

FOR SALE

ASKING PRICE  
**\$975,000**

EAST HUMBOLDT COUNTY • HIGHWAY 299 FRONTAGE

**39057 CA-299**

WILLOW CREEK, CALIFORNIA • COMMERCIAL BUILDING

**5,802**

SQ. FT.

**2018**

YEAR BUILT

**4**

DIVISIBLE UNITS

**24 FT**

CEILINGS

**0.17**

ACRE LOT

A RARE OPPORTUNITY

**MOVE-IN READY. HIGHLY FLEXIBLE.  
BUILT TO LAST.**

This immaculate two-story commercial building sits directly on the Highway 299 corridor with excellent visibility and access, the main artery serving East Humboldt County. Built in 2018 of durable metal construction with no deferred maintenance, the property is vacant and ready for immediate occupancy. Configure it as a single headquarters or divide it into up to four independent commercial spaces across two separate addresses. Heavy 400-amp electrical service, nearby three-phase power, and a 20 kW solar system make this one of the best-equipped commercial buildings in the region.

**FLEXIBLE FINANCING AVAILABLE**

Owner financing with a minimum \$400,000 down payment, or a lease-to-own option at \$5,000/month for up to three years — for qualified buyers.

**ZONED FOR**

- Office
- Warehouse
- Light Mfg.
- Brewery / Food
- Cannabis Use
- Retail
- Distribution
- Wholesale
- Telecom / Data
- Storefront

**CAPACITY**

Occupancy for up to 123 people, six on-site parking spaces plus a loading dock.

**SCHEDULE YOUR PRIVATE TOUR TODAY**

CONTACT FOR SHOWINGS  
**Celia Pimentel-Khatri, Broker/Owner — NorCal Casas Realty**  
707-616-9411 • DRE# 01495444

# PROPERTY FEATURES

39057 CA-299 • WILLOW CREEK, CA

VACANT & READY

## BUILDING STRENGTHS

- Excellent condition, no deferred maintenance
- Two separate business addresses
- Divisible into up to 4 commercial spaces
- Occupancy capacity up to 123 people
- Vacant and ready for immediate occupancy
- Highway 299 frontage on major logistics corridor

## BUILDING CONSTRUCTION

- Durable, low-maintenance metal construction
- Concrete perimeter foundation, insulated crawl space
- Aluminum horizontal siding & metal roof
- Concrete flooring, dual-pane windows
- Ceiling and wall insulation throughout

## INFRASTRUCTURE & UTILITIES

- 24-foot ceilings throughout
- Full HVAC climate control
- 400-amp service, dual 200-amp single-phase panels
- Three-phase power available ~50 ft away
- 20 kW grid-tied solar system
- High-speed internet connectivity
- Connected to community water & sewer

## INTERIOR & EXTERIOR AMENITIES

- Fire sprinkler system
- ADA-compliant restrooms
- Security cameras & security system
- Security & motion lighting, sidewalks

## PARKING & ACCESS

- 6 on-site parking spaces
- 1 loading dock
- Direct road frontage on Highway 299

## POTENTIAL USES

- Distribution facility
- Light manufacturing
- Office building / storefront
- Warehouse & wholesale operations
- Retail service
- Cannabis-related business

## SELLER FINANCING OPTIONS

### Owner Financing

Available with a minimum \$400,000 down payment for qualified buyers.

### Lease-to-Own

\$5,000 per month for up to three years, for qualified buyers.

Buyer to independently verify all permitted uses, financing terms, and zoning with the County of Humboldt.

## STYLED INTERIOR CONCEPT



VIRTUALLY STAGED — FOR ILLUSTRATIVE PURPOSES ONLY, NOT AN ACTUAL PHOTO



ACTUAL INTERIOR PHOTO — DELIVERED VACANT

## A BLANK CANVAS, BUILT RIGHT

Soaring 24-foot ceilings and an open, column-light floor plan give this space true flexibility, ready for your office build-out, showroom, production line, or warehouse racking. The building is delivered completely vacant, so what you build here is entirely up to you.

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