



# LARGE INDUSTRIAL SPACE FOR LEASE

1 CAROUSEL LANE, UKIAH, CA 95482

101 N STATE STREET, | UKIAH, CA 95482 | WCOMMERCIALRE.COM

INDUSTRIAL PROPERTY FOR LEASE



FOR MORE INFORMATION:

TODD SCHAPMIRE

707.570.9855

TODD@WREALESTATE.NET

CALDRE #01414195

# LARGE INDUSTRIAL SPACE FOR LEASE

1 CAROUSEL LANE, UKIAH, CA 95482

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate: \$0.30 / SF / Month

Lease Type: NNN

Size Available: 15,000 - 56,000 SF

Building Size: 98,000 SF

Lot Size: 7.9 Acres

Zoning: Industrial

### PROPERTY OVERVIEW

Large industrial space available! Conveniently nestled in Ukiah, CA, this large industrial building offers a prime location for industrial, warehouse, and distribution operations and can be demised to approximately 15,000 to 56,000 square feet. Building features ample power, truck high docks, tall ceilings, professional office space, and plenty of parking. Situated within a thriving economic hub, the area near the property provides easy access to major transportation routes, including Highway 101 and Highway 20, making it an ideal choice for businesses seeking efficient logistics and distribution capabilities. With Ukiah's vibrant community and a host of local amenities at its doorstep, including access to the beautiful Mendocino National Forest, this location seamlessly blends functionality with lifestyle.



TODD SCHAPMIRE  
707.570.9855  
TODD@WREALESTATE.NET  
CALDRE #01414195

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

# LARGE INDUSTRIAL SPACE FOR LEASE

1 CAROUSEL LANE, UKIAH, CA 95482

## PROPERTY DETAILS

Lease Rate	<b>\$0.30 SF/MONTH</b>
------------	------------------------

## PROPERTY INFORMATION

Property Subtype	Warehouse/Distribution
APN #	167-280-15-00

## UTILITIES

Electricity & Natural Gas	PG&E
Sewer	City of Ukiah
Water	Millview Water District, Public Utility

## LOCATION INFORMATION

Street Address	1 Carousel Lane
City, State, Zip	Ukiah, CA 95482
County	Mendocino
Nearest Highway	101

## BUILDING INFORMATION

Construction Status	Existing
Free Standing	Yes
Number of Buildings	1
Number of Floors	1
Framing	Steel
Roof	Metal, Other
Walls	Metal
Foundation	Slab
Ceiling Height	22-27 ft



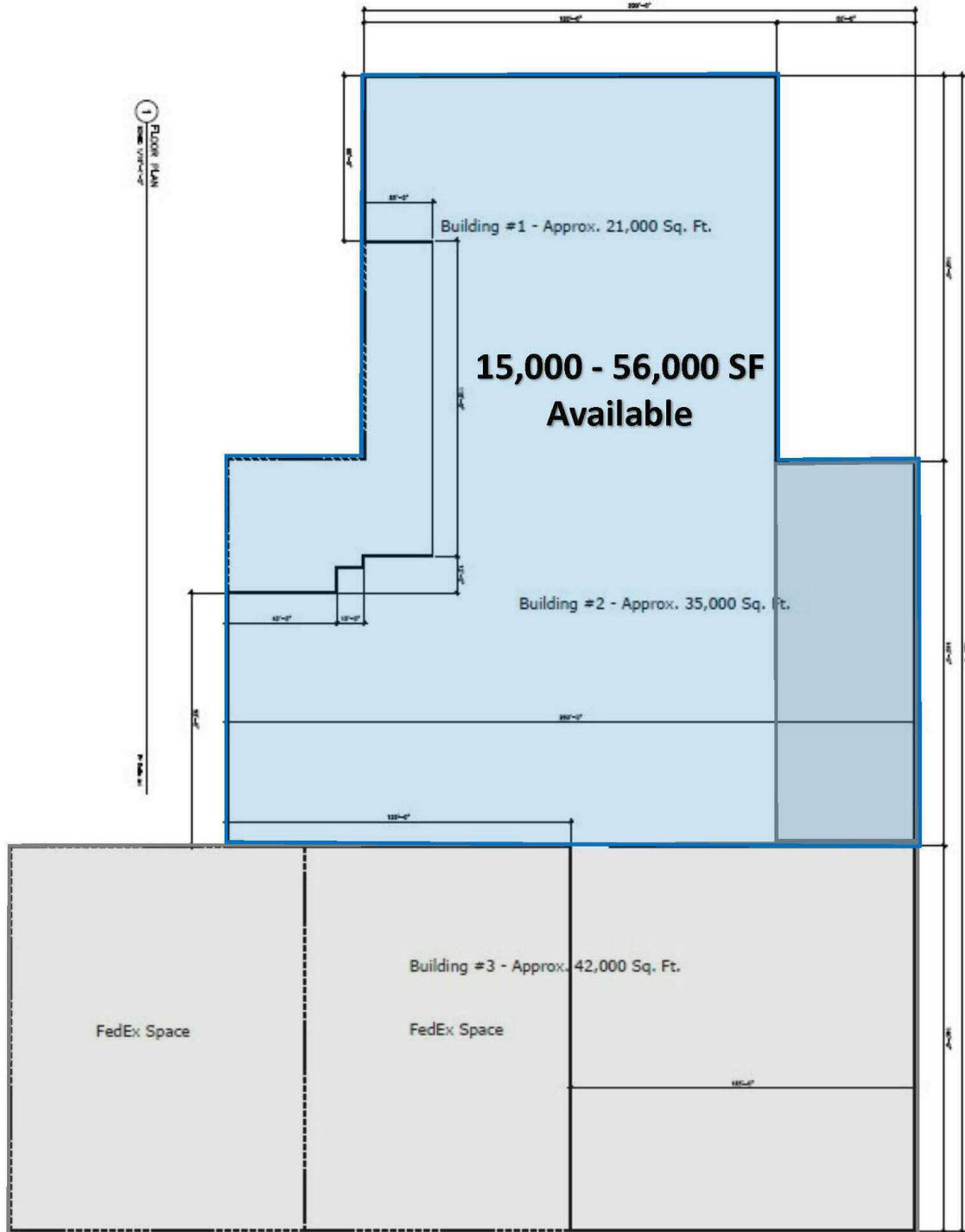
TODD SCHAPMIRE  
707.570.9855  
TODD@WREALESTATE.NET  
CALDRE #01414195

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

# LARGE INDUSTRIAL SPACE FOR LEASE

1 CAROUSEL LANE, UKIAH, CA 95482

## FLOOR PLAN



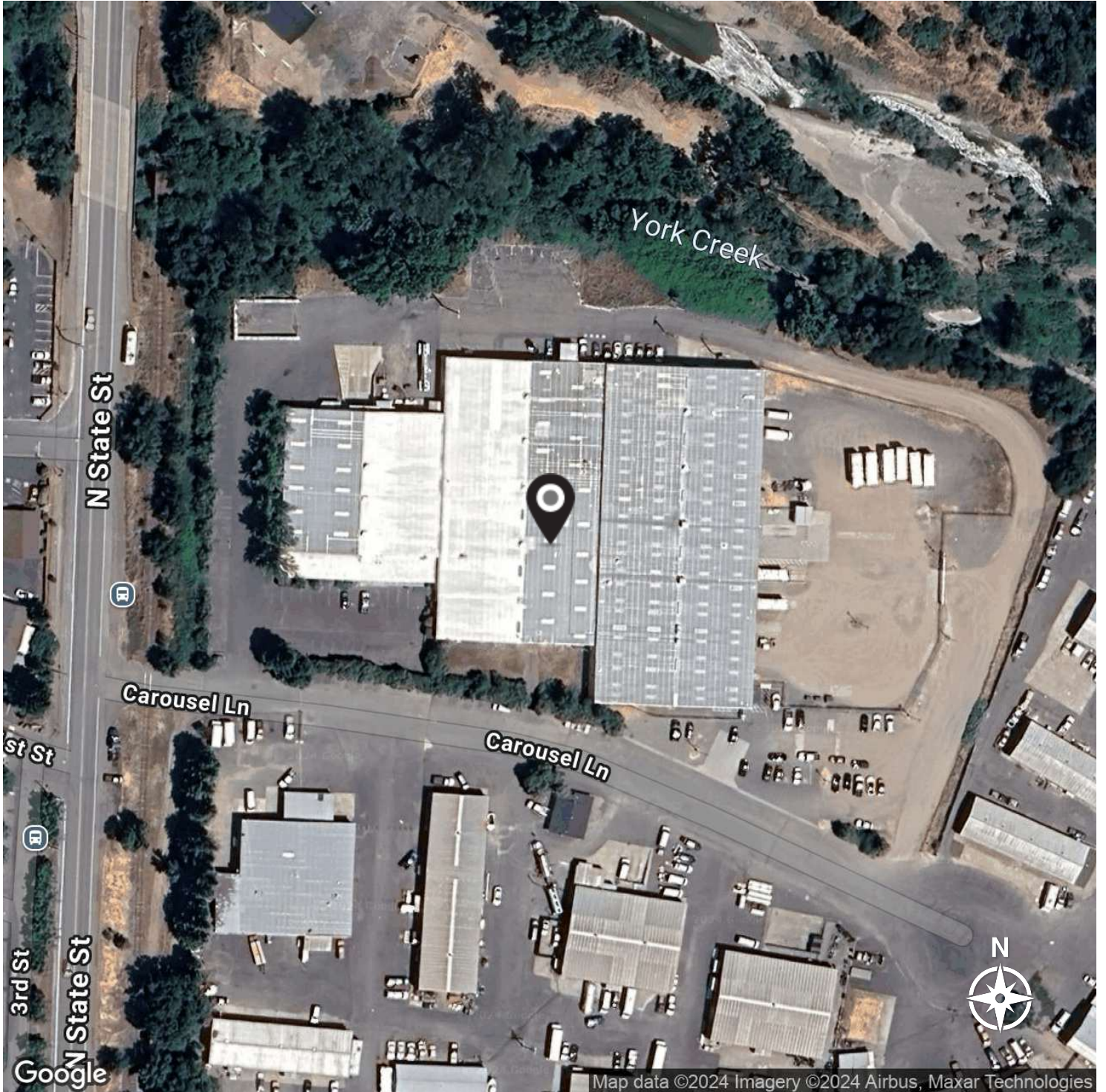
TODD SCHAPMIRE  
707.570.9855  
TODD@WREALESTATE.NET  
CALDRE #01414195

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

# LARGE INDUSTRIAL SPACE FOR LEASE

1 CAROUSEL LANE, UKIAH, CA 95482

AERIAL MAP



TODD SCHAPMIRE  
707.570.9855  
TODD@WREALESTATE.NET  
CALDRE #01414195

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

# LARGE INDUSTRIAL SPACE FOR LEASE

1 CAROUSEL LANE, UKIAH, CA 95482

AREA MAP



Google

Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies



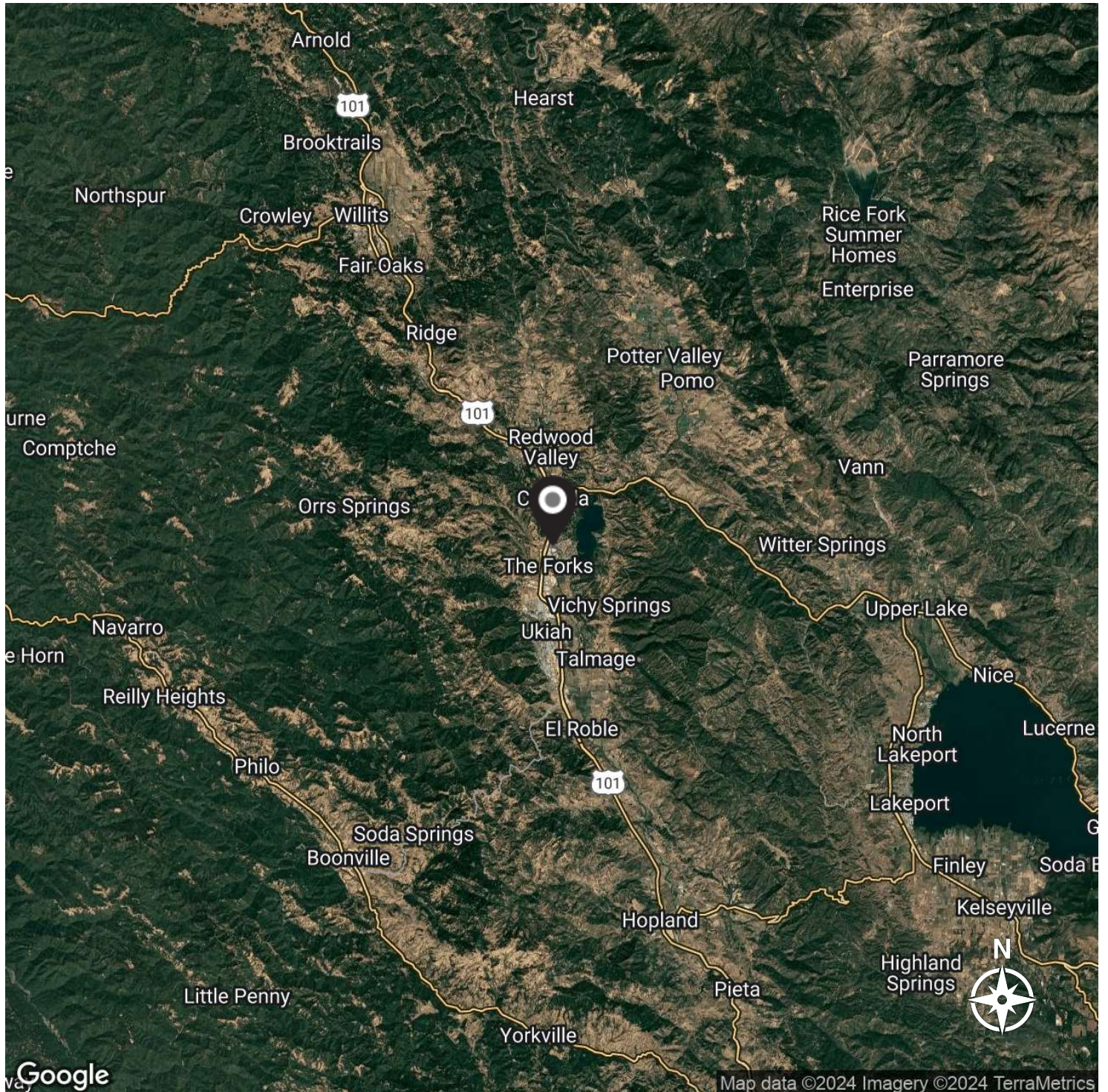
TODD SCHAPMIRE  
707.570.9855  
TODD@WREALESTATE.NET  
CALDRE #01414195

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

# LARGE INDUSTRIAL SPACE FOR LEASE

1 CAROUSEL LANE, UKIAH, CA 95482

REGIONAL MAP



TODD SCHAPMIRE  
707.570.9855  
TODD@WREALESTATE.NET  
CALDRE #01414195

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

# LARGE INDUSTRIAL SPACE FOR LEASE

1 CAROUSEL LANE, UKIAH, CA 95482

## PHOTOS



**TODD SCHAPMIRE**  
707.570.9855  
TODD@WREALESTATE.NET  
CALDRE #01414195

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



# LARGE INDUSTRIAL SPACE FOR LEASE

1 CAROUSEL LANE, UKIAH, CA 95482

PHOTOS



**TODD SCHAPMIRE**  
707.570.9855  
TODD@WREALESTATE.NET  
CALDRE #01414195

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

# LARGE INDUSTRIAL SPACE FOR LEASE

1 CAROUSEL LANE, UKIAH, CA 95482

PHOTOS



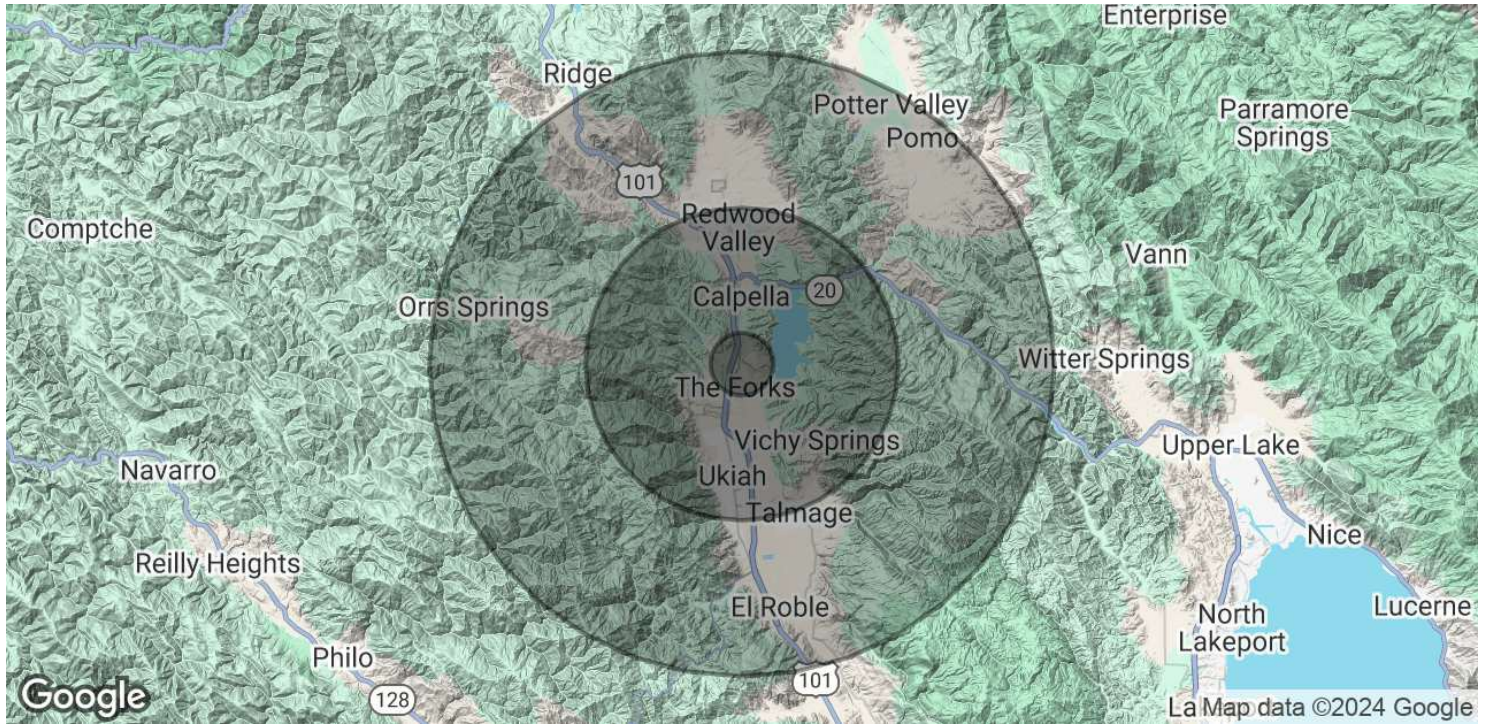
**TODD SCHAPMIRE**  
707.570.9855  
TODD@WREALESTATE.NET  
CALDRE #01414195

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

# LARGE INDUSTRIAL SPACE FOR LEASE

1 CAROUSEL LANE, UKIAH, CA 95482

## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	116	21,812	38,314
Average age	35.6	34.5	36.6
Average age (Male)	32.4	33.5	35.3
Average age (Female)	37.5	36.5	38.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	39	8,095	14,003
# of persons per HH	3.0	2.7	2.7
Average HH income	\$72,216	\$54,600	\$59,300
Average house value		\$325,631	\$401,294

\* Demographic data derived from 2020 ACS - US Census



**TODD SCHAPMIRE**  
 707.570.9855  
 TODD@WREALESTATE.NET  
 CALDRE #01414195

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.