

LAND FOR LEASE

**AVISON
YOUNG**

± 42,000 SF Single-Tenant Industrial Building on ± 6.96 AC w/ Helicopter Pad

300 E Hill Road, Willits, California

Confidential





Asking Rate

\$18,900 PER MONTH
(\$0.06/SF NNN)

Highlights

- ▶ **Low 17% FAR** – Excess land area for parking, outside storage, and development.
- ▶ **Heavy Power** – 1,600 Amps of power distributed through entire warehouse.
- ▶ **Location Advantages** – Next door to new CCC headquarters, new hospital and PG&E.
- ▶ **Adjacent to New California Conservation Corps** – The new 27.7-acre center will include 12 buildings, totaling approximately 64,000 SF, consisting of an administration building, seven dormitories and training facilities. The facility will house 120 permanent corps members.
- ▶ **Helicopter Landing Pad on Property**
- ▶ **Permitted for Cannabis Cultivation and Distribution** – Currently built and out with eight (8) grow rooms.

PROPERTY DETAILS



PROPERTY ADDRESS
300 E Hill Road, Willits, CA
95490



FAR
17%



YEAR BUILT
1985



POWER
1,600 amps



BUILDING TYPE
Freestanding Industrial
Building



ZONING
ML - Limited Industrial
(City of Willits)



CONSTRUCTION
Metal Building



YARD
Fenced and Secured



BUILDING AREA
±42,000 SF



OFFICE SPACE
±10,000 SF & bonus
mezzanine not included
in SF



LOADING
1 Ground Level Door (16'
x 14")



CEILING HEIGHT
18'



GROSS LOT AREA
±6.96 AC (±303,177 SF)



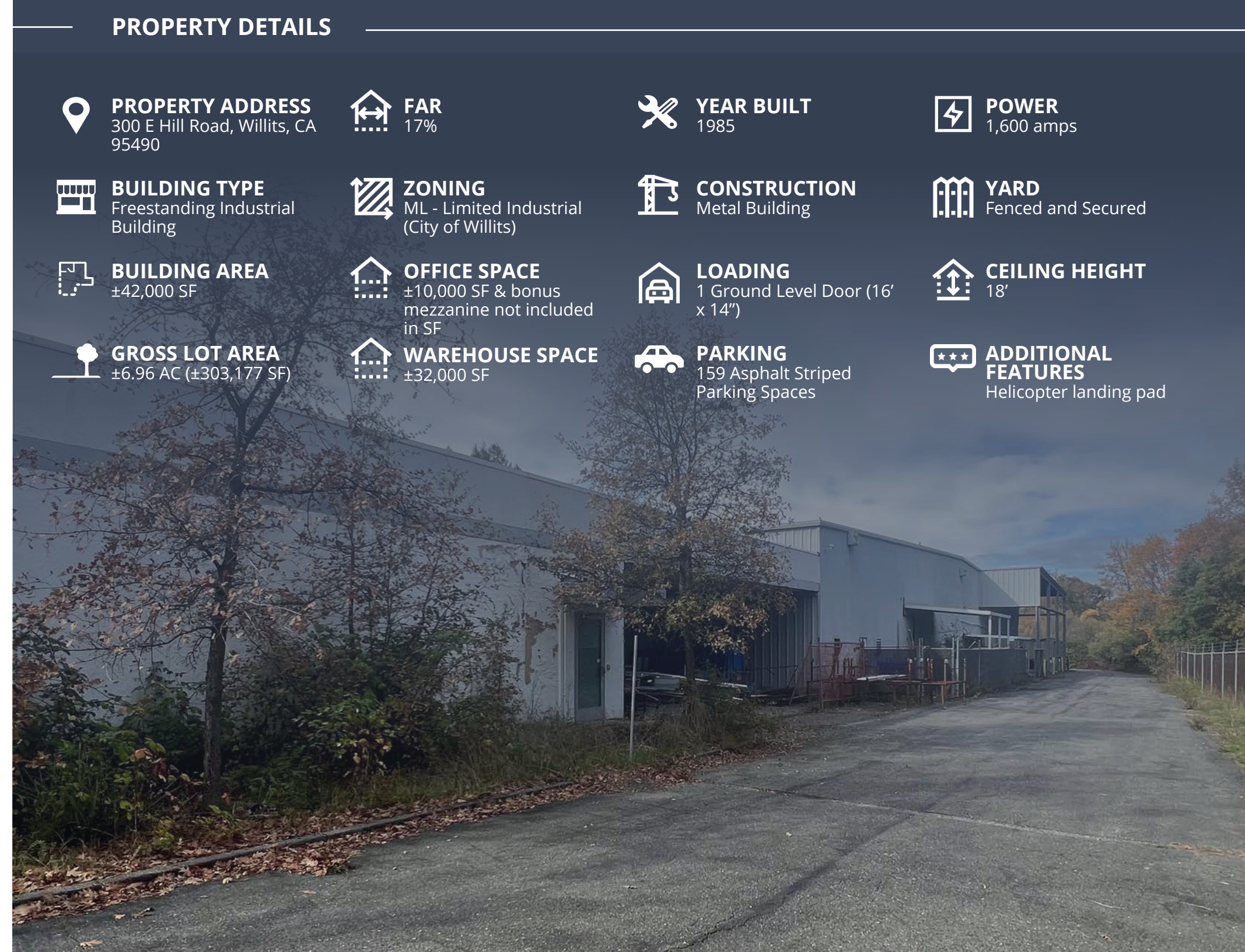
WAREHOUSE SPACE
±32,000 SF



PARKING
159 Asphalt Striped
Parking Spaces



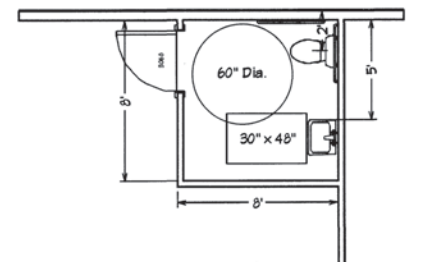
**ADDITIONAL
FEATURES**
Helicopter landing pad



Site & Floor Plans



FLOOR PLAN: BLDG 1



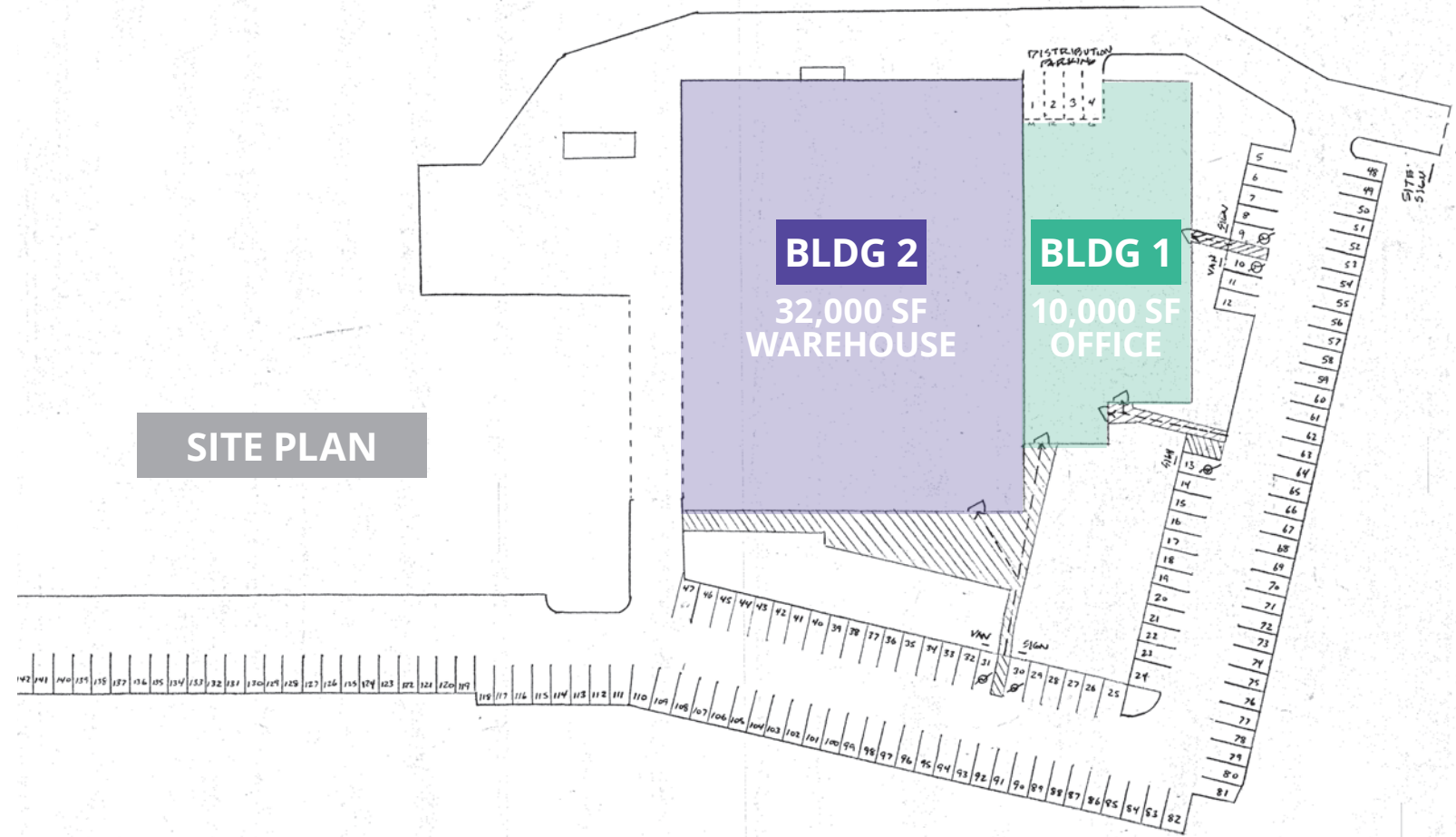
NEW ADA BATHROOM

Scale: 1/4"=1'-0"

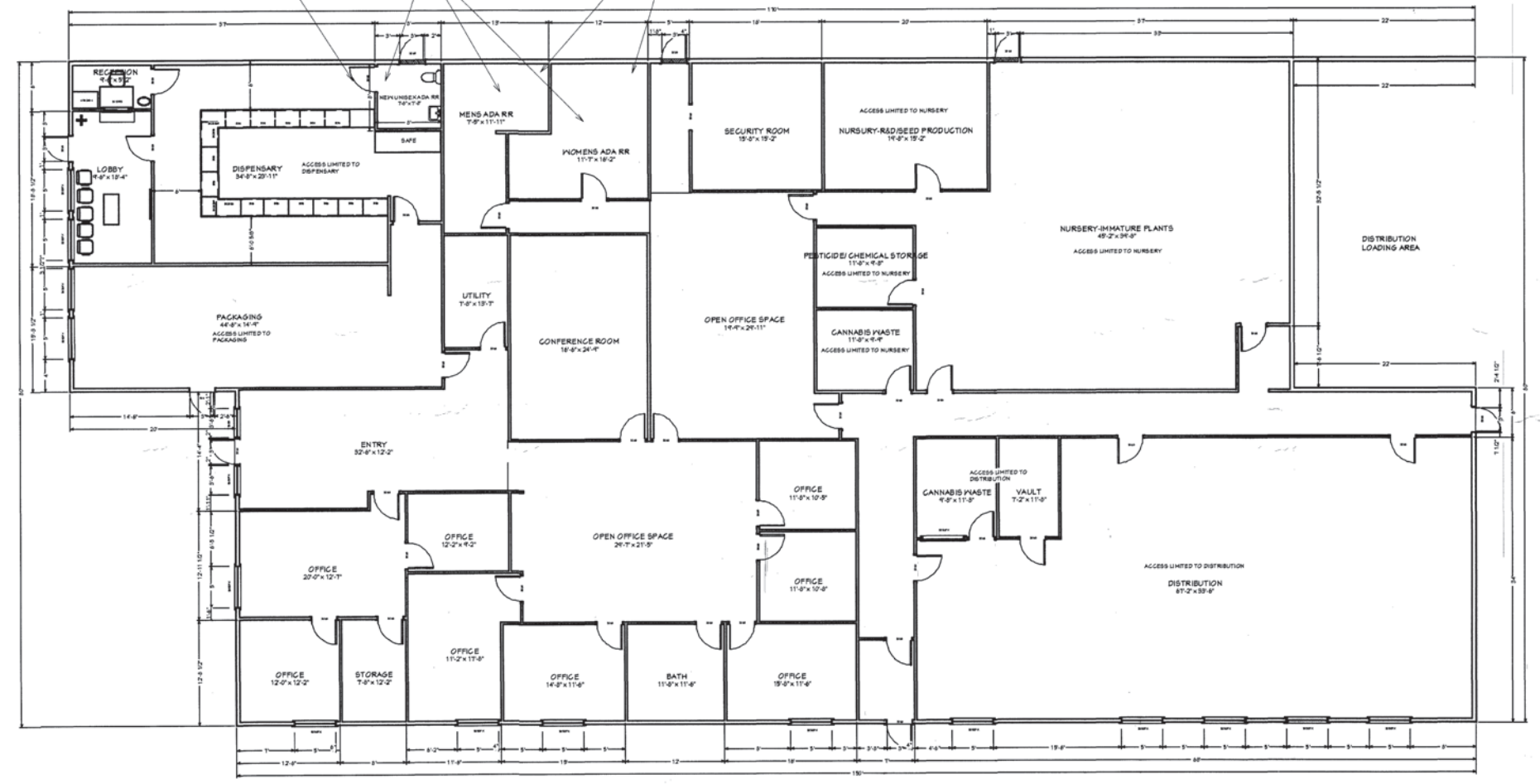
EXIST. ADA BATHROOMS

All fixtures and accessories per Sheet ADA.2

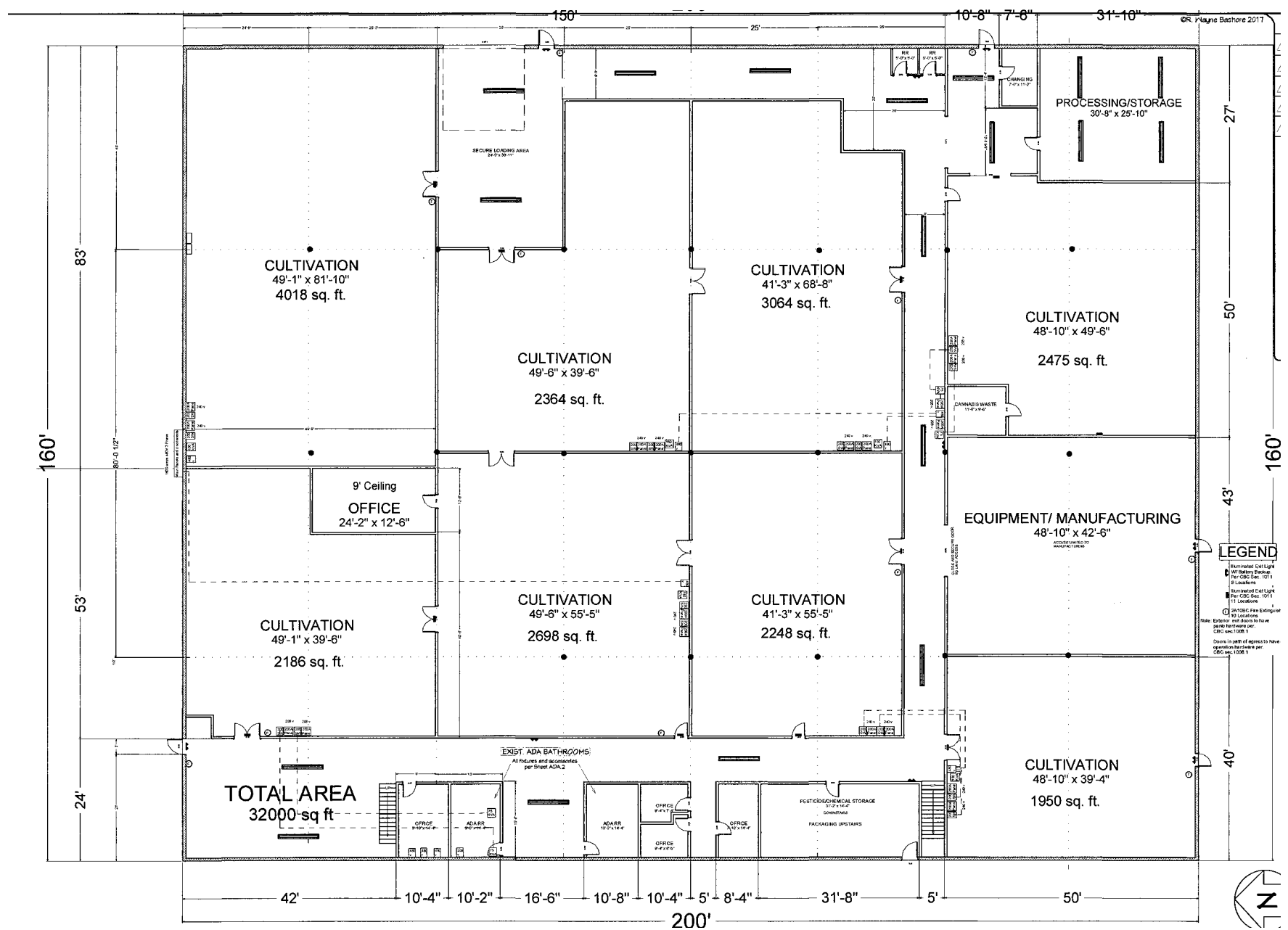
BLOCK ALL DOOR FROM BLDG.1 and BLDG.2



SITE PLAN



BUILDING 1
TOTAL AREA
10,000 Sq. Ft.



Turnkey Cultivation Facility

Overview

300 E Hill Road offers a comprehensive cannabis cultivation and nursery facility. With eight well-equipped grow rooms covering approximately 21,003 SF of canopy space, it provides an ideal environment for cultivation. The facility includes a modern Aeroponic Cultivation System with Automated Irrigation, designed for efficient and precise cultivation methods. The property has undergone significant upgrades, enhancing its functionality. Below is a detailed list of improvements and equipment available.

Equipment list:

- 120/240V 1000W Doube Ended Fixture
- Fire Sprinkler Syststem
- Fully Sealed Water Cooled Air Conditioning System
- Fence Insulation
- Insulation Full Height And Sheetrock
- New Electrical System
- Upgraded Power
- Irrigation Work
- Dehumidifier
- Chiller Loop Repipe, Repairs And Insulation Blocks
- New Insulation For Roof Building 2
- Plumbing Insulation
- BR INSTRUMENT Distillation Model 9600
- Access Control System, Security Camera Surveillance And Security Alarming System
- Aeroponic Cultivation System With Automated Irrigation System
- Chiller Design And Installation
- Ada Upgrade
- Wasterwater Treatment Phase 1
- R.O. Pump, Tank And Plumbing Work

Disclosure: All equipment listed in this marketing material is based on information provided by ownership. Avison Young does not represent or warrant the accuracy or completeness of the listed equipment. Prospective buyers are advised to conduct their own due diligence and verify the condition, functionality, and existence of any listed equipment to their satisfaction.



REDWOOD MEADOWS SENIOR APARTMENTS
Senior community with 101 apartment homes on 7-acre site

WILLITS FIRE DEPARTMENT

NEW CALIFORNIA CONSERVATION CORPS
27.7-acre site with 12 buildings totaling 64,000 SF

SUBJECT PROPERTY

ADVENTIST HEALTH HOWARD MEMORIAL
74,000-square-foot facility with 25 private inpatient rooms

Best Western Hotels & Resorts

GROCERY OUTLET
RITE AID
DOLLAR TREE
goodwill
SUBWAY
LUMBERJACKS

WAGON WHEEL MOBILE HOME PARK
Approximately 53 total lots

Mendocino County, California

Location overview

Overview

Mendocino County is where rugged coastline, breathtaking beaches, picturesque villages, majestic redwood forests and America's Greenest Wine Region collide. Located on the North Coast of the U.S. state of California, Mendocino County has a population of 91,601, according to the 2020 census.

Mendocino County consists wholly of the Ukiah, CA Micropolitan Statistical Area for the purposes of the U.S. Census Bureau. It is located approximately equidistant from the San Francisco Bay Area and California/Oregon border, separated from the Sacramento Valley to the east by the California Coast Ranges.

There are 24 state and national parks, plus hundreds of miles of incredible hiking and biking trails and secluded shores. While smaller areas of redwood forest are found further south, it is the southernmost California county to be included in the World Wildlife Fund's Pacific temperate rainforests ecoregion, the largest temperate rainforest ecoregion on the planet.

Mendocino is one of three Northern California counties to make up the "Emerald Triangle", along with Humboldt and Trinity counties. In 2009, it was estimated that roughly one-third of the economy was based on the cultivation of marijuana.

© Wikipedia



Demographic overview



12,403
Population (5-mile)



43.9
Median Age (5-mile)



4,995
Households (5-mile)



22%
Bachelor's Degree or Higher (5-mile)



\$67,775
Average Household Income (5-mile)



3,208 / 2,040
Owner / Renter Occupied Units (5-mile)

**AVISON
YOUNG**

Get in touch

Patrick Barnes

Principal

+1 213 618 3826

License No. 01333182

patrick.barnes@avisonyoung.com

Paul Clark

Senior Associate

+1 213 618 3827

License No. 01949697

paul.clark@avisonyoung.com

Visit us online

[avisonyoung.com](https://www.avisonyoung.com)

©2024 Avison Young Commercial Real Estate Services, LP,
Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained
from sources which we deem reliable and, while thought to be
correct, is not guaranteed by Avison Young.

