

FOR SALE



Mount Lassen Power Established Biomass & Industrial Energy Site

463210 Mooney Road Co Road 103
Westwood, CA 96137



Scott Pewitt

Senior Advisor
530.227.2004

scott.pewitt@expcommercial.com
www.expcommercial.com

Additional Photos

463210 Mooney Road Co Road 103, Westwood, CA 96137

FOR SALE



Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Property Summary

FOR SALE

463210 Mooney Road Co Road 103, Westwood, CA 96137

LOCATION DESCRIPTION

Located in Westwood, California, Mount Lassen Power is positioned in Northern California's forest-products and biomass region near Lake Almanor, Chester and Lassen National Forest. The location supports access to forest-residue, fuel-reduction and wood-products markets relevant to biomass and forest-products operations. The approximately 59.52-acre contiguous industrial property provides a substantial footprint for plant operations, material storage, circulation and potential additional development. Existing electrical infrastructure, together with an executed LMUD Small Generator Interconnection Agreement for a planned 60 kV interconnection, adds to the site's energy-oriented character. The physical 60 kV interconnection facilities are not yet constructed or operational. A mapped middle-mile fiber route in the Westwood area provides another infrastructure element for prospective high-load users to investigate.

PROPERTY HIGHLIGHTS

- ±59.52 Acres / ±2,592,691 SF
- Established Biomass Power Plant
- Biomass facility historically described in the 10–11.5 MW range
- Operating wood-receiving facility and established biomass-handling yard
- Fuel receiving, storage and conveyance infrastructure
- Existing boiler and turbine equipment
- Cooling and water systems, tanks and emissions-control equipment
- Executed LMUD Small Generator Interconnection Agreement for a planned 60 kV interconnection
- MLP-owned tracked fuel handler contemplated to be included in sale

PROPERTY DESCRIPTION

Rare opportunity to acquire an established biomass power-generation and wood-handling facility situated on approximately 59.52 acres in Westwood, California. Mount Lassen Power offers a substantial existing industrial platform for a biomass operator, renewable-energy developer, wood-products company or energy-intensive industrial user seeking infrastructure already in place.

The property includes an operating wood-receiving facility and established biomass-handling yard, along with an existing biomass plant featuring fuel receiving and conveyance systems, boiler and turbine equipment, cooling and water systems, tanks, emissions-control equipment, support buildings, onsite electrical infrastructure, substation and transformers. Mount Lassen Power has an executed LMUD Small Generator Interconnection Agreement for a planned 60 kV interconnection. The physical interconnection facilities have not yet been constructed or placed into operation and remain subject to remaining studies, engineering, construction, testing and commissioning contemplated by the agreement.

The biomass facility has historically been described in the 10 to 11.5 MW range, providing a defined generation platform for a qualified buyer to inspect, test and evaluate for completion, commissioning, restart, repowering or redevelopment. The plant is not currently operating and remains subject to completion of the remaining renovation work, commissioning, testing and startup.

Beyond traditional biomass generation, the combination of generation assets, electrical infrastructure, the executed LMUD agreement and available acreage creates potential for co-located high-load uses. A nearby mapped middle-mile fiber route provides an additional infrastructure element for prospective buyers to investigate.

OFFERING SUMMARY

Sale Price:	\$23,000,000
Lot Size:	59.52 Acres
Building Size:	TBD

Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com

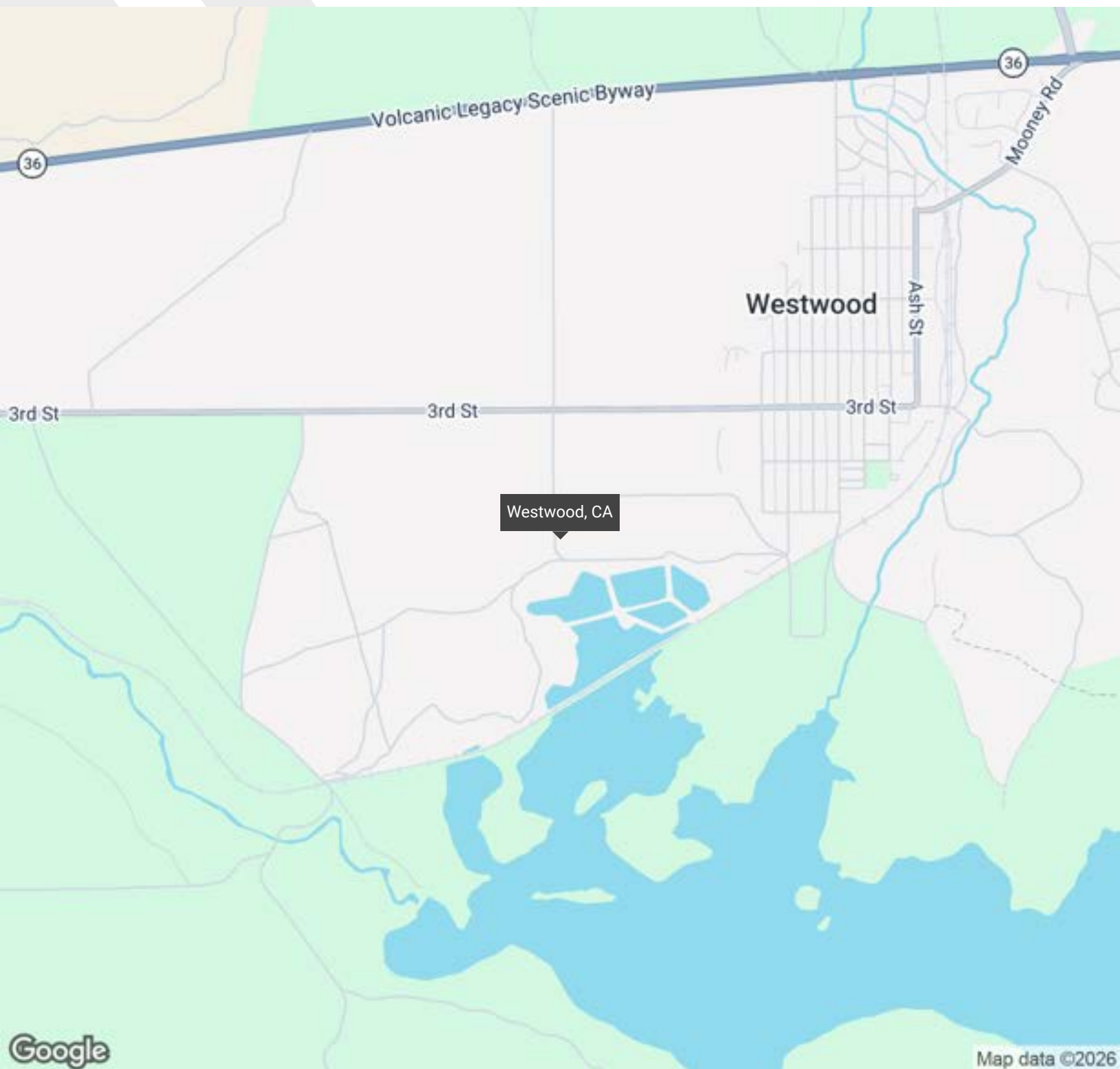


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Regional Map

463210 Mooney Road Co Road 103, Westwood, CA 96137

FOR SALE



Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Location Map

463210 Mooney Road Co Road 103, Westwood, CA 96137

FOR SALE



Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com

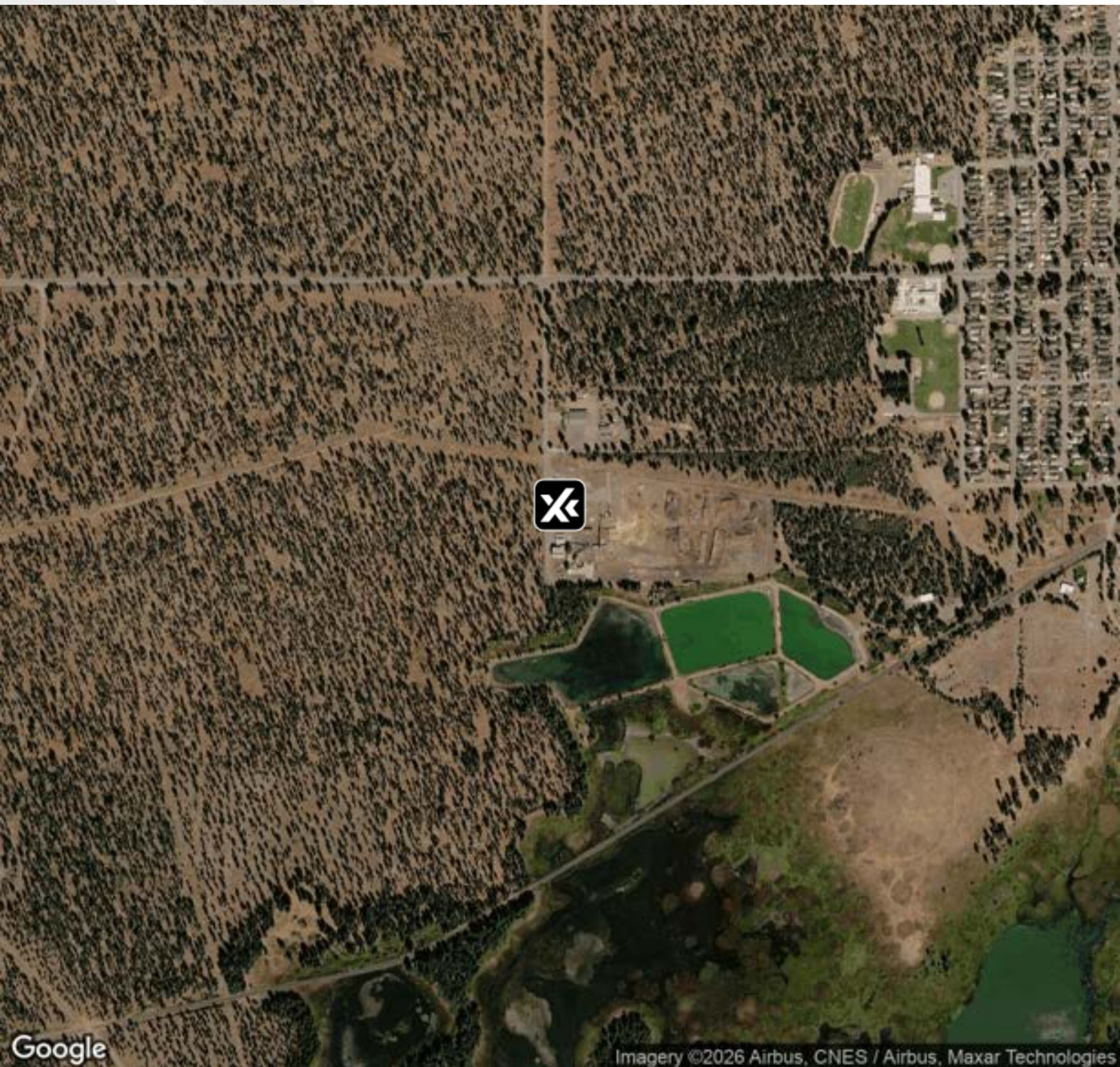


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Aerial Map

463210 Mooney Road Co Road 103, Westwood, CA 96137

FOR SALE



Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Meet the Listing Advisor

463210 Mooney Road Co Road 103, Westwood, CA 96137

FOR SALE



SCOTT PEWITT

Senior Advisor

scott.pewitt@expcommercial.com

Direct: **530.227.2004** | Cell: **530.227.2004**

CalDRE #01887963

PROFESSIONAL BACKGROUND

Scott Pewitt has been working with business owners and investors since 2011. Scott launched eXp Commercial seeing a need for responsive, relationship-based commercial real estate services. Scott is passionate about strategically helping people build or rebuild their net worth through commercial real estate.

Scott's favorite past times include traveling, backpacking, hiking, family time, The Art of Personal Mastery, and his pursuit playing Pickleball on his journey to the U.S. Open. He and his wife Deanna have a blended family of seven kids, all of whom are entrepreneurs in their own right.

EDUCATION

California Real Estate Broker's License
California Association of Business Brokers

eXp Commercial

2603 Camino Ramon, Suite 200
San Ramon, CA 94583
855.451.1236

Scott Pewitt

Senior Advisor

530.227.2004

scott.pewitt@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.