



## Large Industrial Property Near Highway

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COMMERCIAL

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# SECTION 1

# Property Information



## PROPERTY DESCRIPTION

Presenting a rare opportunity to acquire an industrial property located in Ukiah. Situated on a 1.53-acre corner lot with dual access points, this versatile facility offers 14,900 square feet of functional space, ideal for a wide range of industrial and commercial operations. The building needs some updating but has 3-phase power, supporting heavy equipment and high-demand electrical needs. An additional outbuilding offers further flexibility for storage, workshops, or auxiliary functions. The fenced lot enhances security and operational control, while I1 zoning allows for a broad spectrum of industrial uses. Located very close to Highway 101's North State Street exit giving the property an excellent logistical position for distribution, manufacturing, or service-based enterprises. This is a compelling opportunity for owner-users or investors seeking a strategic foothold in Mendocino County's growing industrial market!

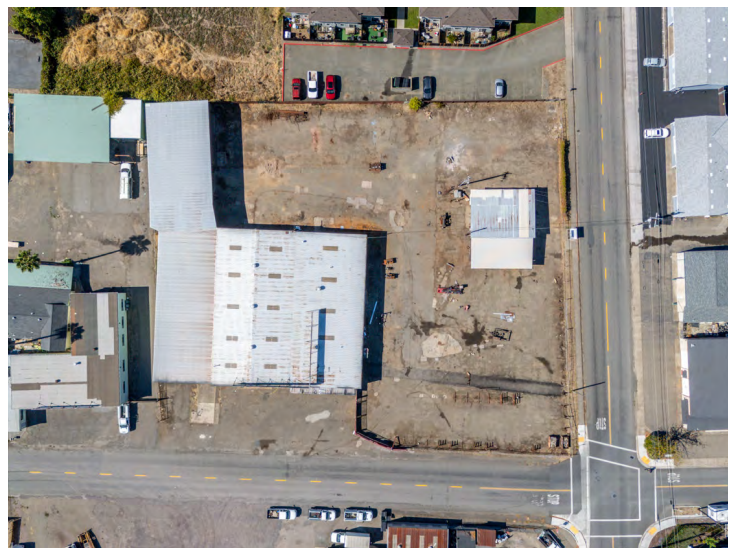
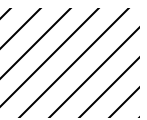
## OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	1.53 Acres
Building Size:	14,900 SF
Zoning:	I1
APN:	170-120-08

## PROPERTY DETAILS

Property Type:	Industrial
Year Built:	1960
Electric:	3 Phase, 440 Volts
Utilities:	Above Ground Public Water & Sewer
Ceiling Height:	12-18'+
Construction:	Concrete, Metal, Steel
Roof:	Metal
Walls:	Metal
Foundation:	Slab
Floors:	Concrete, Other







An aerial photograph of a suburban neighborhood. In the foreground, there are several large commercial buildings and parking lots. A major road runs diagonally from the bottom right towards the center. The middle ground is filled with residential houses and trees. In the background, a large, forested hill rises against a clear sky.

## SECTION 2

# Location Information

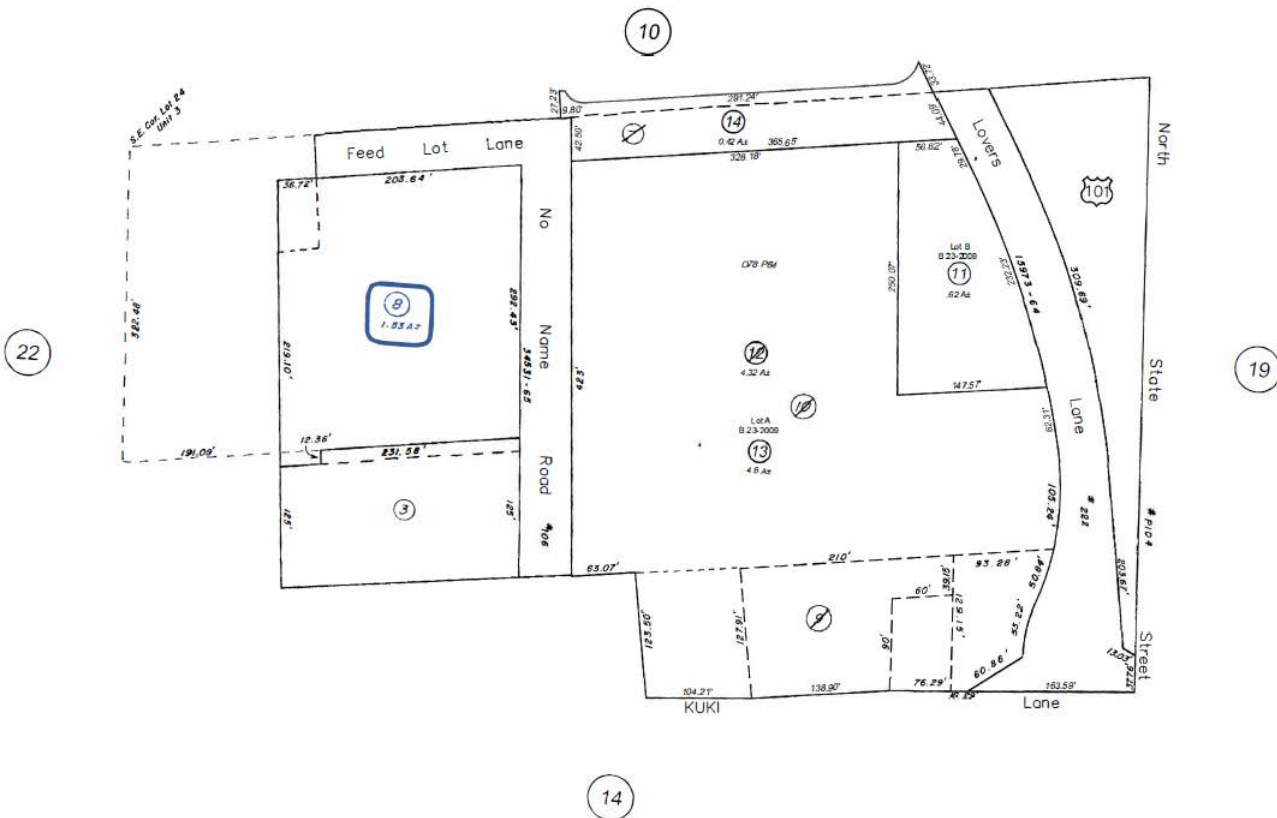
# Assessor Parcel Map

LARGE INDUSTRIAL PROPERTY NEAR HIGHWAY | UKIAH

Por. Lot 87 Yokayo Rancho

154-157

170-12



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map  
County of Mendocino, Calif.  
January 3, 2025



# Aerial Map

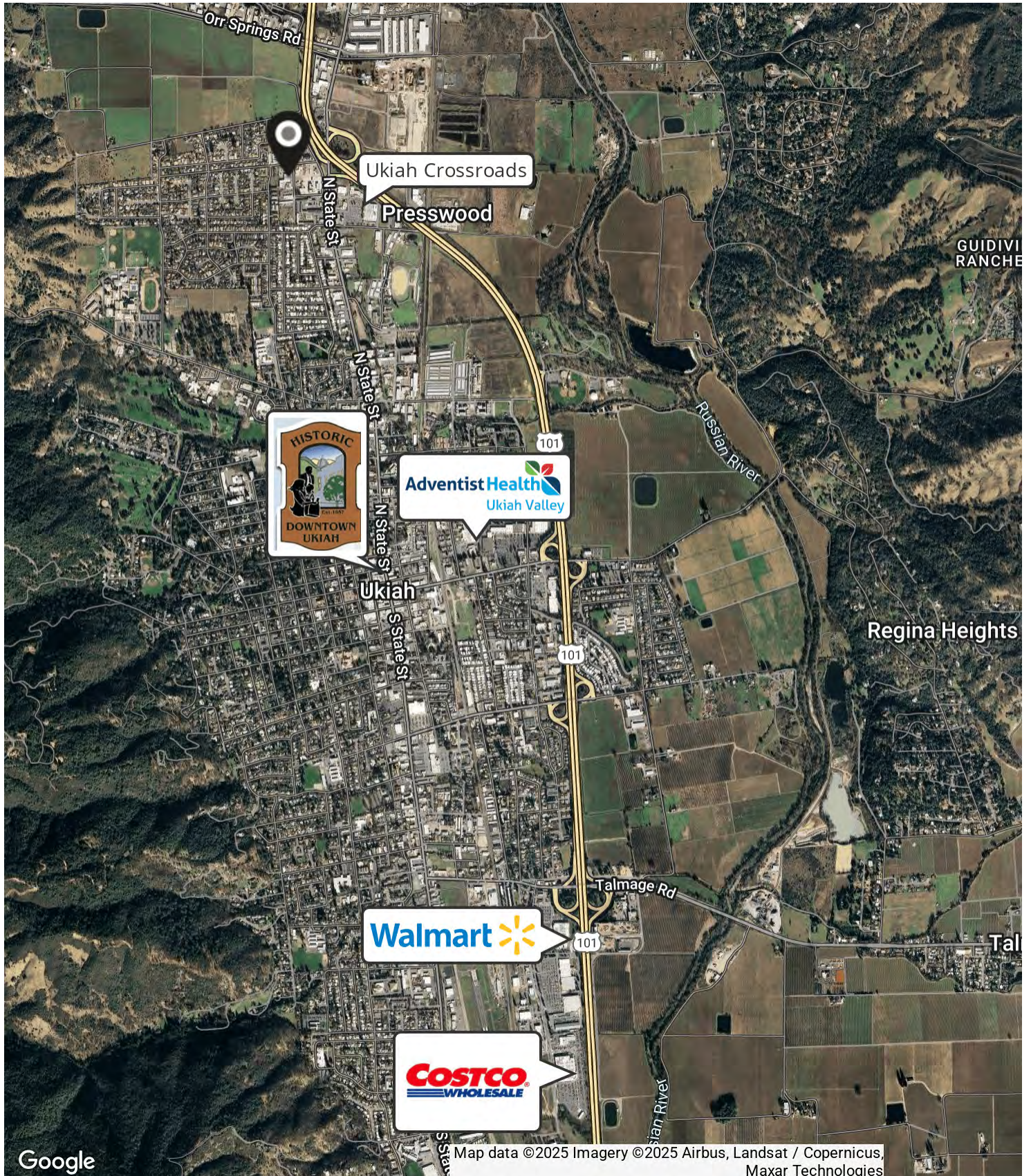
LARGE INDUSTRIAL PROPERTY NEAR HIGHWAY | UKIAH





# Location Map

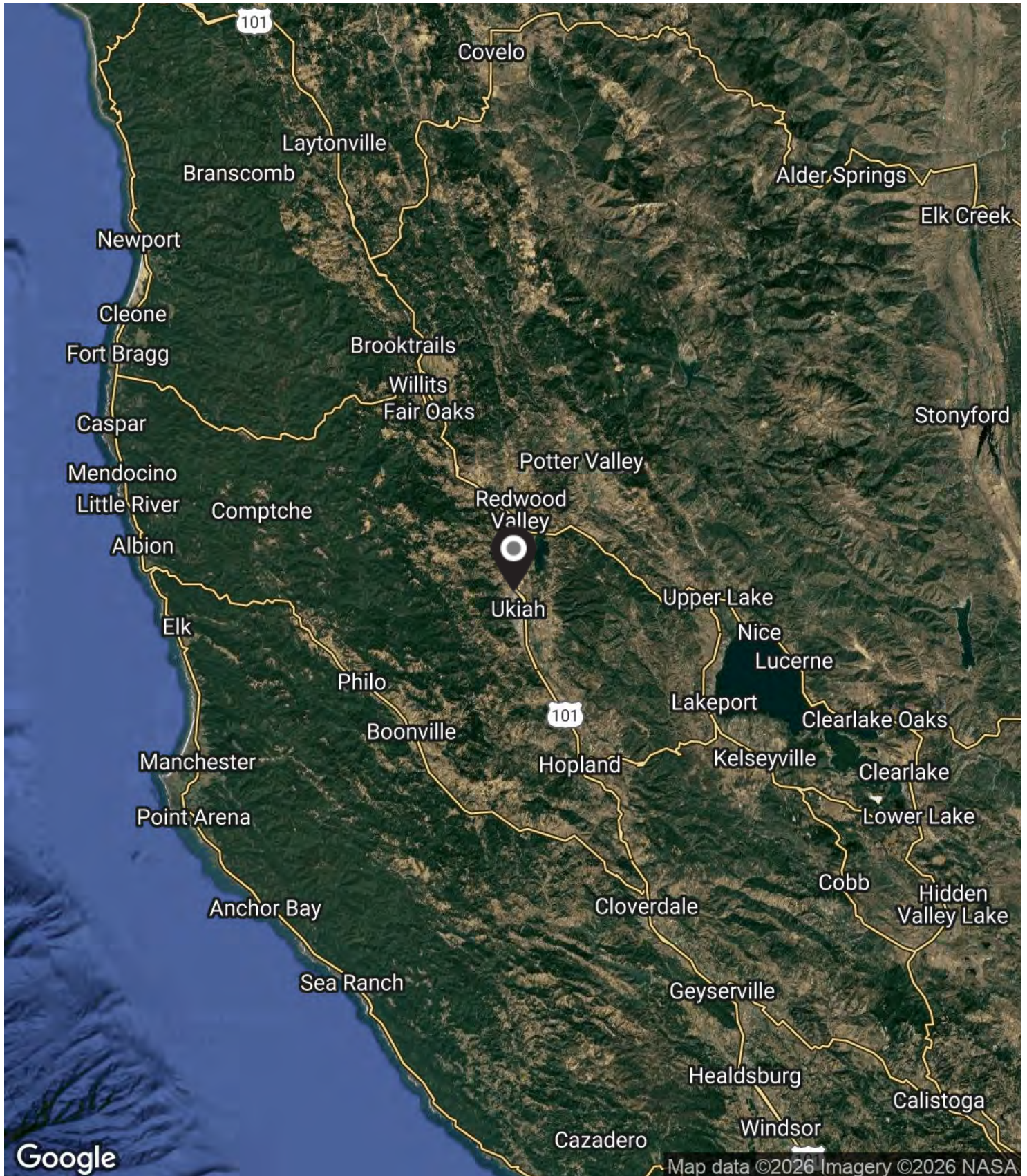
LARGE INDUSTRIAL PROPERTY NEAR HIGHWAY | UKIAH





# Regional Map

LARGE INDUSTRIAL PROPERTY NEAR HIGHWAY | UKIAH







SECTION 3

# Demographics



# Demographics Map & Report

LARGE INDUSTRIAL PROPERTY NEAR HIGHWAY | UKIAH

POPULATION	1 MILE	5 MILES	30 MILES
Total Population	5,013	29,907	107,165
Average Age	38	40	44
Average Age (Male)	37	39	43
Average Age (Female)	40	42	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	30 MILES
Total Households	1,811	11,263	42,399
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$91,494	\$90,094	\$97,821
Average House Value	\$558,101	\$533,550	\$553,631

\* Demographic data derived from 2020 ACS - US Census



Population

**29,907**



Median Home Value

**\$533,550**



Average Household  
Income

**\$90,094**



Average Age

**40**

