



Colliers

Accelerating success.

For Sale or Lease for Owner/User | 18,570 SF
Industrial Building on 6 Acres
2945 Niagara Avenue, Colusa, CA

Spencer Applegate

Senior Vice President
+1 916 563 3004
spencer.applegate@colliers.com
CA Lic. 01938234

Thomas Skeoch

Associate
+1 916 563 6658
thomas.skeoch@colliers.com
CA Lic. 02222937

Property Overview

Property Highlights

- 6 acres
- ±1,200 SF office
- ±540 SF breakroom
- ±18,750 SF warehouse
- All weather site
- Zoning: M2 Industrial
- Cannabis ready
- 1,000 amps electrical service

Location Highlights

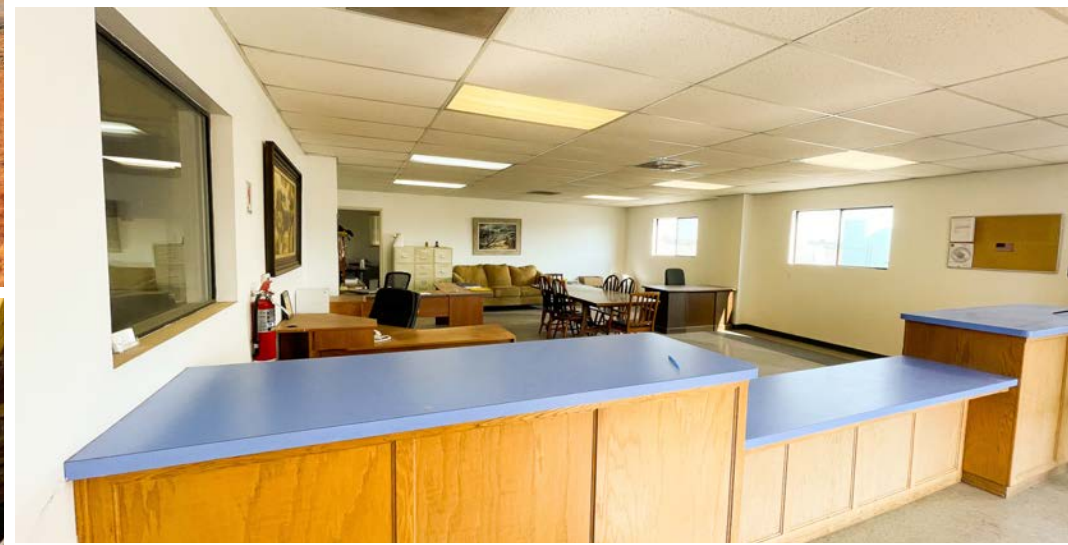
- Located in the Colusa Industrial Park
- Just east of Highway 20
- Close proximity to Colusa County Airport
- 1 hour from Sacramento

Call Broker for Pricing





Property Photos



For Sale or Lease for Owner/User | 18,570 SF Industrial Building on 6 Acres 2945 Niagra Avenue, Colusa, CA

Spencer Applegate

Senior Vice President
+1 916 563 3004
spencer.applegate@colliers.com
CA Lic. 01938234

Thomas Skeoch

Associate
+1 916 563 6658
thomas.skeoch@colliers.com
CA Lic. 02222937



Accelerating success.

Disclaimer

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.