

KENNEDY WILSON

BROKERAGE

OPEN HOUSE!!
Saturday October 5th
10am-2pm

±147,400 SF
INDUSTRIAL/
MANUFACTURING/
WAREHOUSE AVAILABLE

210 Ski Village Dr.
Mt. Shasta, CA 96097

- Divisible to ±10,000
- Distribution/manufacturing
- Heavy power
- Nine (9) dock-high doors
- Three (3) drive-in doors
- 26' - 28' clearance
- Rail service easements
- 11.79 acres of excess land available for lease

±147,400 SF DISTRIBUTION/MANUFACTURING BUILDING 210 Ski Village Dr., Mt. Shasta, CA 96067

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AVAILABLE

Size: ±147,400 SF divisible to 10,000 SF

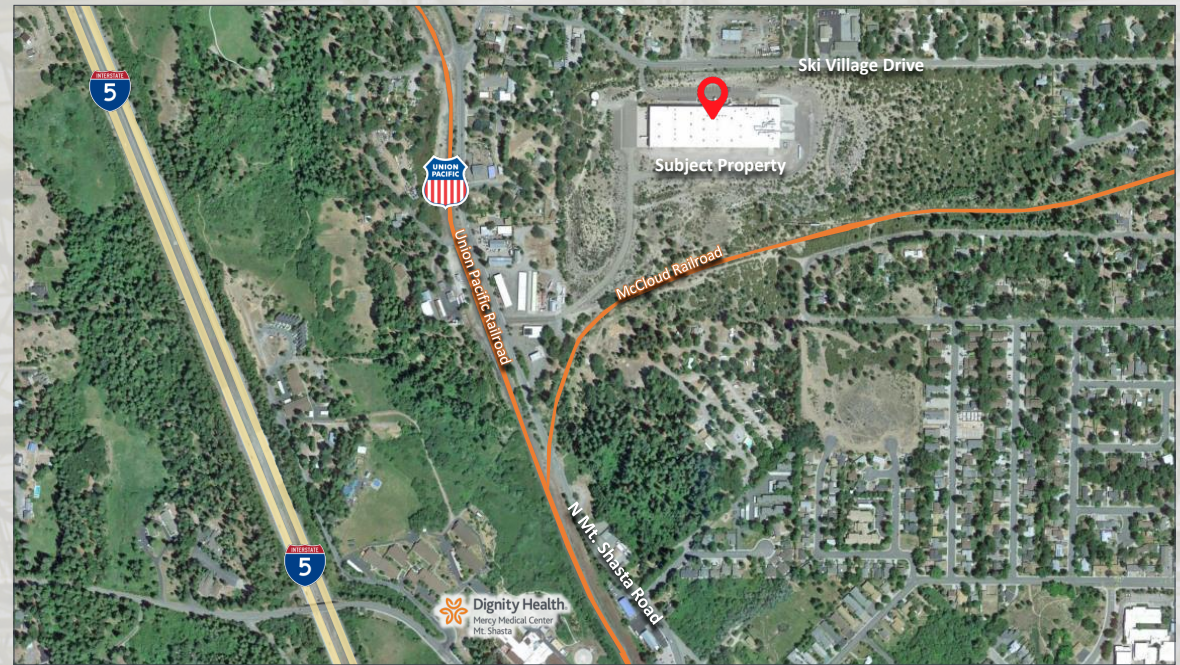
Lease Rate: \$0.40 PSF/Mo., NNN

NNN: \$0.10 PSF/Mo (Estimate)

Excess Land: 11.79 acres, yard lease or build-to-suit

PROPERTY HIGHLIGHTS

- Situated in Mt. Shasta in Siskiyou County. Siskiyou County is located in inland northern California, adjacent to the Oregon border
- Flexible distribution or manufacturing suitable design
- ±6,900 SF office with mezzanine
- Heavy power (2 services of 277/480v, 3-phase @ 5,000 and 3,200 amps respectively)
- Nine (9) dock-high, three (3) drive-in doors (12' x 14')
- 26'-28' clearance with 50' column spacing
- Rail service easement in place (McCloud Railroad to Union Pacific Railroad)
- Simplex-Grinnel fire suppression system with 250,000 water storage tank
- Large capacity circulation fan HVAC
- 6" metal clad sandwiched panel walls (steel frame)



ADAM ELOMARI

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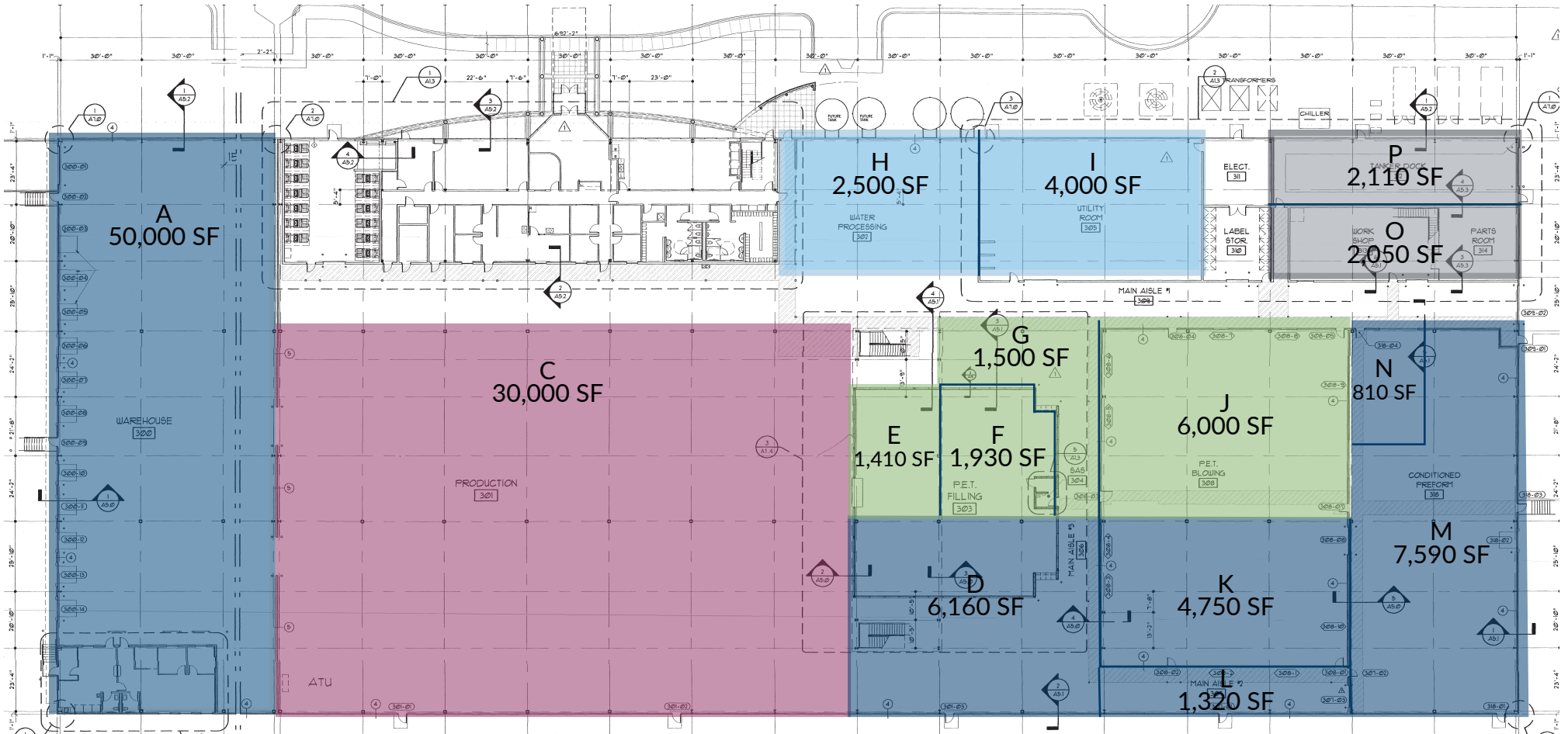
DRE #02112895

Kennedy Wilson Brokerage | 1860 Howe Ave., Suite 240, Sacramento, CA 95825

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

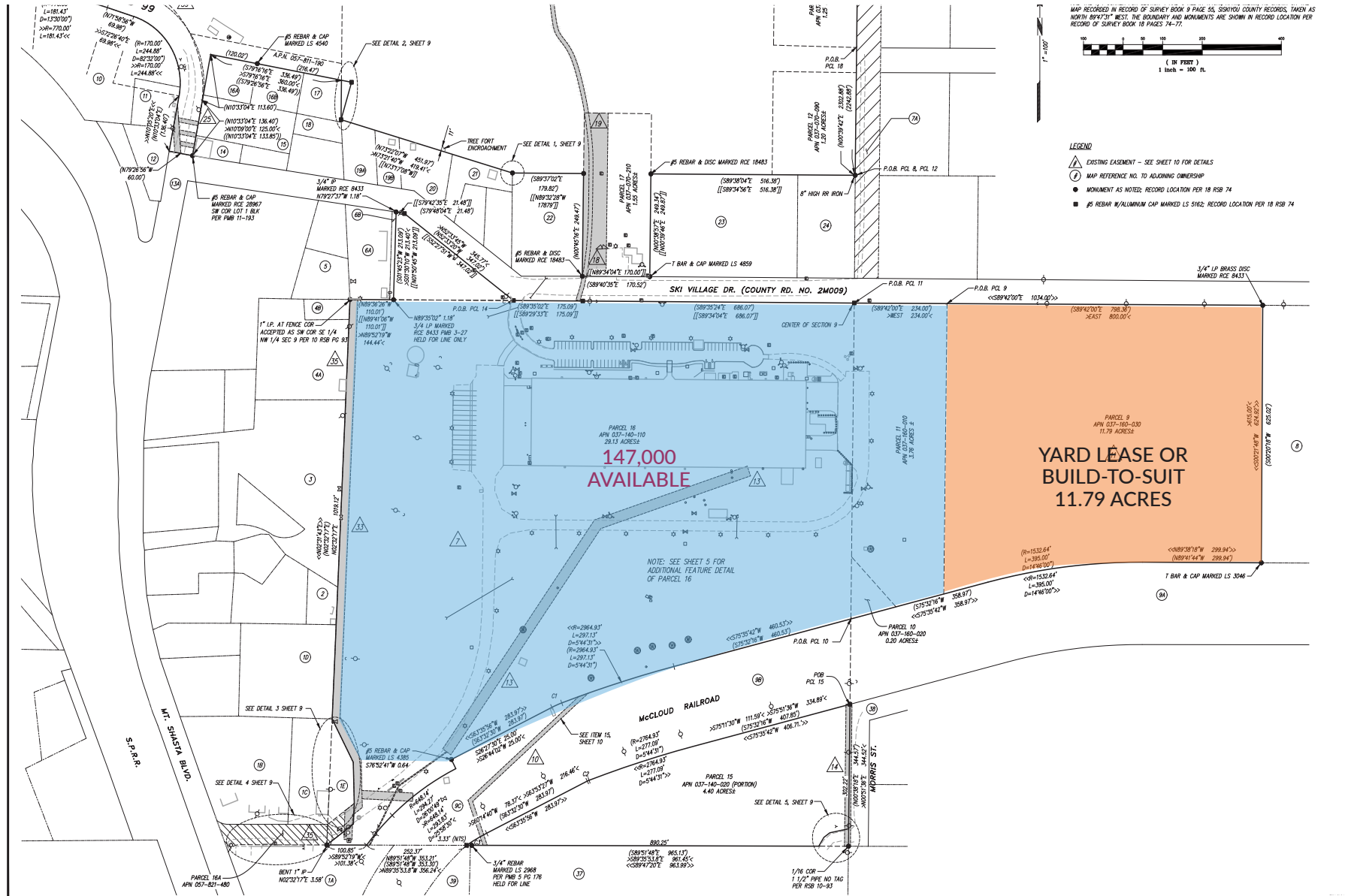
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POTENTIAL DEMISING PLAN



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PARCEL PLAN



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PROPERTY SUMMARY

Kennedy-Wilson Properties Ltd. is proud to present **210 Ski Village Drive**. Sometimes colloquially known as the **Mt. Shasta Plant**, these grounds have witnessed a long industrial past as both a lumber-mill and truck stop prior to the construction of the existing building in 2001. Having been owned and operated by both Coca-Cola in partnership with Dannon International Brands and Crystal Geysers Water Company (until March 2022) the facilities have been carefully maintained and serviced to provide an opportunity with minimal wear.

The **existing building features an approximately 147,400 square foot footprint**, of which approximately **6,900 square feet include mixed office, administrative, breakroom, and other employer/employee support facilities** of importance to any tenant with a need for a sizeable amount of workers to staff the premises. The best organization breaks the industrial floor into rough thirds; 1) A westernmost distribution and open warehousing floor, 2) a center open warehouse or manufacturing space, and 3) an easternmost series of compartmentalized rooms for manufacturing and support operations. Depending on negotiations, walls in this section may potentially be demolished to allow for an open shell. The current layout places one dock-high and two drive-ins on the receiving (East side) with 8 dock-highs and one drive in on shipping (West side). Property features adequate power for most manufacturing operations possession 2 services of three-phase power 277/480 volts at 3,200 and 5,000 amps respectively, and good clearance/ wide column spacing for distributing freight stacking and handling.

The building sits immediately upon **two parcels of a combined 32.89 acres** of which are entirely fenced and accessible by two gates allowing traffic ingress and egress from both Ski Village Drive and N Mt. Shasta Boulevard (specifically for semi-truck access). N Mt. Shasta Boulevard is one of the main thoroughways in the area and end in **direct exit access to Interstate-5** just North of the site. The large yard offers plenty of area for truck maneuverability and potential exterior storage.

Few alternative properties of similar size, design-flexibility, and capacity are present in this region of the state making it an attractive opportunity for both inter-regional and local North-State users. Ideal for a large intuitional industrial tenant seeking to position themselves conveniently between the major Northwestern and Urban California markets at more affordable rates than those of the urban industrial cores.

Please contact broker for more information.



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DISTANCE TO WEST COAST MARKETS



CITIES		PORTS	
Seattle -	532 mi	Port of Seattle -	534 mi
Portland -	359 mi	Port of Oakland -	269 mi
Reno -	217 mi	Port of Stockton -	269 mi
Sacramento -	219 mi	Port of W. Sacramento -	221 mi
Oakland -	269 mi	Port of San Francisco -	273 mi
San Francisco -	275 mi	Port of LA/Long Beach -	627 mi
Phoenix -	975 mi	Port of Portland -	370 mi
San Jose -	307 mi	AIRPORTS	
Salt Lake City -	732 mi	Sacramento Int. Airport -	210 mi
Denver -	1,248 mi	Stockton Metro Airport -	272 mi
Fresno -	389 mi	Oakland Int. Airport -	277 mi
Las Vegas -	652 mi	San Jose Int Airport -	304 mi
Los Angeles -	604 mi	San Francisco Int. -	284 mi



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