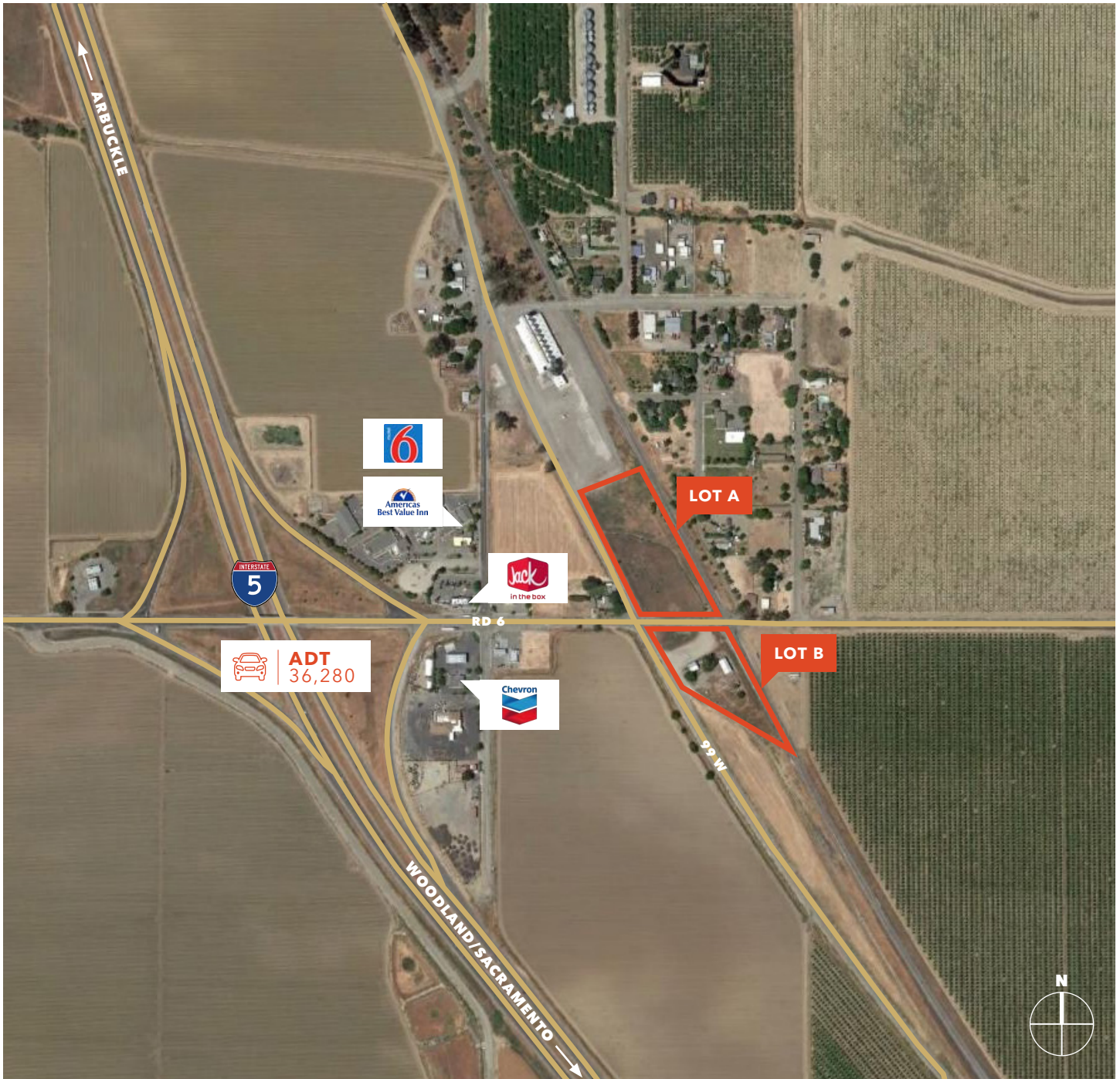


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## Local Map



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**km** Kidder Mathews

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## Area Map



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**km** Kidder Mathews