

# LEASE SPACE AVAILABLE

1100 Garden Hwy Yuba City CA 95991  
Yuba City Industrial Park  
\$1.25 Sq Ft



Spacious Suites located at the entrance of Yuba City Industrial Park. 2,400-11,360 total square feet, can be divided. Offering ample parking and High Visibility for business. Suites face the main road for maximum exposure. Lighted parking lot, landscaping, many long term businesses operate out of complex. Partially fenced/gated. High traffic count.

**JOHN P. OCHIPINTI**

BROKER LICENSE  
#00560647



[j@azteccred.com](mailto:j@azteccred.com)



469 Century Park  
Drive, Yuba City  
CA 95991



530-301-4422

**\*Disclaimer:** This information is deemed reliable, but not guaranteed. All interested parties are encouraged to complete any and all inspections to satisfy themselves as to condition of property.

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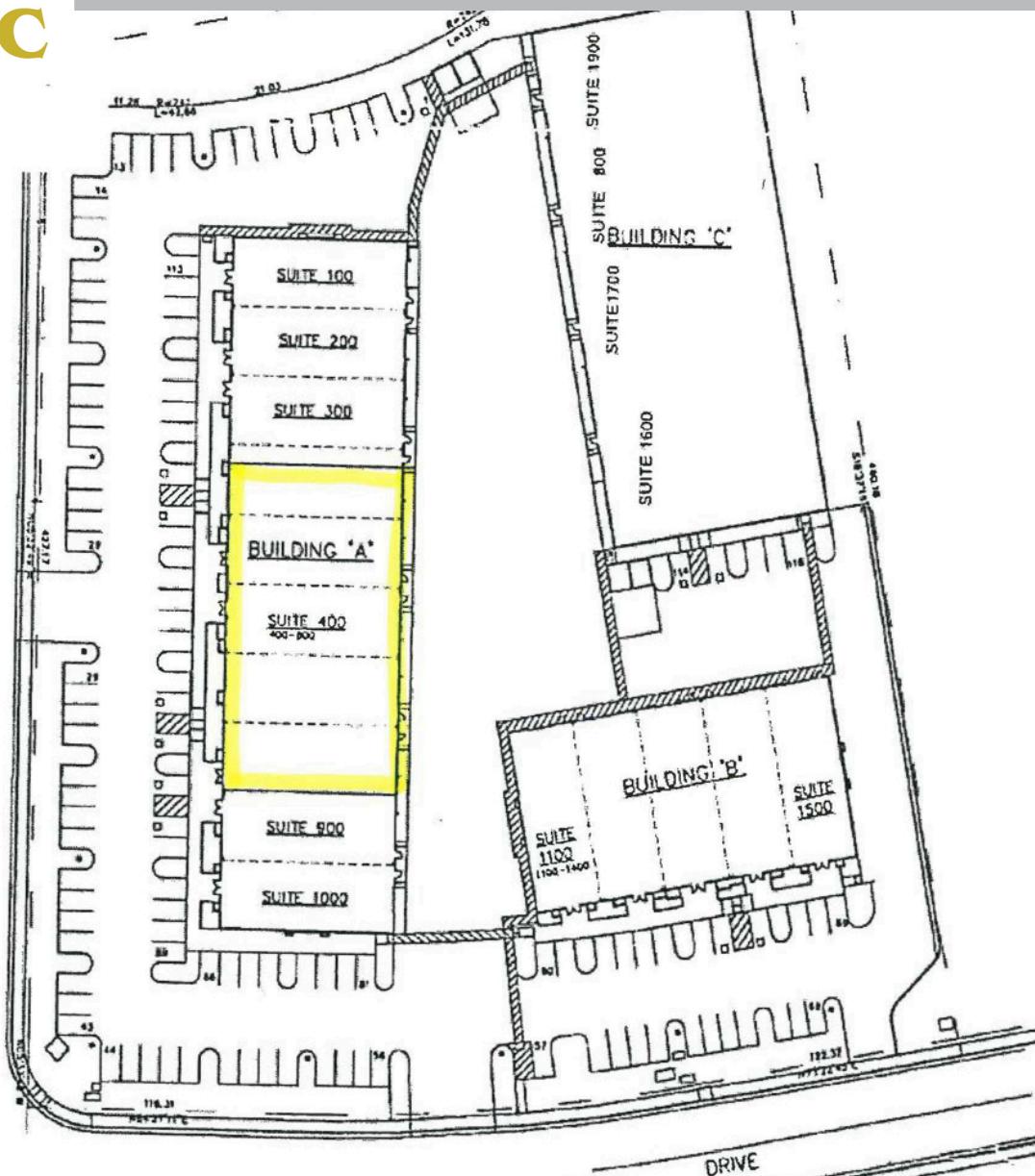
1100 Garden Hwy Yuba City CA 95991  
Yuba City Industrial Park



**AZTEC**

GARDEN

HIGHWAY



Currently used as a church, this space can be reconfigured into three individual suites. 2,400-11,360 Sq Ft. High visibility Suites facing Garden Hwy with daily traffic count of approx 27,000 vehicles.

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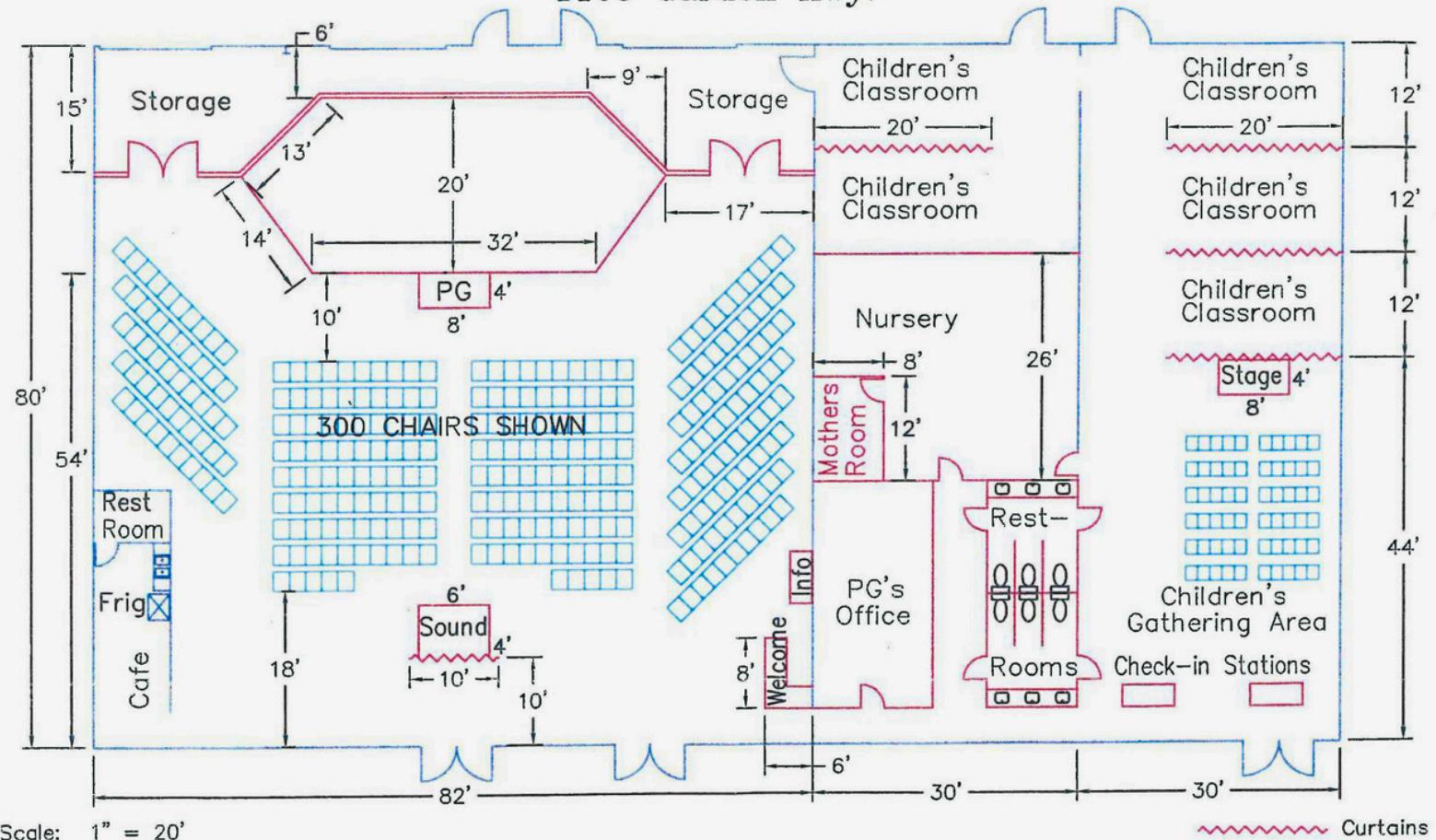
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## Adventure Church of Yuba City 1100 Garden Hwy.



Current layout can be reconfigured. 2,400-11,360 Sq Ft.

Ample parking, landscaping and parking lot lights, monument sign for complex, easy access for trucks, just a few blocks from freeway.

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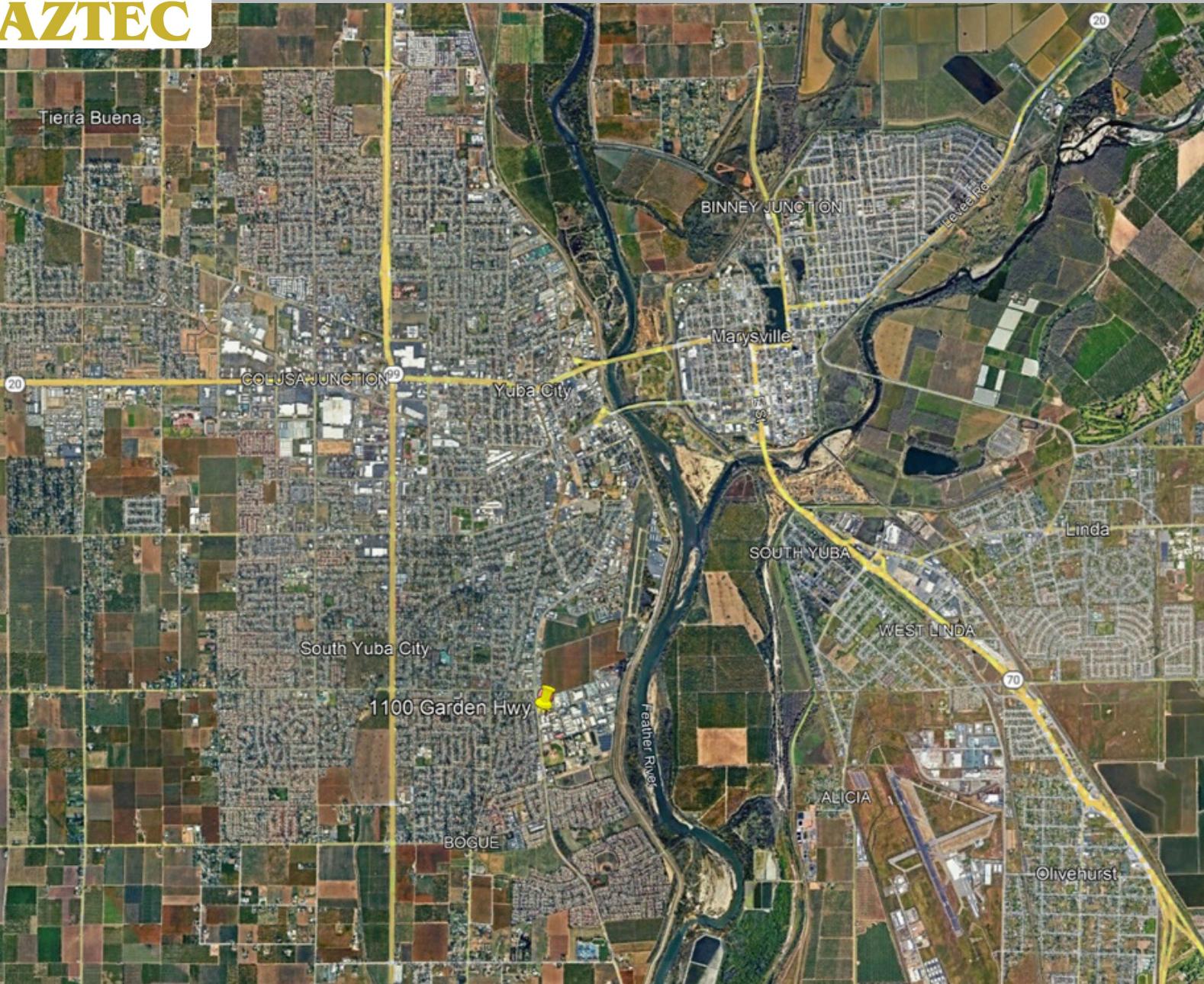
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