

210
SKI VILLAGE
MT. SHASTA | CA

For Sale

±147,400 SF industrial and manufacturing facility on ±266 acres near Interstate 5 in Mount Shasta, CA.

- Eight dock-high and three grade-level doors with 26'–34' clear heights and 50' column spacing.
- Heavy power with dual 277/480V, 3-phase services delivering 8,200 total amps.
- Certified spring aquifer permitted for 500,000 gallons per day with 6" conveyance pipes.

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EXECUTIVE SUMMARY

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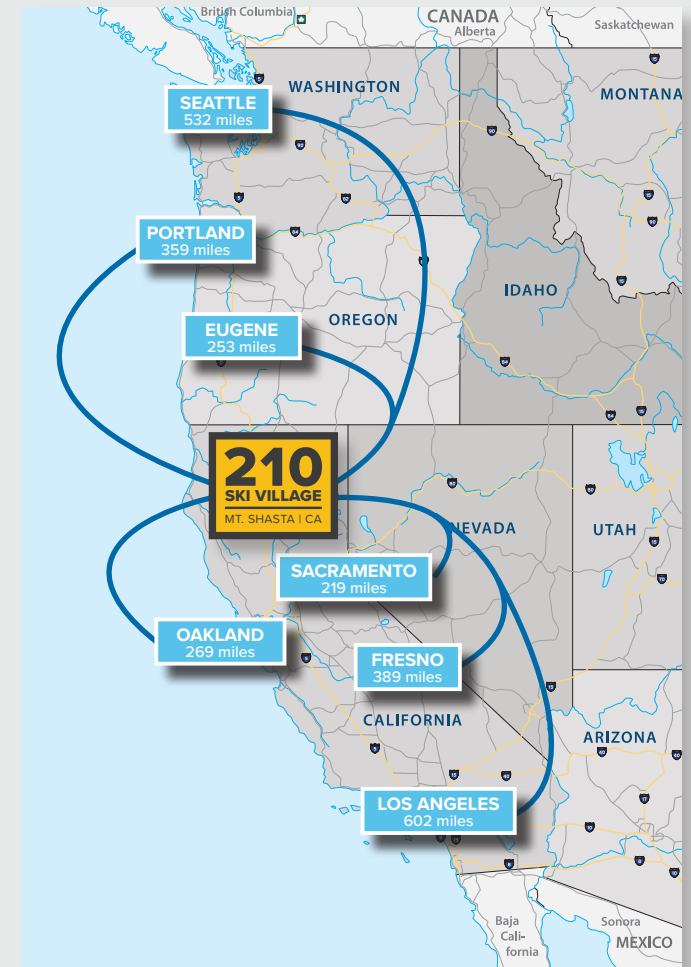
PROPERTY OVERVIEW

This ±147,400 SF industrial facility sits on ±266.32 acres at the base of Mount Shasta in Siskiyou County. Built in 2001 for beverage manufacturing, the property includes ±140,500 SF of warehouse space and ±6,900 SF of office space with clear heights from 26' to 34'. The site consists of 22 legal parcels with industrial, agricultural, and residential zoning, providing flexibility for multiple uses. Features include eight dock-high and three grade-level doors, heavy power (277/480V, 3-phase, 8,200A total), a full sprinkler system with a 250,000-gallon tank, and a certified spring aquifer permitted for 500,000 gallons per day.

The property is located just off Interstate 5 offering efficient west coast access between Canada and Mexico. A rail service easement connects the site to McCloud and Union Pacific Railroad lines. The surrounding Mount Shasta area provides local services, recreational amenities, and low-density development suitable for large-scale industrial operations.

OFFERING

Sale Price:	\$7,600,000 (\$52/PSF)
Building Size:	±147,400 square feet (±140,500 SF warehouse / ±6,900 SF office)
Parcel Size:	±266.32 acres (22 legal parcels included)
Year Built:	2001
Dock-High Doors:	Eight
Drive-In Bays:	Three
Clear Height:	26 to 34 feet



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PROPERTY HIGHLIGHTS

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INDUSTRIAL BUILDING FEATURES

±147,400 SF building including ±140,500 SF warehouse and ±6,900 SF office, with 26'–34' clear heights, eight dock-high and three grade-level doors, and 8,200 amps of heavy power.



FIRE SPRINKLER SYSTEM

Full wet sprinkler system throughout the facility supported by a 250,000-gallon on-site fire suppression tank and dedicated pumps designed for high-capacity industrial protection.



STRATEGIC WEST COAST ACCESS

Located along Interstate 5 between the Canadian and Mexican borders with a rail easement connecting to McCloud and Union Pacific lines, providing efficient regional and national distribution.



CERTIFIED WATER RIGHTS

On-site spring aquifer permitted for 500,000 gallons per day with 150 cubic feet per second capacity and dual 6" conveyance lines supplying consistent high-quality water for industrial use.



EXPANSIVE LAND AREA

Situated on ±266.32 acres across 22 legal parcels with industrial, agricultural, and residential zoning allowing for expansion, redevelopment, or diversified operational layouts.



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SUBJECT PARCELS



AP NUMBER	CITY/ COUNTY	ZONING	ZONING TYPE	SIZE IN ACRES	TYPE OF LAND	USE
037-140-110	County	MH	Heavy Industrial	29.19	Main Industrial Site	Main plant site
037-060-030	County	AG-2	Non-Prime Agricultural	18.00	Buffer Land	Parcel north of Ski Village Drive (buffer & water extraction)
037-060-040	County	AG-2	Non-Prime Agricultural	16.90	Buffer Land	Parcel north of Ski Village Drive (buffer & water extraction)
037-060-050	County	R-R-B-2.5	Rural Residential Agricultural	0.50	Buffer Land	Parcel north of Ski Village Drive (buffer & water extraction)
037-060-060	County	R-R-B-2.5	Rural Residential Agricultural	2.60	Buffer Land	Parcel north of Ski Village Drive (buffer & water extraction)
037-070-060	County	AG-2	Non-Prime Agricultural	24.80	Buffer Land	Parcel north of Ski Village Drive (buffer & water extraction)
037-070-070	County	R-R-B-2.5	Rural Residential Agricultural	1.80	Buffer Land	Parcel north of Ski Village Drive (buffer land)
037-070-080	County	R-R-B-2.5	Rural Residential Agricultural	1.20	Buffer Land	Parcel north of Ski Village Drive (buffer land)
037-070-090	County	R-R-B-2.5	Rural Residential Agricultural	1.20	Buffer Land	Parcel north of Ski Village Drive (buffer land)
037-070-210	County	CC	Town Center Commercial	1.50	Buffer Land	Parcel north of Ski Village Drive (connecting parcel across road)
037-140-020	County	MH	Heavy Industrial	4.45	Main Site	Land south of main industrial site
037-160-010	County	MH	Heavy Industrial	4.00	Main Site	Land east of main industrial site
037-160-020	County	MH	Heavy Industrial	0.10	Main Site	Land east of main industrial site
037-160-030	County	R-R-B-1	Rural Residential Agricultural	11.80	Buffer Land	Buffer land east of main site
057-781-160	City	Unclassified		37.20	Buffer Land	Spring Hill buffer land northeast of main site
057-791-020	City	Unclassified		38.80	Buffer Land	Spring Hill buffer land northeast of main site
057-791-030	City	Unclassified		40.00	Buffer Land	Spring Hill buffer land northeast of main site
057-801-010	City	Unclassified		17.00	Buffer Land	Spring Hill buffer land northeast of main site
057-801-150	City	R-1	Low-Density Residential	0.80	Buffer Land	Buffer land adjoins main site on north side of site
057-821-370	City	R-3	Multiple Residential/Professional	13.56	Former Kay Prop.	Parcel located at headwaters area (Big Spring)
057-821-430	City	Railroad		0.38	Railroad	Railroad
057-811-190	City	R-1	Low-Density Residential	0.54	Buffer Land	Spring Hill buffer land northeast of main site

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PARCELS INCLUDED

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EXTERIOR PHOTOS

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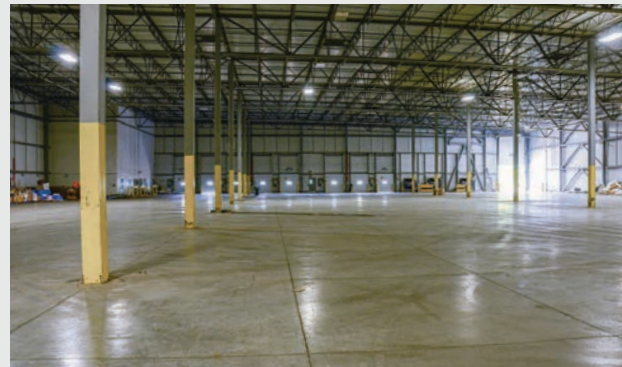
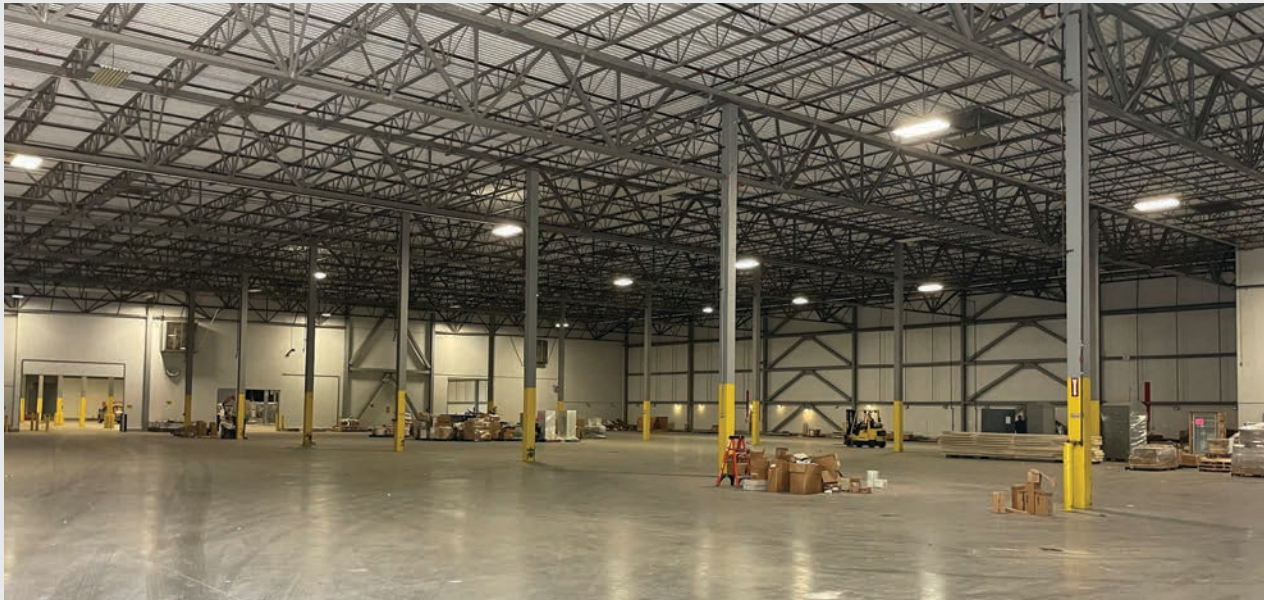
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INTERIOR PHOTOS

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ABOUT CAPITAL RIVERS



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