



±7,920 SF INDUSTRIAL BUILDINGS
FOR SALE OR LEASE | SOUTH YUBA CROSSING



South Yuba
CROSSING



4525 - 4577 SKYWAY DRIVE | OLIVEHURST, CA

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AVAILABLE UNITS



BUILDING SPECIFICATIONS

BUILDING CONDITION	Office, warehouse, with restrooms *4561 in shell condition
CURRENT LEASE STATUS	Variable
CLEAR HEIGHT	18'
ROLL UP DOOR SIZE	10' x 12'
AVAILABLE SF PER UNIT	±7,920
DRIVE THRU CAPABLE	Yes

WATER & SEWER	Olivehurst Public Utilities District (OPUD)
YEAR BUILT	2006
GAS & ELECTRIC SERVICE	PG&E
GROUND LEVEL DOORS	4 per building
FULLY-INSULATED	Yes
ZONING	M-2 Heavy Industrial

CLICK ON EACH AVAILABLE UNIT TO VIEW FLOORPLAN 

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MARKET ACCESS



DRIVE TIMES

SACRAMENTO VIA HWY 70 40 minutes

ROSEVILLE VIA HWY 65 35 minutes

SAN FRANCISCO VIA HWY 80 2 hours

RENO, NV VIA HWY 20 2 hours

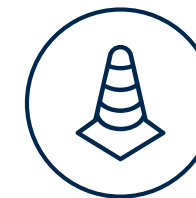
RECENT DEVELOPMENTS

Yuba City makes the investments necessary to support a thriving business. Recent examples:

- CalTrans improvements on State Highway 99 (N-S) and State Highway 20 (E-W)
- Large pool of available labor force
- Redevelopment of Yuba City's downtown Plumas Street into a destination shopping district, establishing Yuba City as a regional hub
- Tax credit incentives for new hires and business development



TAX INCENTIVES



ROADWAY IMPROVEMENT



CONSTRUCTION/DEVELOPMENTS

CENTRAL LOCATION

WITH MAJOR HIGHWAY ACCESSIBILITY



South Yuba CROSSING

SOLD	SOLD	SOLD	SOLD
4577	SOLD	SOLD	SOLD
SOLD	4561	SOLD	SOLD
SOLD	SOLD	4553	SOLD

SKYWAY DRIVE

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