

**CBRE**

# I-5 SERVICE SHOP AND YARD

1475 COUNTY ROAD 99 WEST  
WILLOWS, CA 95988



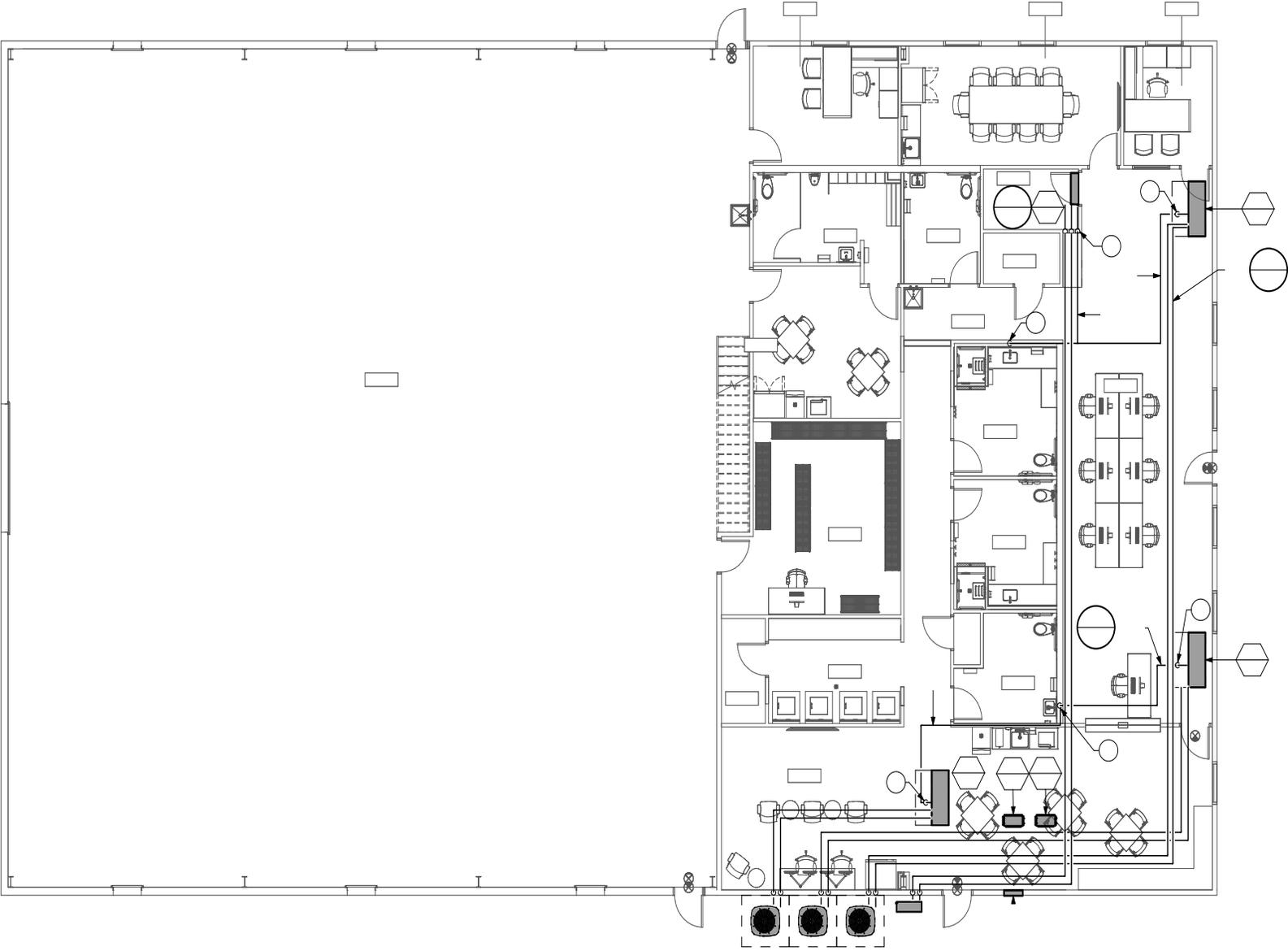
**±11,840 SF ON ±5.35 ACRES  
SPACE FOR LEASE**

# PROPERTY DETAILS

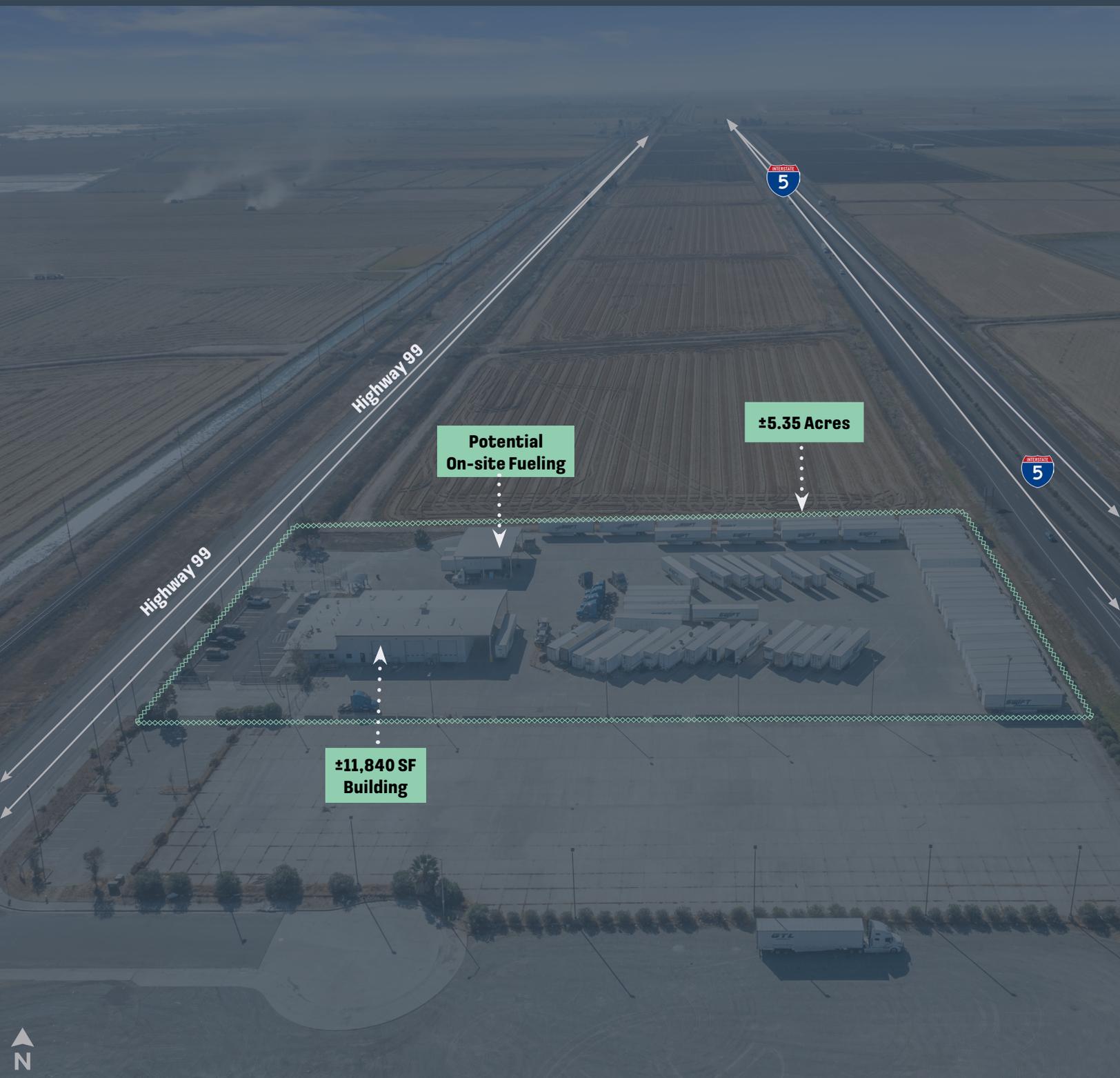
Features	Details
Building SF:	±11,840 SF
Office:	±2,400 SF
Warehouse/Restrooms:	Drivers lounge with Showers/Laundry
Lot Size:	±5.35 Acres
Grade Level Doors:	7
Clear Height:	16'-22'
Power:	800 amps 277/480 volt
Year Built:	1996 - Recently Remodeled 2024 - New Roof
Zoning:	CC / ML / PD (General Commercial, (Light Manufacturing & Planned Development)
Fuel:	Area for potential fuel station
Usability:	Excellent Truck Service and Maintenance shop with fully secured site.
Fence and Lighting:	Fenced in and ample outdoor lighting
Access:	North and Southbound access to interstate 5



# OFFICE FLOOR PLAN



# AERIAL



Highway 99

Highway 99

INTERSTATE  
5

INTERSTATE  
5

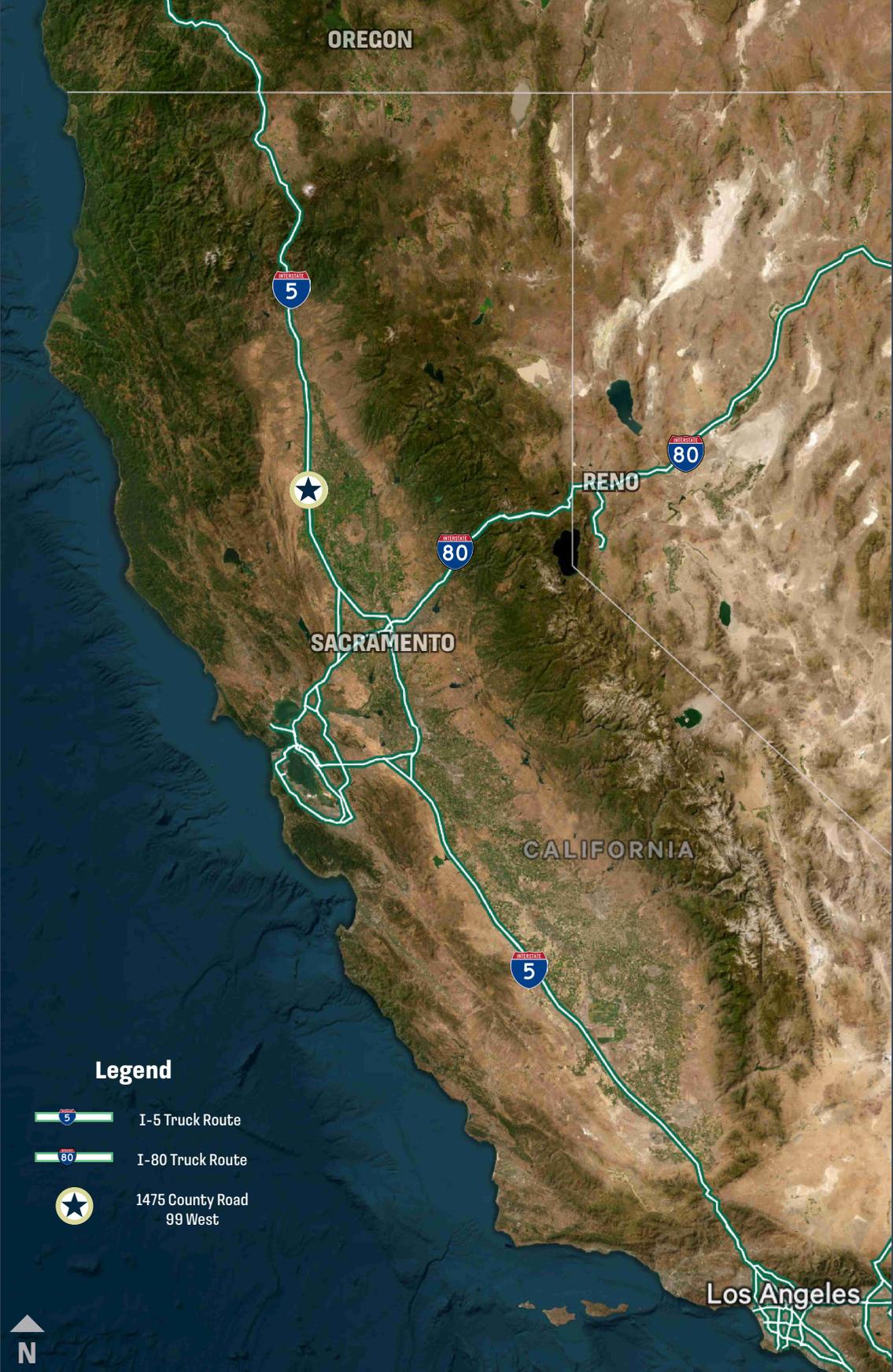
Potential  
On-site Fueling

±5.35 Acres

±11,840 SF  
Building

N

# REGIONAL TRUCKING MAP



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±11,840 SF ON ±5.35  
ACRES  
SPACE FOR LEASE

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**CBRE**

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