



**5411 & 5461 HWY 20  
Yuba City, Ca 95993**

Two Buildings  
For Lease

**7,000  
Sq/Ft Each**



**Dom Belza**

Agent

CalBRE# 01704405

530-701-1068

[dom@cornerstonelandco.com](mailto:dom@cornerstonelandco.com)

# 5411 - 5461 HWY 20 YUBA CITY, CA 95993

APN# 013-280-021-000

## Location:

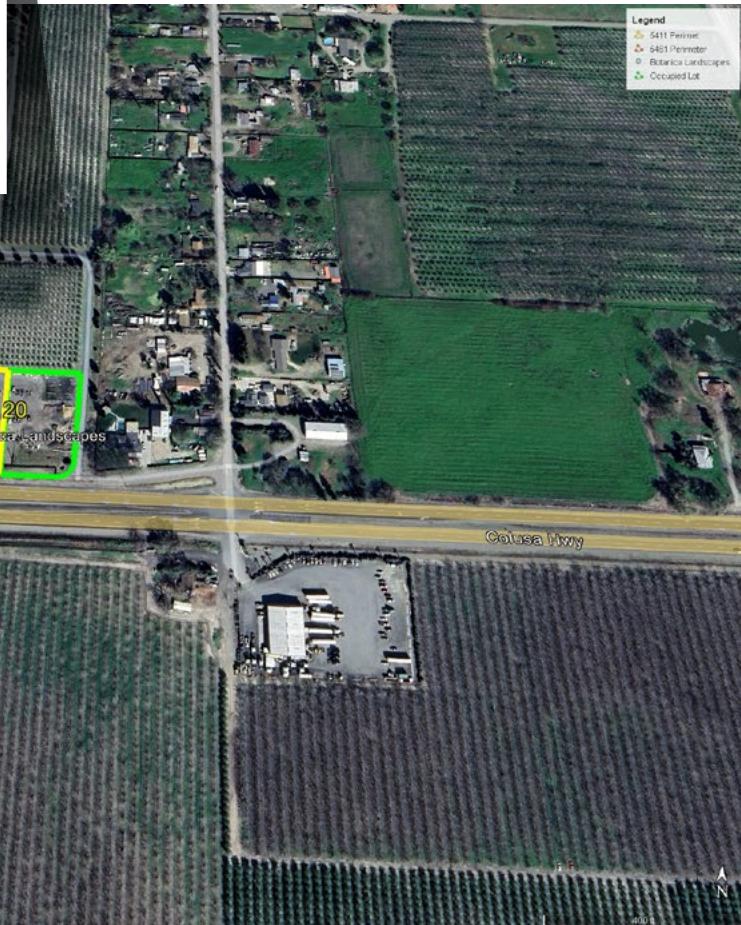
Located in Sutter County at the intersection Lytle Road and HWY 20.

## Directions:

HWY 20 Westbound, turn North on Lytle Rd, then immediately turn West on the frontage Rd.

## Zoning:

Zoned CM - Commercial Industrial (CM). The CM District is intended to provide for a mix of industrial and commercial uses. This includes uses that are often considered potentially incompatible in primary retail areas due to operational or compatibility characteristics. The type and intensity of CM uses may be limited by the County based upon the availability of infrastructure and services. The CM District implements the General Plan Industrial/Commercial (I/C) land use designation.



# 5461 HWY 20 - YUBA CITY 95993

APN# 013-280-021-000

## Price:

\$6,600 Per Month



## Square Feet:

7000

## Acre(s):

1.20+/-

## Description:

This newly constructed 7000 SF shop building features 4 roll-up doors (14 Ft), 18' clear height at the center, and a concrete slab with exterior ribbon. The interior is customizable for office build-outs.



## Utilities:

Power will be connected upon occupancy (340 AMP service). Shared well and septic with adjacent building.



# 5461 HWY 20 (Continued)

APN# 013-280-021-000



# 5411 HWY 20 YUBA CITY, CA 95993

## Price:

\$7,650/Month

## Square Feet:

7000

## Acre(s):

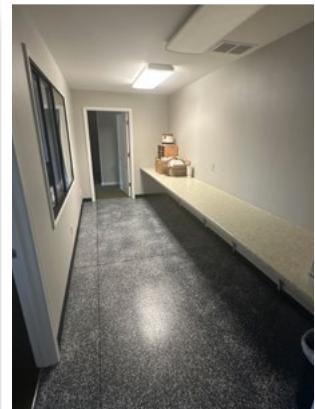
1.75+/-

## Description:

This 7,000 SF shop building includes a 2,600 SF finished office space featuring four private offices, a reception area, crew workstations, two cubicle desks, a kitchen, and a restroom. The shop area spans 4,500 SF and is equipped with four 14-foot roll-up doors, an 18-foot clear height at the center, and a concrete slab with an exterior ribbon.

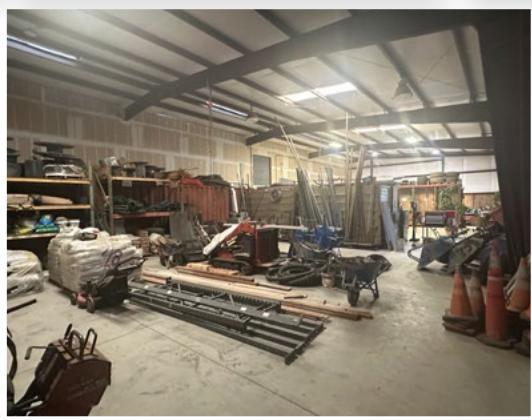
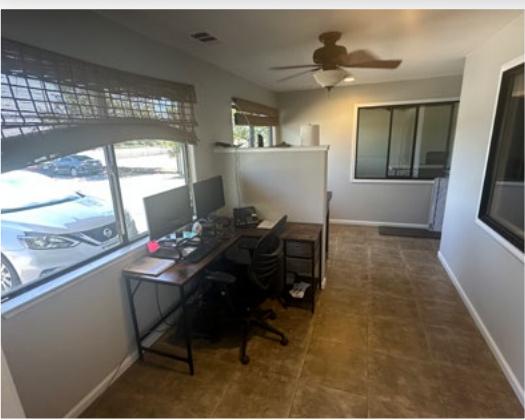
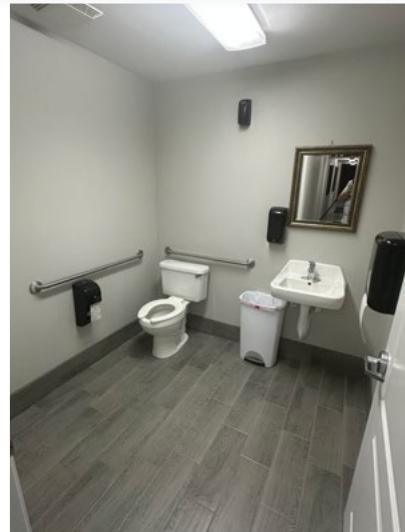
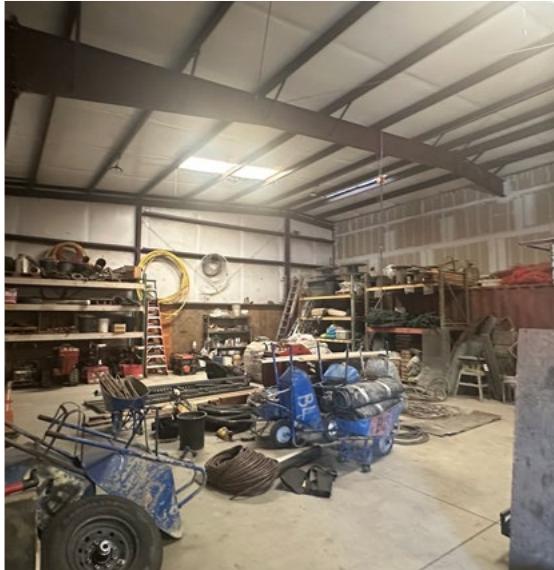
## Utilities:

The property offers a 400 AMP power service and shares a well and septic system with the adjacent building.



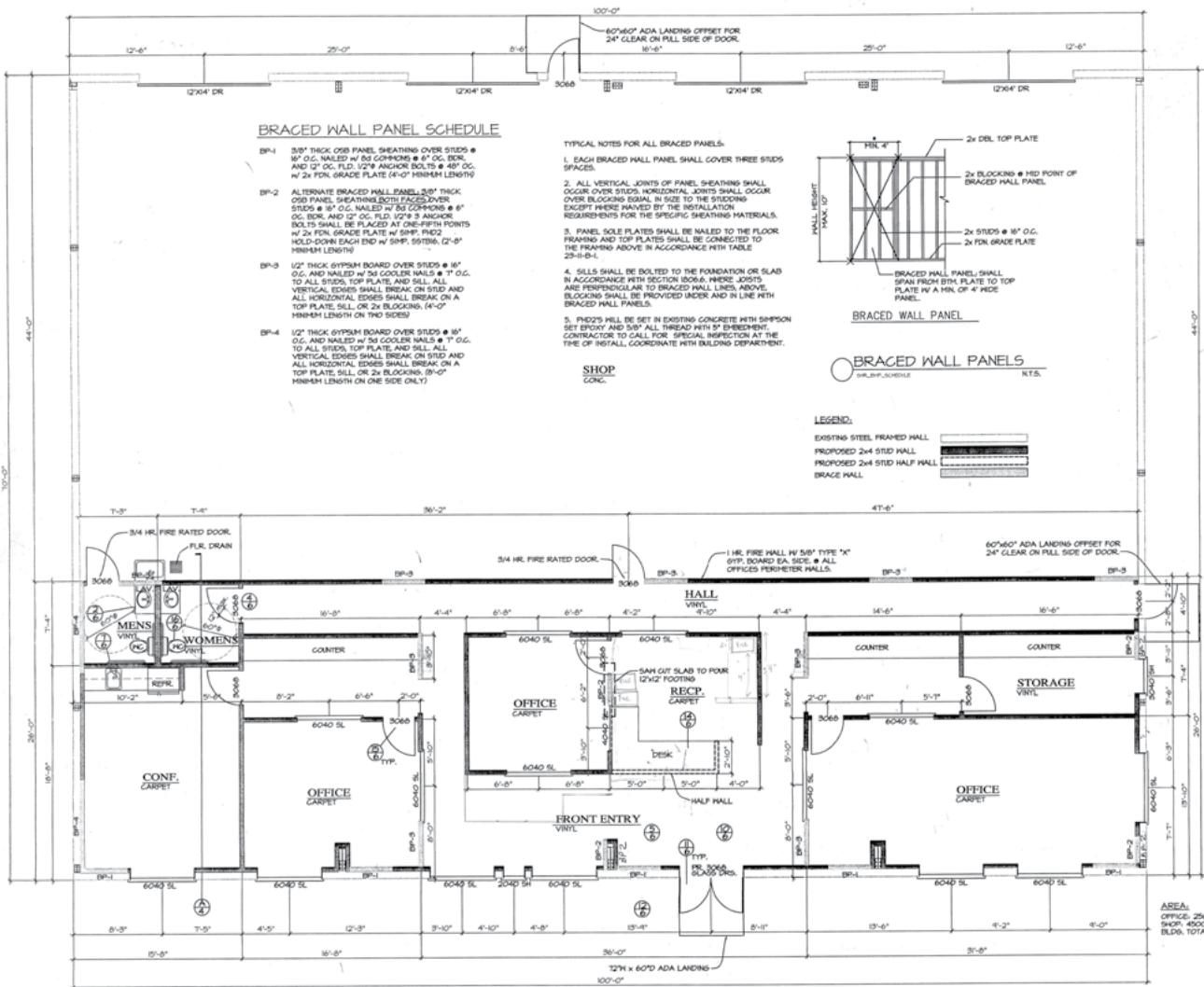
# 5411 HWY 20 YUBA CITY, CA 95993

APN# 013-280-021-000



# 5411 HWY 20 - FLOOR PLAN

APN# 013-280-021-000



# Dom Belza | Agent

CA BRE Broker License No. 01704405

(530) 701-1068 [dom@cornerstonelandco.com](mailto:dom@cornerstonelandco.com)

Dom has successfully closed hundreds of Real Estate transactions since **2005**.



Dom understands the life blood of our community and comprehends what farmers and ranchers are looking for in a Real Estate Professional



**Cornerstone Land Co**  
855 Harter Pkwy Ste. 360  
Yuba City, Ca 95993  
Broker Lic. #01966240

Dom Belza  
Agent  
BRE Lic. #01704405  
(530) 701-1068

[cornerstonelandco.com](http://cornerstonelandco.com)  
[facebook.com/cornerstonelandco](http://facebook.com/cornerstonelandco)