



Large Industrial Property Near Highway

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COMMERCIAL

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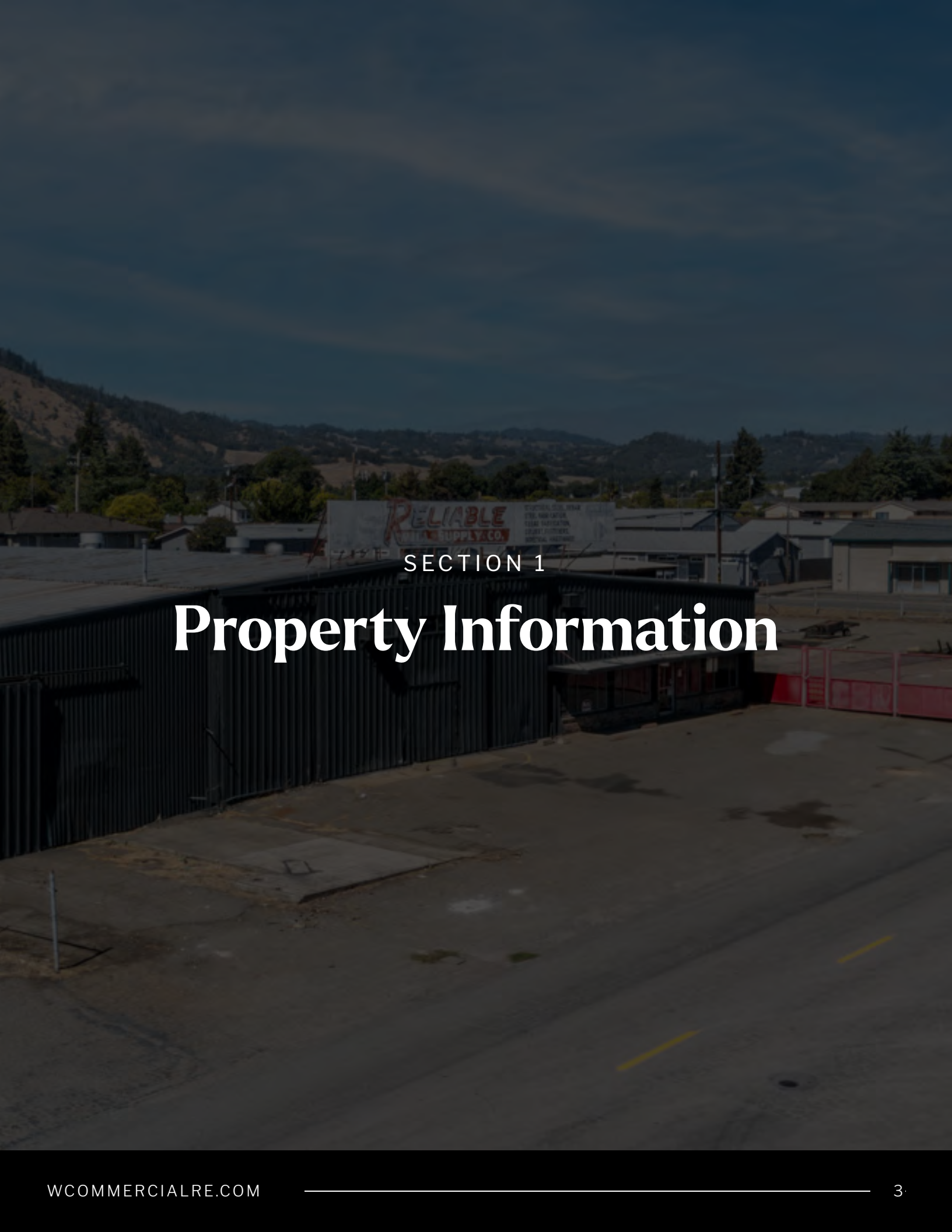
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SECTION 1

Property Information



PROPERTY DESCRIPTION

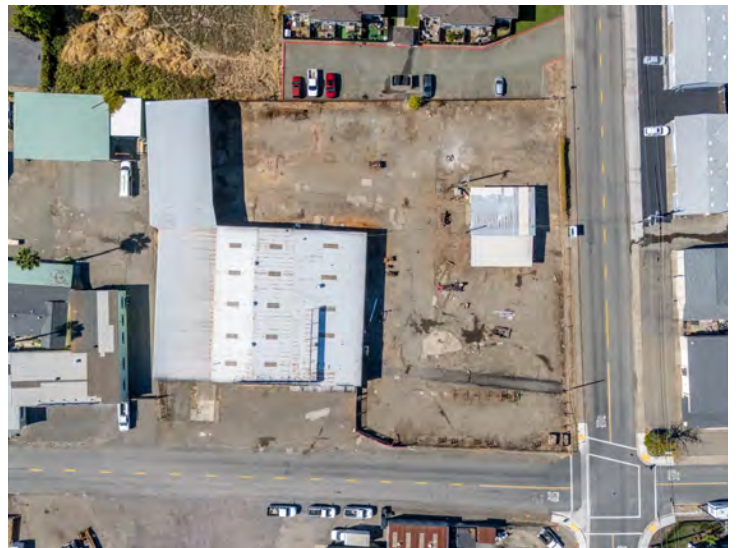
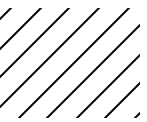
Presenting a rare opportunity to acquire an industrial property located in Ukiah. Situated on a 1.53-acre corner lot with dual access points, this versatile facility offers 14,900 square feet of functional space, ideal for a wide range of industrial and commercial operations. The building needs some updating but has 3-phase power, supporting heavy equipment and high-demand electrical needs. An additional outbuilding offers further flexibility for storage, workshops, or auxiliary functions. The fenced lot enhances security and operational control, while I1 zoning allows for a broad spectrum of industrial uses. Located very close to Highway 101's North State Street exit giving the property an excellent logistical position for distribution, manufacturing, or service-based enterprises. This is a compelling opportunity for owner-users or investors seeking a strategic foothold in Mendocino County's growing industrial market!

OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	1.53 Acres
Building Size:	14,900 SF
Zoning:	I1
APN:	170-120-08

PROPERTY DETAILS

Property Type:	Industrial
Year Built:	1960
Electric:	3 Phase, 440 Volts
Utilities:	Above Ground Public Water & Sewer
Ceiling Height:	12-18'+
Construction:	Concrete, Metal, Steel
Roof:	Metal
Walls:	Metal
Foundation:	Slab
Floors:	Concrete, Other



An aerial photograph of a suburban neighborhood. In the foreground, there are several large commercial buildings and parking lots. A major road runs diagonally from the bottom right towards the center. The middle ground is filled with residential houses and trees. In the background, a large, forested hill rises against a clear sky.

SECTION 2

Location Information

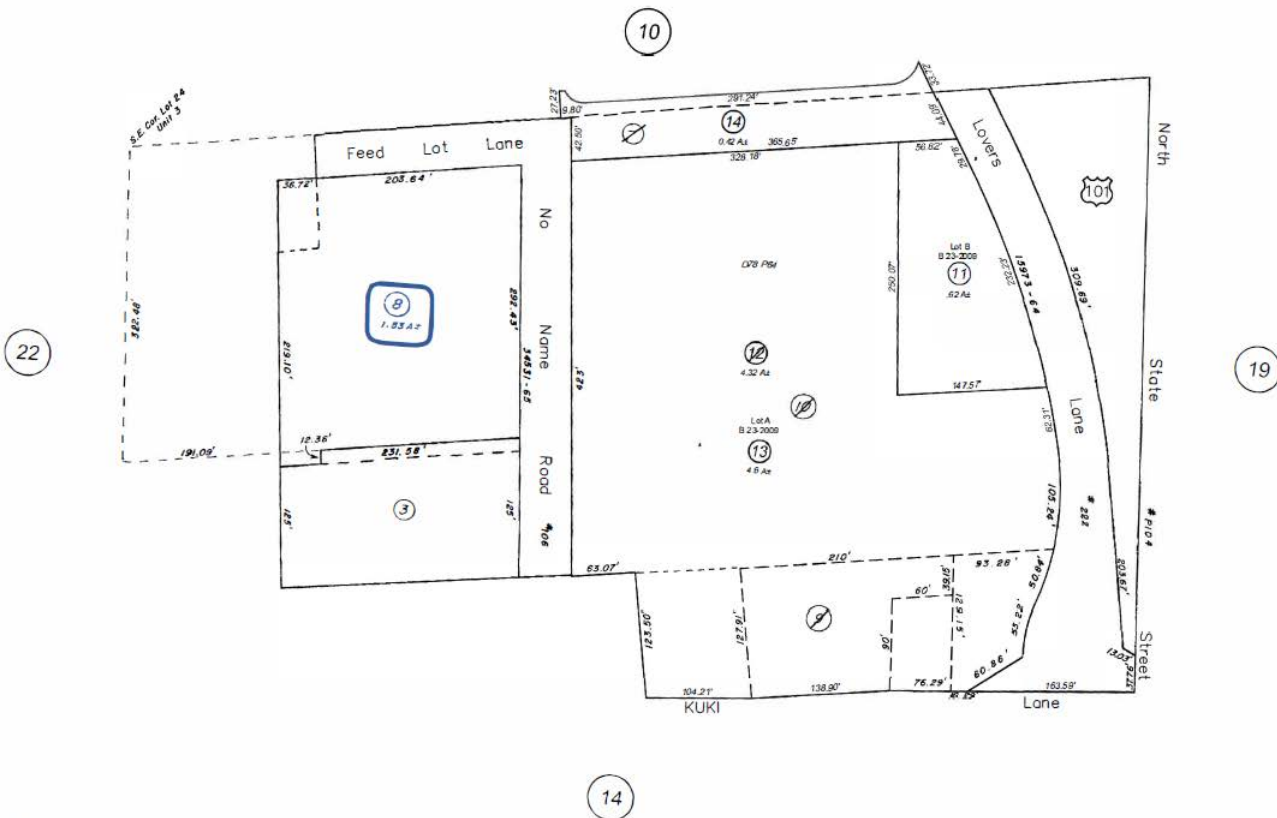
Assessor Parcel Map

LARGE INDUSTRIAL PROPERTY NEAR HIGHWAY | UKIAH

Por. Lot 87 Yokayo Rancho

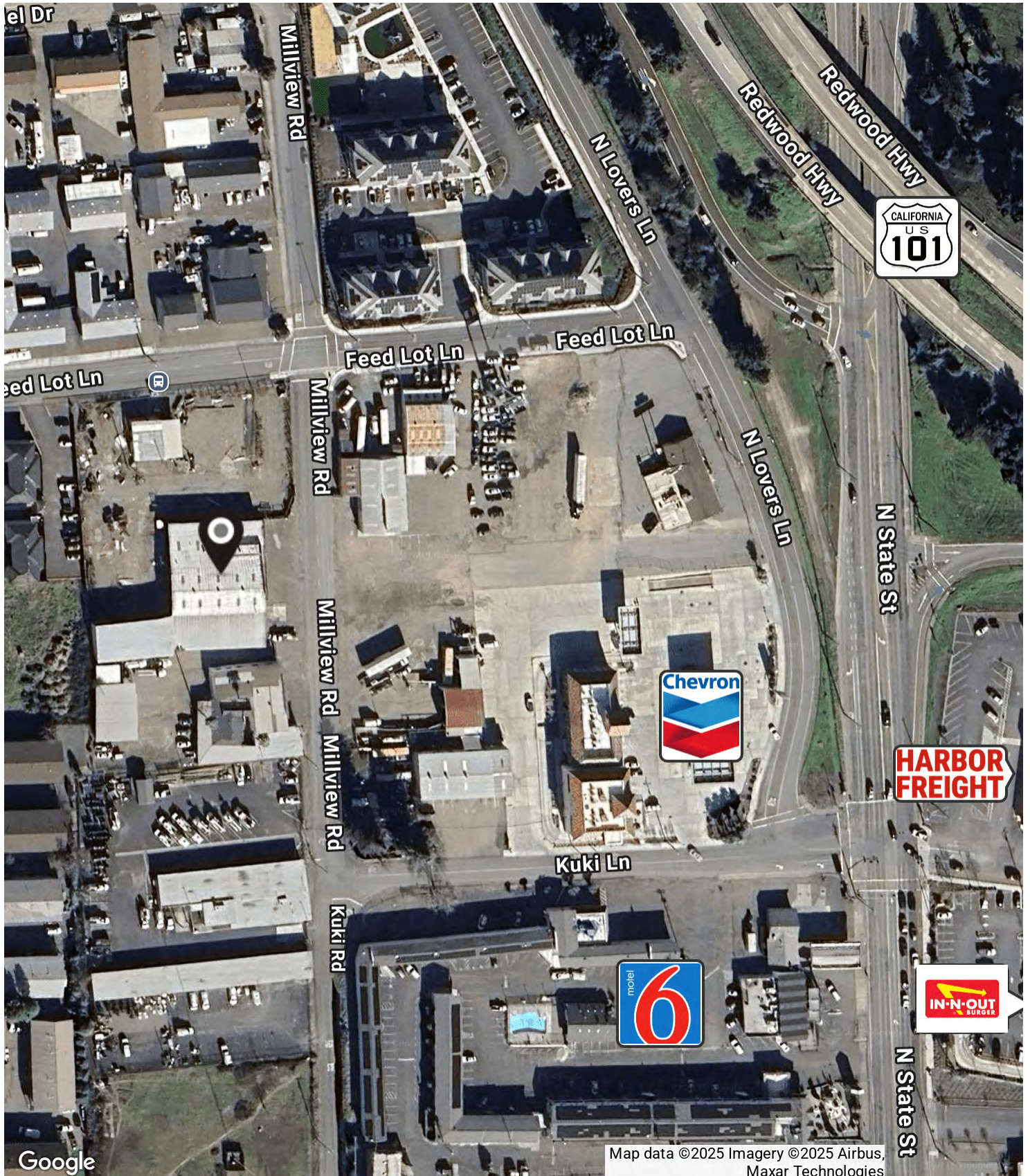
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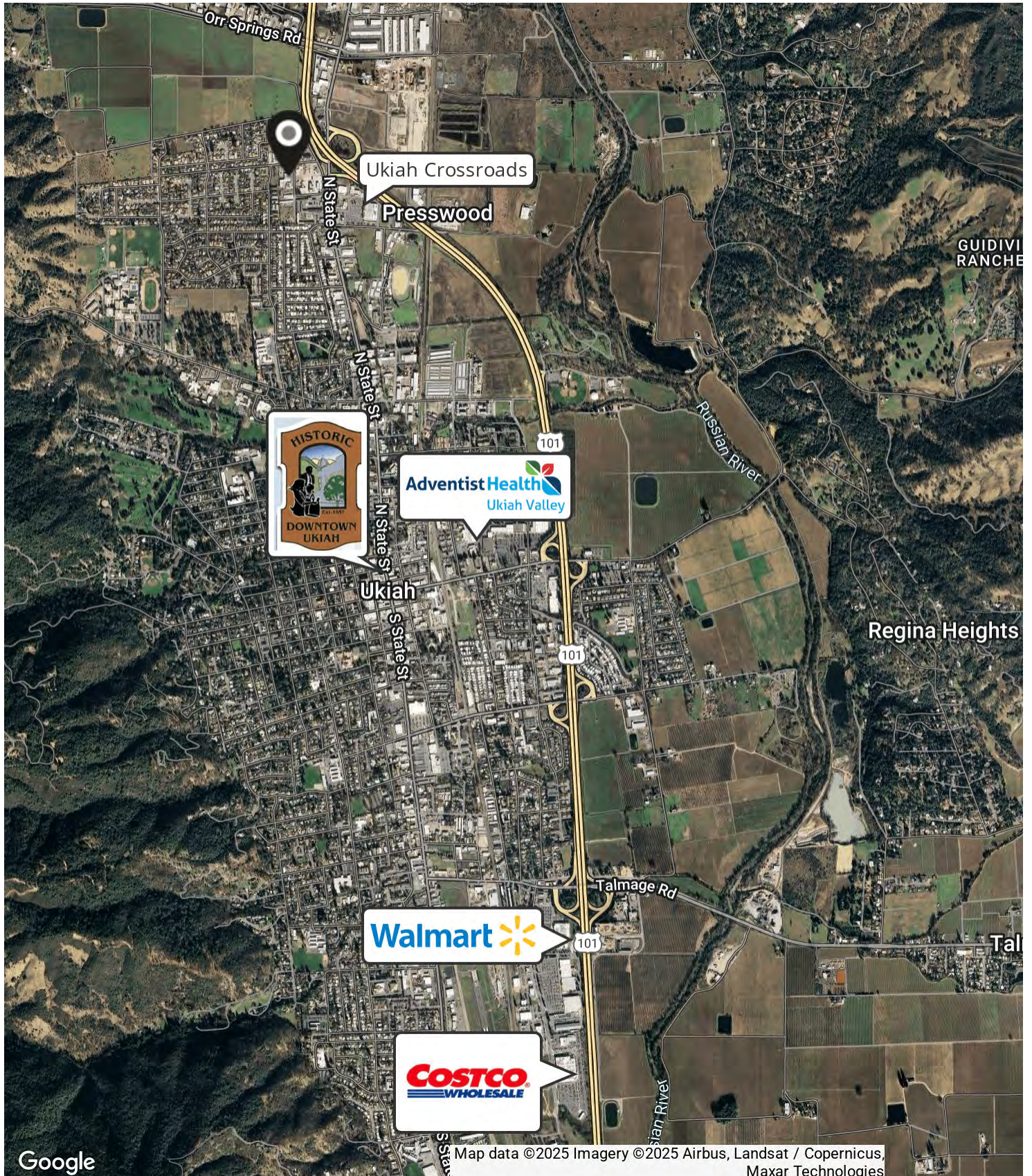
NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
January 3, 2025



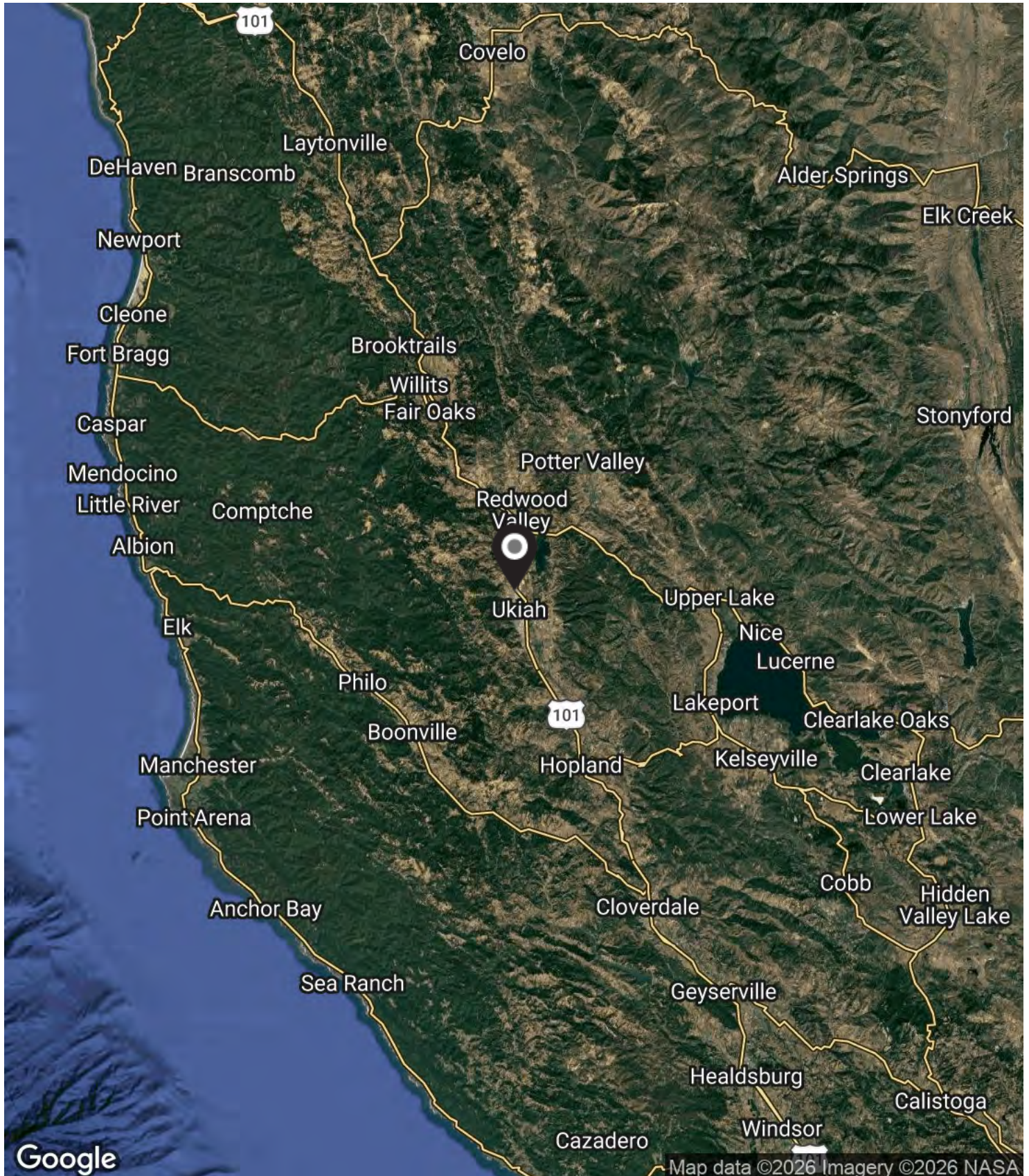
Location Map

LARGE INDUSTRIAL PROPERTY NEAR HIGHWAY | UKIAH



Regional Map

LARGE INDUSTRIAL PROPERTY NEAR HIGHWAY | UKIAH





SECTION 3

Demographics

Demographics Map & Report

LARGE INDUSTRIAL PROPERTY NEAR HIGHWAY | UKIAH

POPULATION	1 MILE	5 MILES	30 MILES
Total Population	5,013	29,907	107,165
Average Age	38	40	44
Average Age (Male)	37	39	43
Average Age (Female)	40	42	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	30 MILES
Total Households	1,811	11,263	42,399
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$91,494	\$90,094	\$97,821
Average House Value	\$558,101	\$533,550	\$553,631

* Demographic data derived from 2020 ACS - US Census



Population

29,907



Median Home Value

\$533,550



Average Household
Income

\$90,094



Average Age

40

