



Industrial Property With Yard Space Near Freeway!

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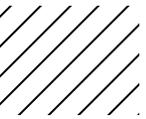
PROPERTY DESCRIPTION

Industrial property with huge yard space near the freeway! The 4,000 SF metal industrial building features multiple roll-up doors that allow efficient loading, unloading, and equipment access. A detached 1,500 SF office provides dedicated space for management, dispatch, or client-facing functions. Spacious 4.5-acre parcel includes a huge yard area suitable for vehicle storage, material staging, or outdoor operations. The site is fully gated, offering controlled access for security and operational oversight.

I1 zoning supports a wide range of tenant operations requiring building and yard functionality in a single site. Its location one block from Highway 101 delivers convenient connectivity for transportation, regional distribution, and workforce access, making it well positioned for tenants seeking a practical base of operations in Mendocino County.

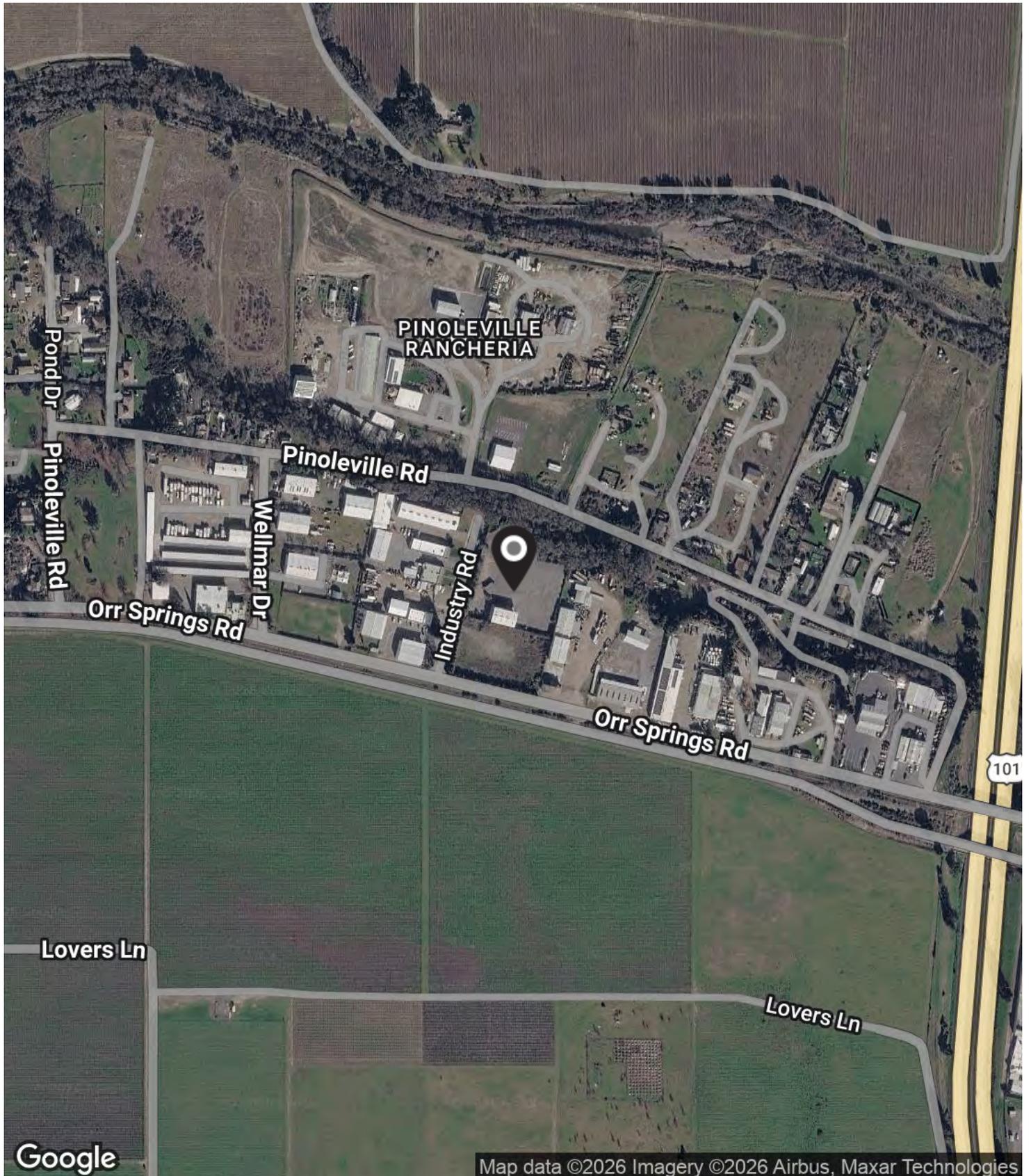
OFFERING SUMMARY

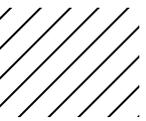
Lease Rate:	\$10,000 per Month
Lease Type:	Modified Gross
Available SF:	5,500 SF
Lot Size:	4.5 Acres
Building Size:	5,500 SF
Zoning:	I1
APN:	169-190-29



Aerial Map

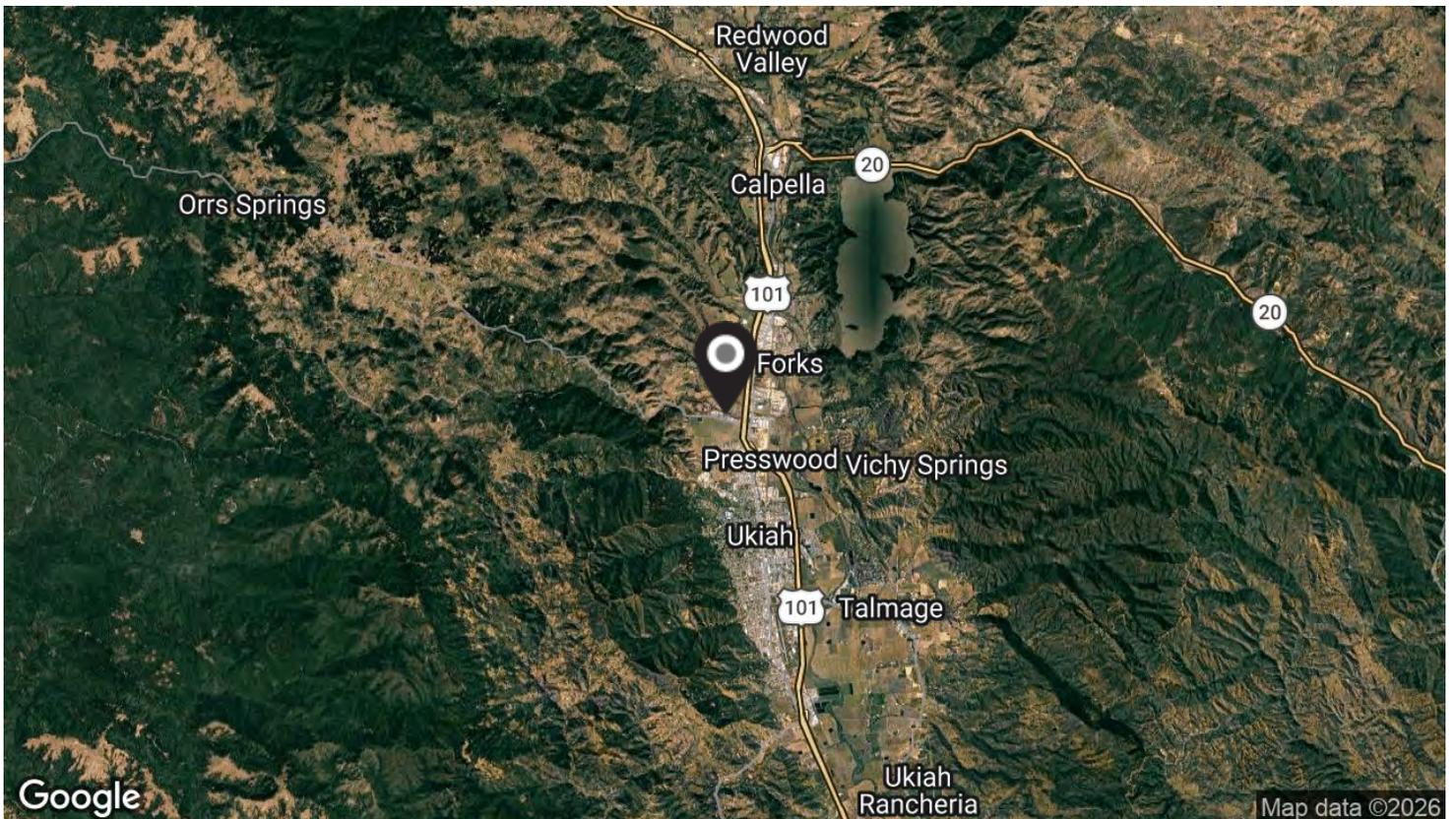
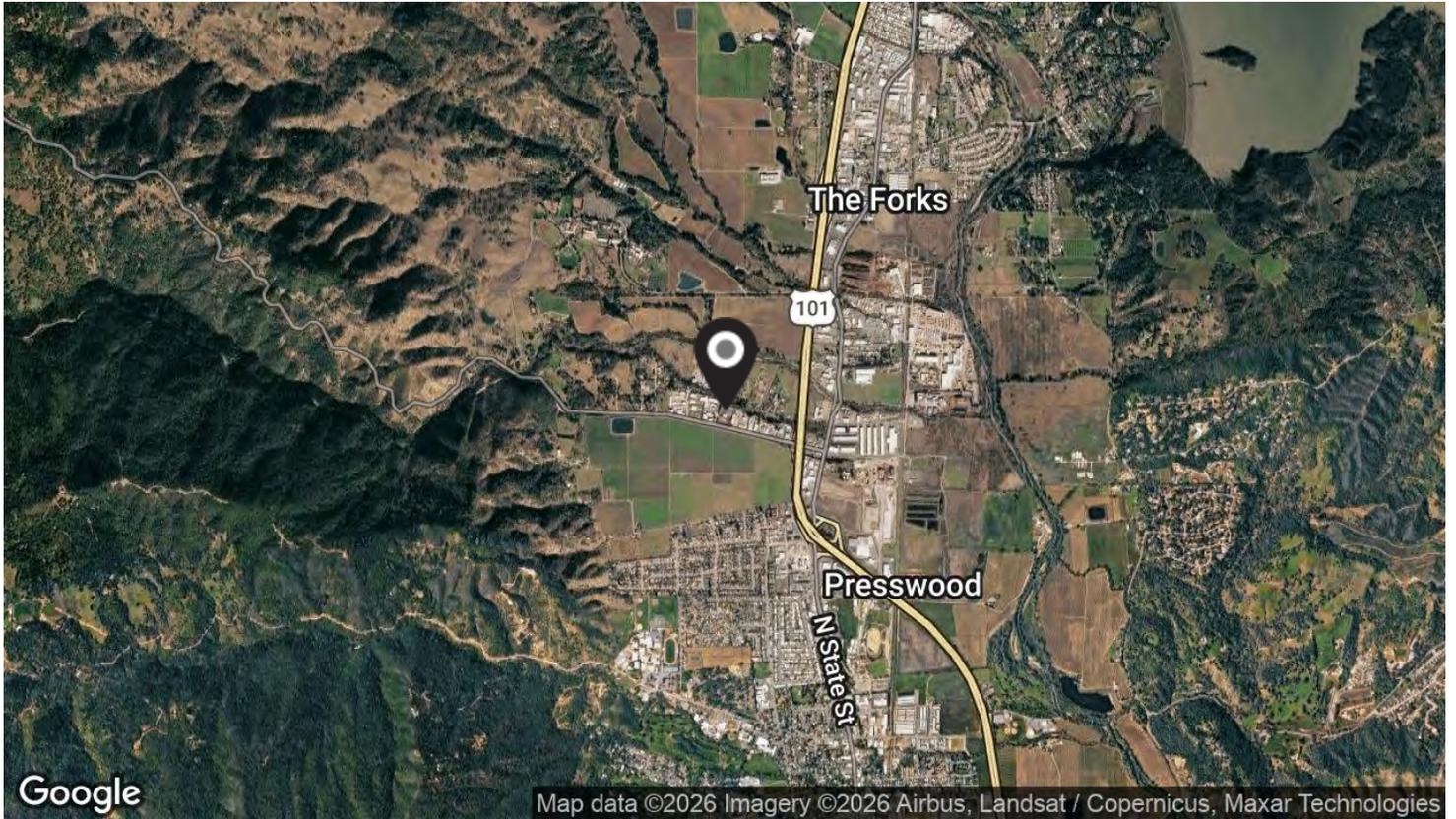
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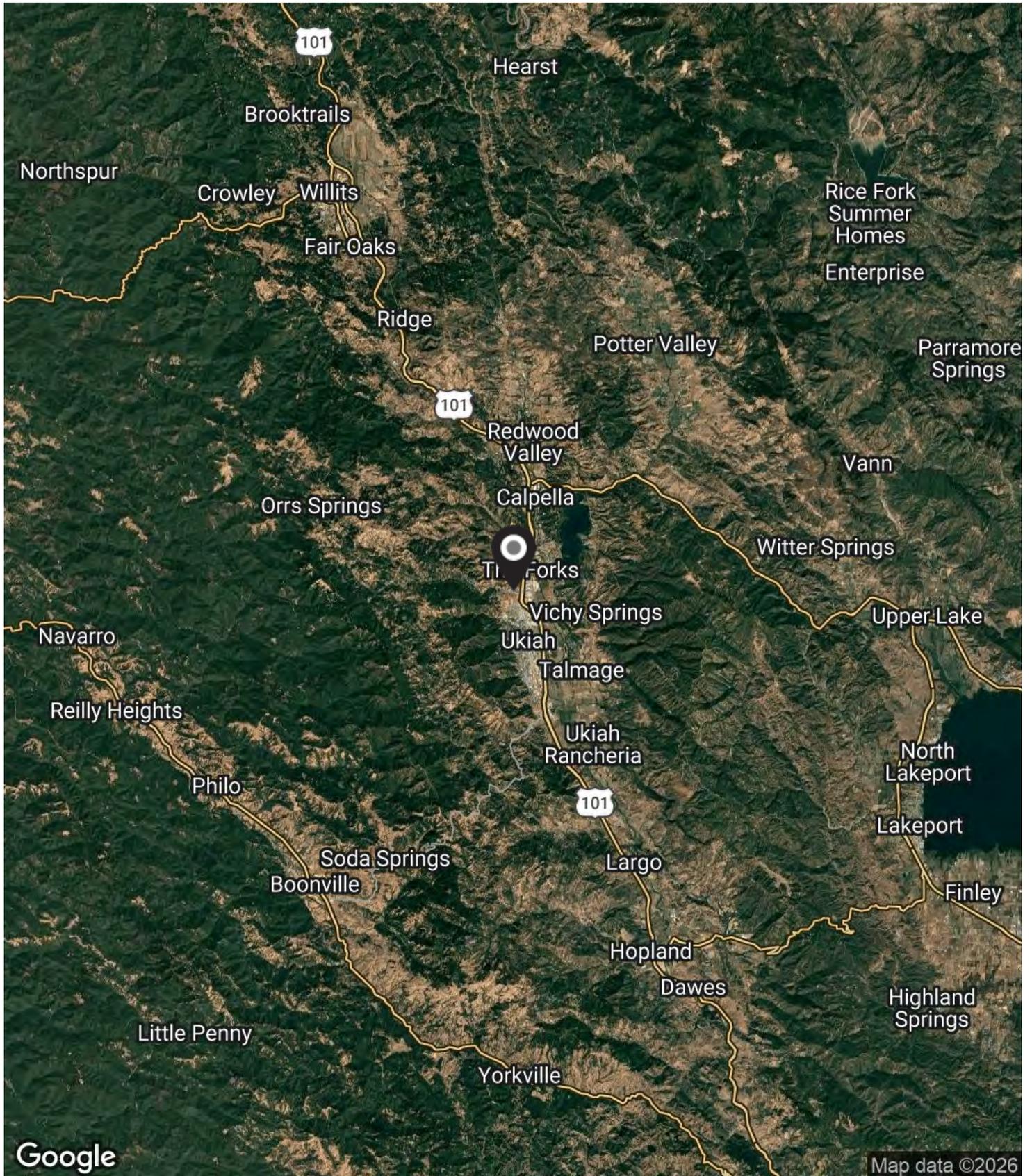
Location Map

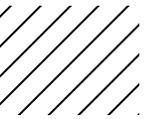
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Regional Map

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Photos

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Demographics Map & Report

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POPULATION	1 MILE	5 MILES	30 MILES
Total Population	3,094	30,356	107,165
Average Age	38	40	44
Average Age (Male)	37	39	43
Average Age (Female)	39	42	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	30 MILES
Total Households	1,103	11,419	42,399
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$95,992	\$90,549	\$97,821
Average House Value	\$559,269	\$535,427	\$553,631

* Demographic data derived from 2020 ACS - US Census



Population

30,356



Median Home Value

\$535,427



Average Household Income

\$90,549



Average Age

40

