



WAREHOUSE WITH LARGE YARD
1785 E. Beamer Street
Woodland, CA



±21,200 SF | ±10.77 ACRES
FOR SALE

SEAN MEROLD, SIOR
Senior Vice President
+1 916 446 8701
sean.merold@cbre.com
Lic. 01803204

MIKE ZIMMERMAN, SIOR
Senior Vice President
+1 916 446 8702
mike.zimmerman1@cbre.com
Lic. 01514055

RYAN DEANGELIS, SIOR
Executive Vice President
+1 916 871 3714
ryan.deangelis@cbre.com
Lic. 012803033

JIMMY LANDIS
Senior Associate
+1 916 446 8280
jimmy.landis@cbre.com
Lic. 02130311

Building Specifications



BUILDING SIZE
±21,200



OFFICE
±4,200 SF



ACRES
±10.77

Structure:	± 21,200 SF
	• ± 4,200 SF stand alone office building • ± 4,500 SF metal shop building • ± 12,500 SF metal warehouse
Yard:	±400,000 SF yard space (partially gravel, partially paved) • Entire site fenced and lit
Zoning:	Industrial General (IG) zoning- City of Woodland
	Operational truck scale
	APN 027-360-026

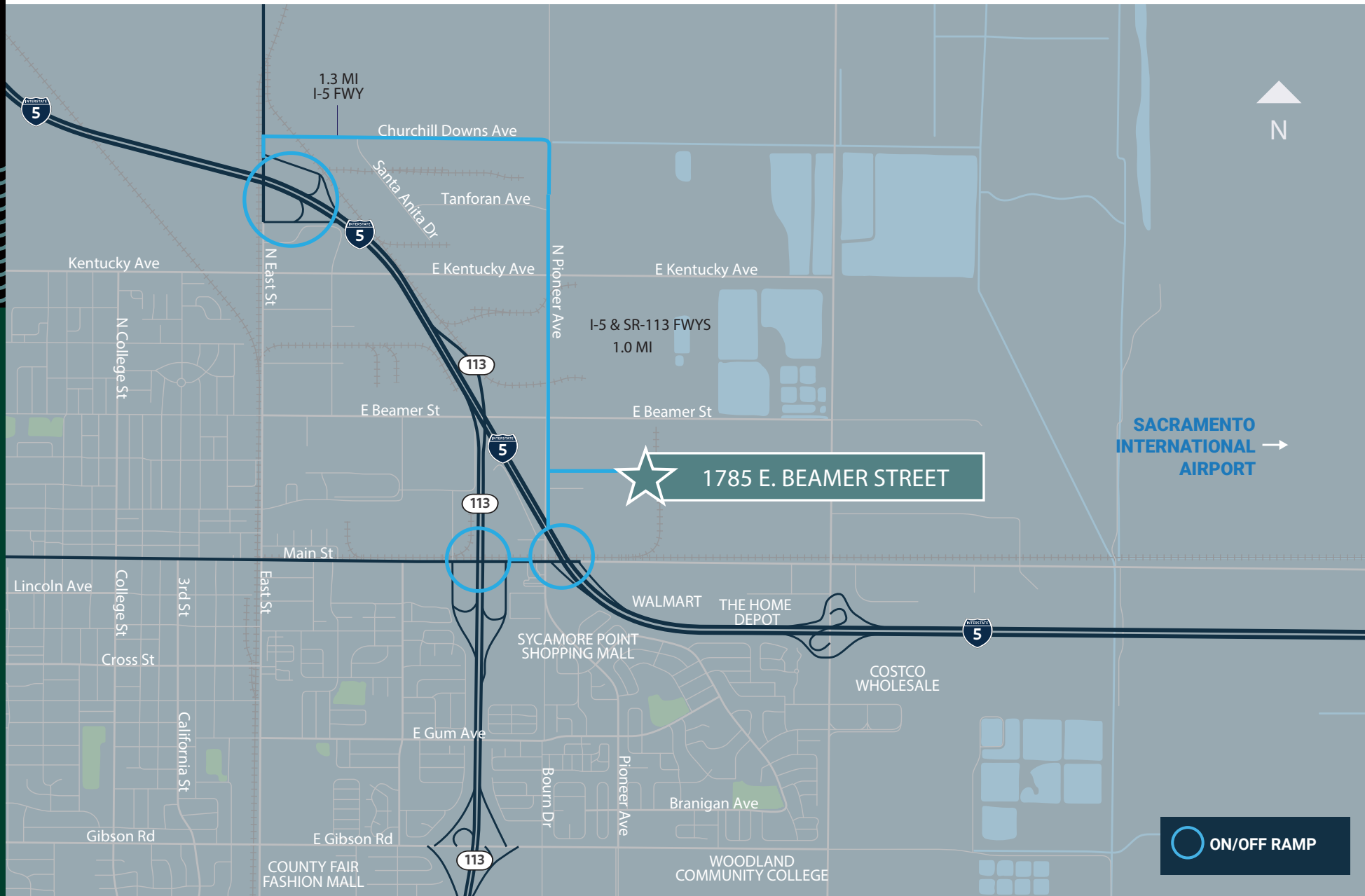
Utility	Provider
Fire Pump Services	Western States
Phone & Internet	AT&T
Gas	PG&E
Electric	PG&E
Water & Sewer	City of Woodland
Trash	Waste Management



Site Photos

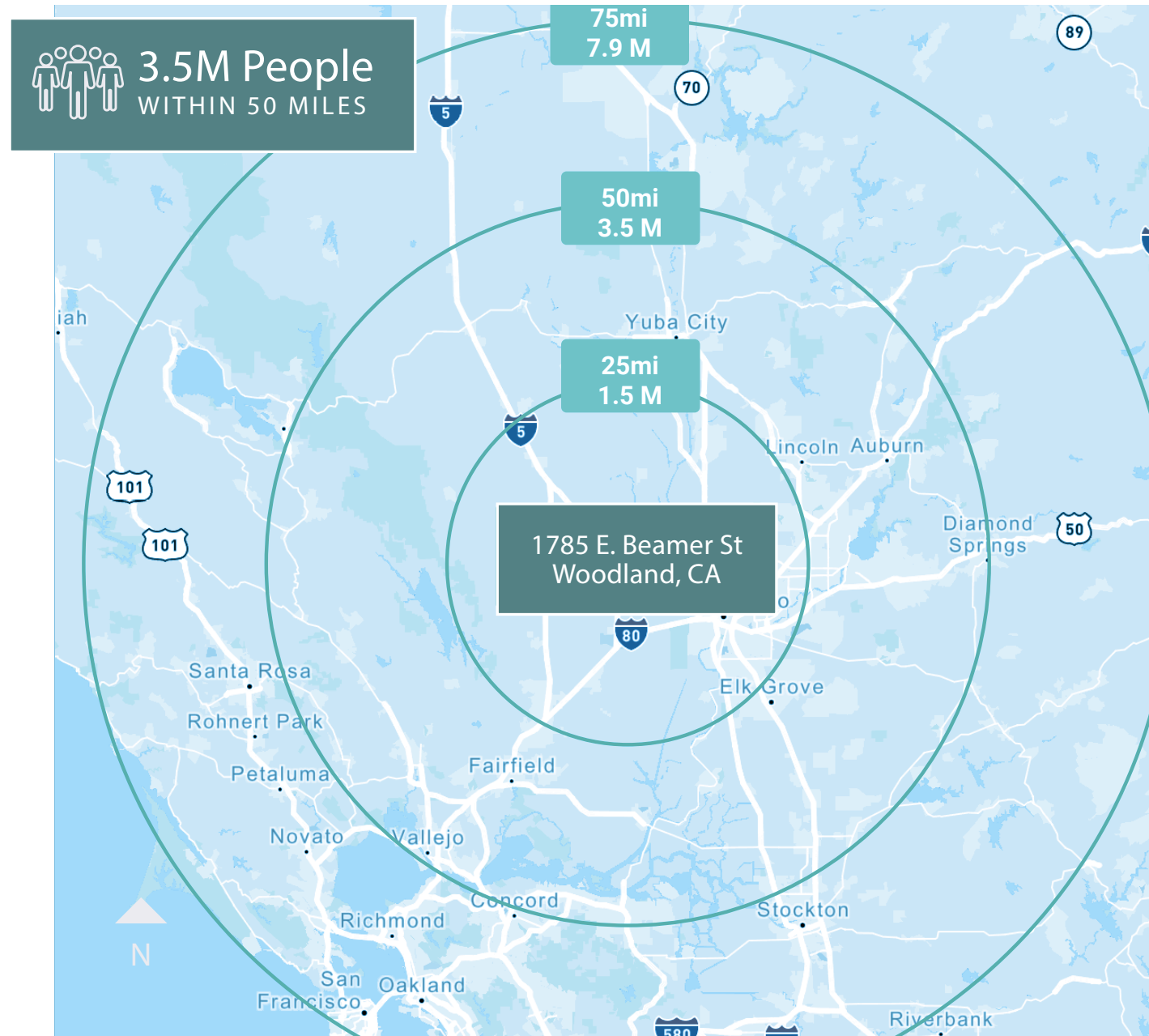


Location Map



Strategic Location with Proximity to Densely Populated Areas

- **WELL-LOCATED**
geographically
- San Francisco/Bay Area
RISING COSTS BENEFIT SACRAMENTO
- E-Commerce users like Amazon and other
OVERNIGHT CARRIERS ARE GROWING AND EXPANDING IN THE AREA
- **POPULATION GROWTH**
with a bachelor's degree or higher has increased by 9% in the past five years, outpacing California (7%) and the United States (6%)
- **EMPLOYMENT** growth
- **LIMITED CONSTRUCTION AND BARRIERS** to entry
- Well-educated and
GROWING LABOR FORCE



Corporate Neighbors



Woodland, CA

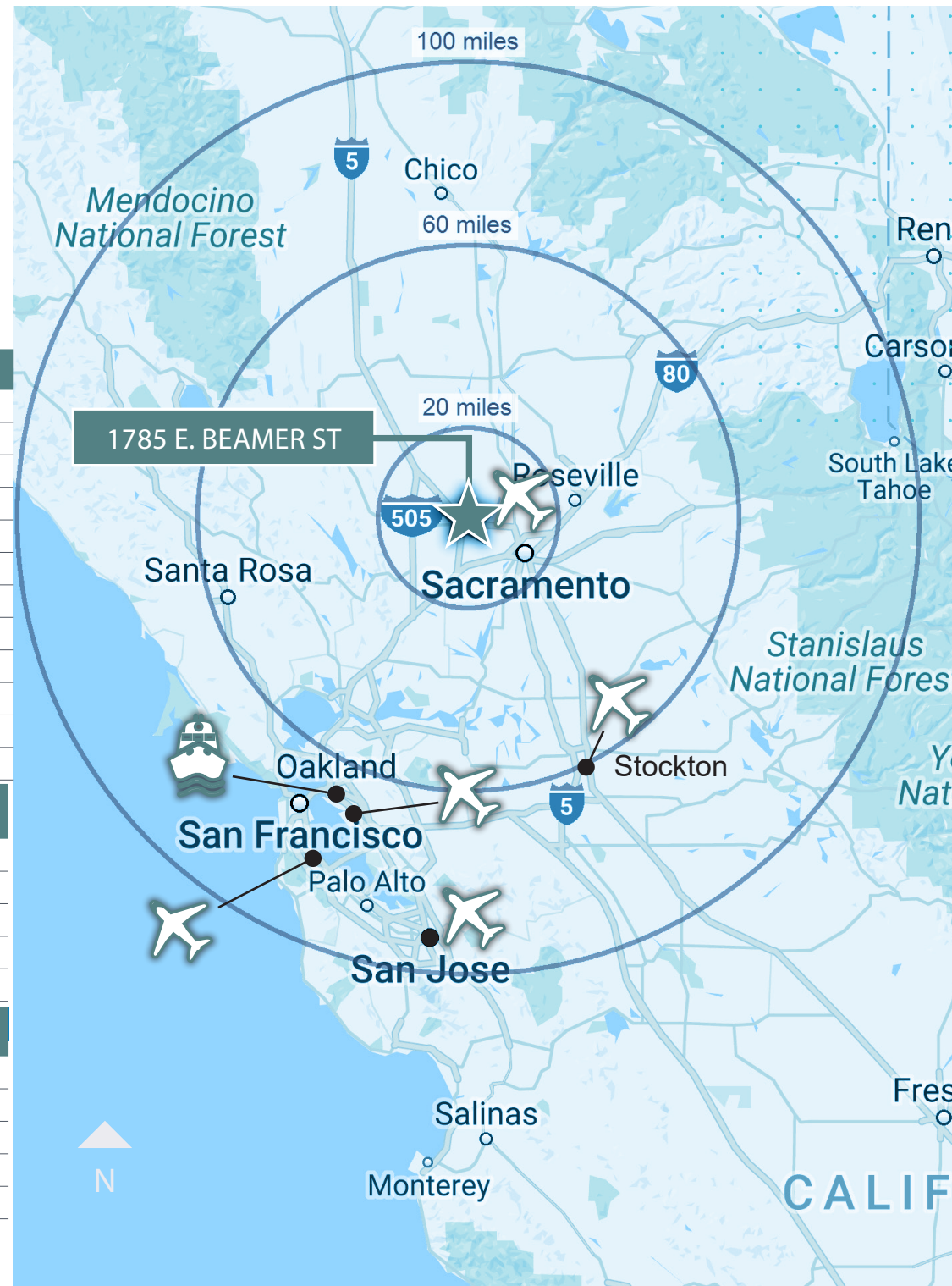
Woodland has immediate access to Interstate 5 which runs north and south between the Canadian and the Mexican border and Interstate 80 that runs from the east to the west nearly coast to coast. Interstate 5 forms the optical movement of continental freight to seaports and populations throughout the Western U.S.



CITY	MILES
DAVIS	11
SACRAMENTO	25
OAKLAND	80
SAN FRANCISCO	86
SAN JOSE	120
RENO	146
FRESNO	190
LOS ANGELES	403
PORTLAND	563
SALT LAKE	664
SEATTLE	734
PHOENIX	773

AIRPORT	MILES
SACRAMENTO	10
STOCKTON	72
OAKLAND	93.5
SAN FRANCISCO	95.4
SAN JOSE	113

PORT	MILES
PORT OF STOCKTON	66.4
PORT OF OAKLAND	80.2
PORT OF LA/LONG BEACH	427
PORT OF PORTLAND	575
PORT OF SEATTLE	738





Contact Us

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