



FOR SALE

FORMER SHASTA LIVESTOCK AUCTION YARD I-5 COMMERCIAL/INDUSTRIAL LAND

3905 & 3917 MAIN STREET, COTTONWOOD, CA 96022

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I-5 COMMERCIAL/INDUSTRIAL LAND

3905 & 3917 MAIN STREET | COTTONWOOD, CA 96022



PROPERTY SUMMARY

Sale Price: \$4,890,000

Lot Size: 97.79 Acres

APN #: 090-390-006, 007, 012, and
090-410-001, 010

Zoning: PD - Planned Development,
M - General Industrial, R-L-T
- Limited Residential w/
Mobile Home District

Cross Streets: Cattleman Drive

PROPERTY OVERVIEW

Consisting of a total of 97.79 acres with 5 parcels, the former Shasta Livestock Auction Yard is immediately adjacent to Interstate 5 (I-5) in Cottonwood, CA, and includes approximately 63 acres of general industrial zoned land, 23 acres of planned development zoned land, and approximately 12 acres of limited residential zoned land. Current improvements on-site include a large main office building with a restaurant, general store, auction yard, veterinary clinic, feed store, truck scale, several other small storage and shop buildings, and fenced yards, as well as a single-family residential home with a small pond on one of the northern parcels. The property also has retention ponds which were necessary for the former use and were regularly inspected and governmentally regulated. Slightly sloping topography offers excellent exposure to I-5 with over 58,000 vehicles per day.

PROPERTY HIGHLIGHTS

- 97.79 Acres of Planned Development, Industrial & Residential Land
- Property directly adjacent to I-5 with over 58,000 cars per day
- Existing improvements include office building and veterinary clinic
- Land is ready to develop today

FOR MORE INFORMATION :

CHRIS HAEDRICH | 530.221.1127 | CHRIS@HAEDRICH.COM | CA CALDRE #01484672 | WWW.HAEDRICH.COM



665

P. Grand Easement

Rhonda Rd

Locust Rd

Locust Rd

Arena Way

G and E Easement

Locust St

Arena Way

Rhonda Rd

Edgewater St

Rhonda Rd

5

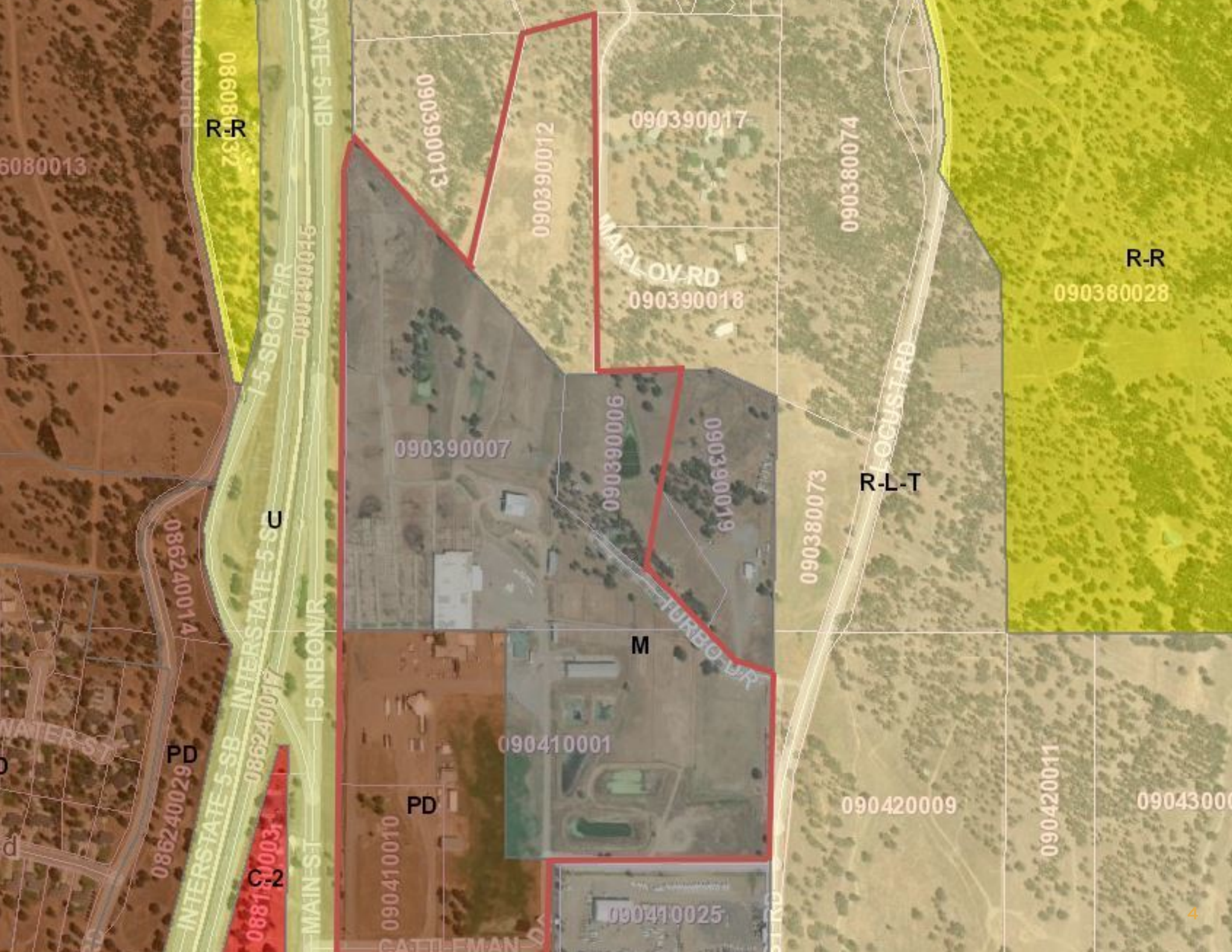
Merrywood Dr

Castlewood Dr

Cattleman Dr

Cattleman Dr

3



R-R

090390013

090390012

090390017

090380074

R-R

090380028

MARLOW RD

090390018

090390007

090390006

090390019

090380073

R-L-T

M

090410001

TURBINE RD

U

PD

PD

090420009

090420011

090430000

088100031

C-2

090410010

090410025

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OF LOTS 5 | TOTAL LOT SIZE 7.0 - 37.89 ACRES | TOTAL LOT PRICE - | BEST USE INDUSTRIAL OR COMMERCIAL DEVELOPMENT

LOT #	ADDRESS	APN	SIZE	ZONING
090-410-010	3905 Main Street, Cottonwood, CA	090-410-010	7 Acres	PD - Planned Development
090-410-001	3917 Main Street, Cottonwood, CA	090-410-001	37.89 Acres	PD - Planned Development & M - General Industrial
090-390-007	Main Street, Cottonwood, CA	090-390-007	33.6 Acres	M - General Industrial
090-390-006	Turbo Drive, Cottonwood, CA	090-390-006	7.1 Acres	M - General Industrial
090-390-012	Marlov Road, Cottonwood, CA	090-390-012	12.2 Acres	R-L-T - Limited Residential with Mobile Home District

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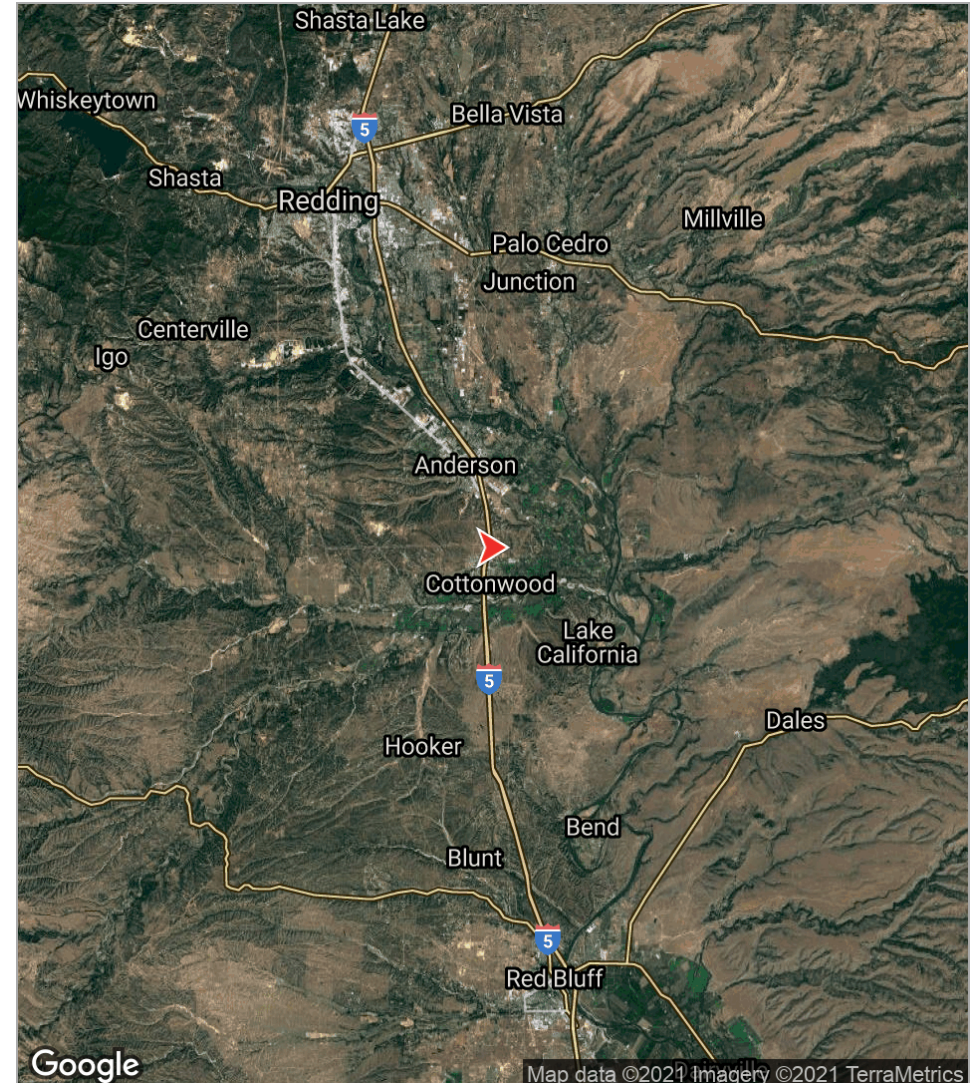
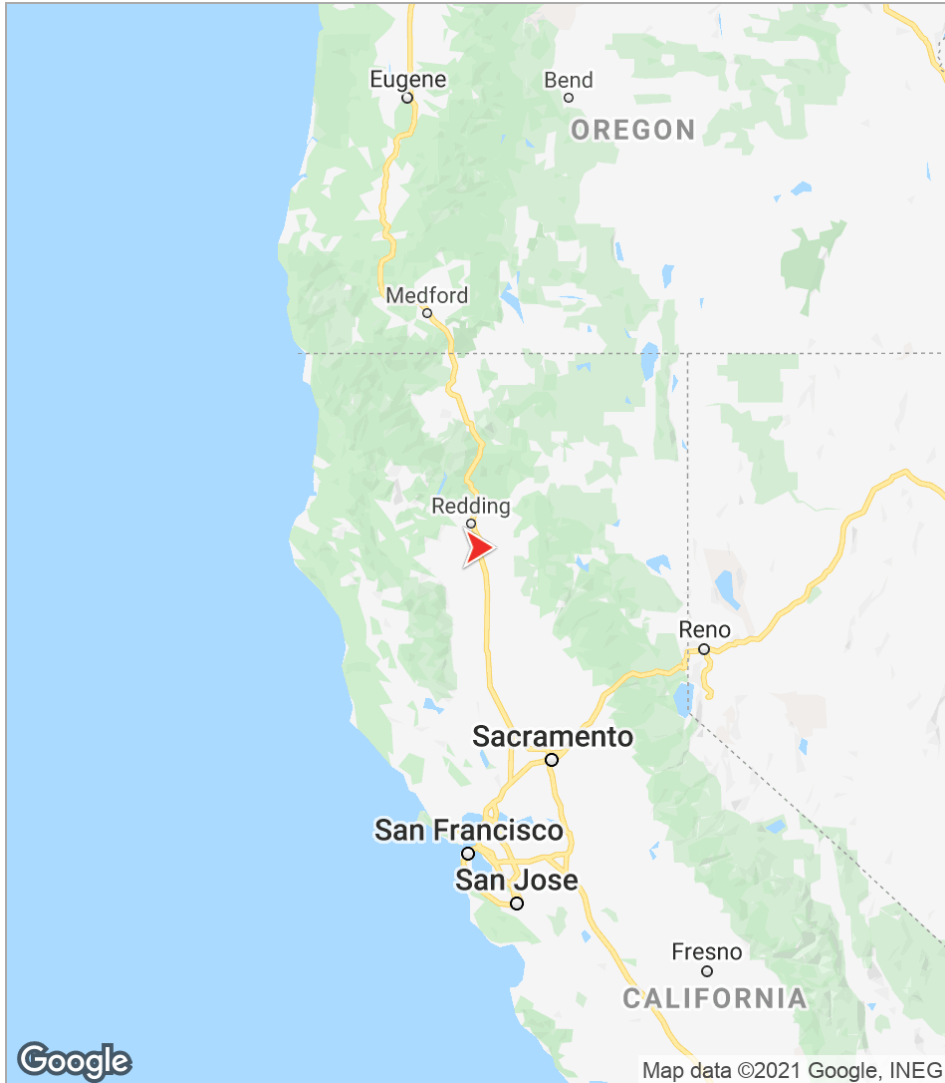
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