



±11,500 SF Of Clear Span Industrial Buildings + Fenced Lot



OFFERING SUMMARY

Sale Price:	\$1,100,000
Price / SF:	\$95.65
Lease Rate:	\$0.60 SF/month (MG)
Number of Units:	3
Available SF:	4,800 - 11,500 SF
Lot Size:	0.73 Acres
Building Size:	11,500 SF
Zoning:	M1 - Light Industrial
Market:	Sacramento Valley
Submarket:	East Marysville
Cross Streets:	"B" St & 12th St
APN:	009-226-009-000
Seller Carry	Yes - Available

PROPERTY HIGHLIGHTS

- Clear Span Industrial Buildings: ±11,500 on ±0.73 AC
- (2) ±5K SF & ±2K SF Buildings + Fenced Asphalt Yard
- 900 Amps, 480 Volt - 3 Phase Heavy Power | 3 Meters
- 16' Ceiling Height | (8) Ground Level Doors | Concrete Parking
- Full Insulation | Fire Sprinklers | Ready For Immediate Occupancy
- City Utility Services | Semi Turn Around & Pull-Through Capability
- Clean Industrial Space w/ ±800 SF Remodeled Office
- Insulated w/ Skylights Throughout | Clear Height 16'
- Excellent Access To All Major Freeways CA-99, CA-180, I-5
- Flexible Zoning | Water & Air Lines Throughout
- Fully Fenced | Outside Lights, Security Cameras & Concrete Apron

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PROPERTY DESCRIPTION

(3) steel-beam metal freestanding Industrial buildings totaling ±11,500 SF on a fully fenced ±0.73 AC (±31,799 SF) lot. South building of ±4,800 SF: 540 SF office & ±4,000 SF (40' x 100') fully-insulated warehouse w/ 2 private offices, restroom w/ shower & an open area in trophy condition, 18.5' clear height (16.5' at the eaves), 400-amps 3-phase 4-wire power (expandable to 1,200 amps), (2) 12' x 12' automated rollup doors w/ stainless steel in-ground bollards at each entrance, & LED lights throughout. East building of ±4,220 SF (27' x 157') consists of 1 office & restroom on the south side & (2) cold box coolers/freezers (20' x 27' each) on the north side; the middle is wide open warehouse space (27' x 113') w/ 13' clear height, 200-amps 3-phase 4-wire power, (3) 10' x 10' rollup doors w/ east concrete drive access. Connected NE building of ±1,080 SF (24' x 45') is a wide open warehouse w/ 13' clear height, (1) 10' x 10' rollup door, 100-amps 3-phase 4-wire power. North building of ±1,400 SF (24' x 60') is split into 2 sections (24' x 28' & 24' x 32') of wide open warehouse w/ 14' clear height, & (1) 12' x 10' rollup door. Property features a full asphalt fenced yard that is fully secured by various cameras, LED lighting, 8' tall slatted fence, automated entrance gate, hydraulic bollards, wireless keypad entry w/ magnetic locks to the warehouse, & a full fire suppression system (250 PSI, 6" main, 2.5" distribution). Nearby CA-99 access via CA-20 & in-process upgraded CA-70. Flexible industrial zoning allows for many uses allowed in this centrally located Industrial area. Thrifty & expedient alternative to new construction by avoiding a lengthy construction time delay, land acquisition/fees, & high construction costs.

LOCATION DESCRIPTION

Located @ 12th Ave & B St, north of 9th St, South of 14th St, East of CA-70 & West of Yuba St. Marysville is 40 miles north of Sacramento & located in the Sacramento Valley, bordered on the south & east by the Yuba River & the west by the Feather River, with the two rivers converging southwest of the city. Known as a vibrant center of distinctive shopping, dining & entertainment, Marysville is what Main Street was meant to be. Stroll along tree-lined Historic D St with its cafes, galleries, boutiques & specialty stores, & many festivals/open air markets. Nearby tenants include Dutch Bros Coffee, Starbucks, O'Reilly Auto Parts, Dollar General, Panda Express, Round Table Pizza, Jimmy John's, AT&T, Lakeside Indian Cuisine Bar & Grill, Tri Counties Bank, River Valley Community Bank, Marysville Fire Department, & many others!



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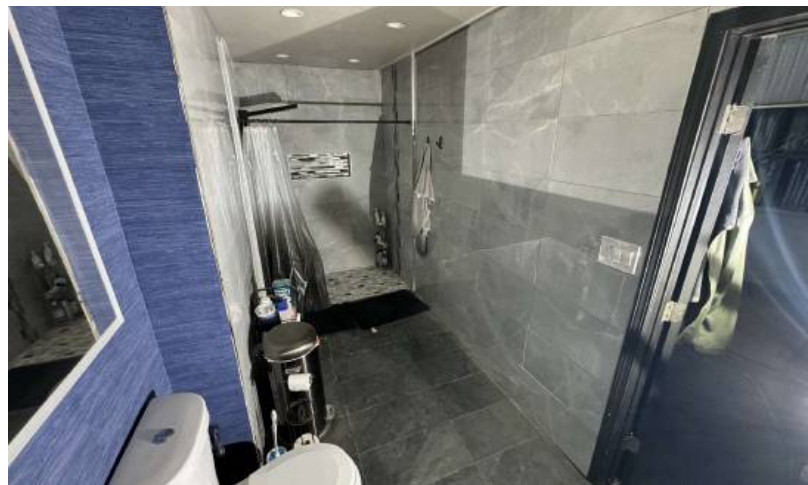
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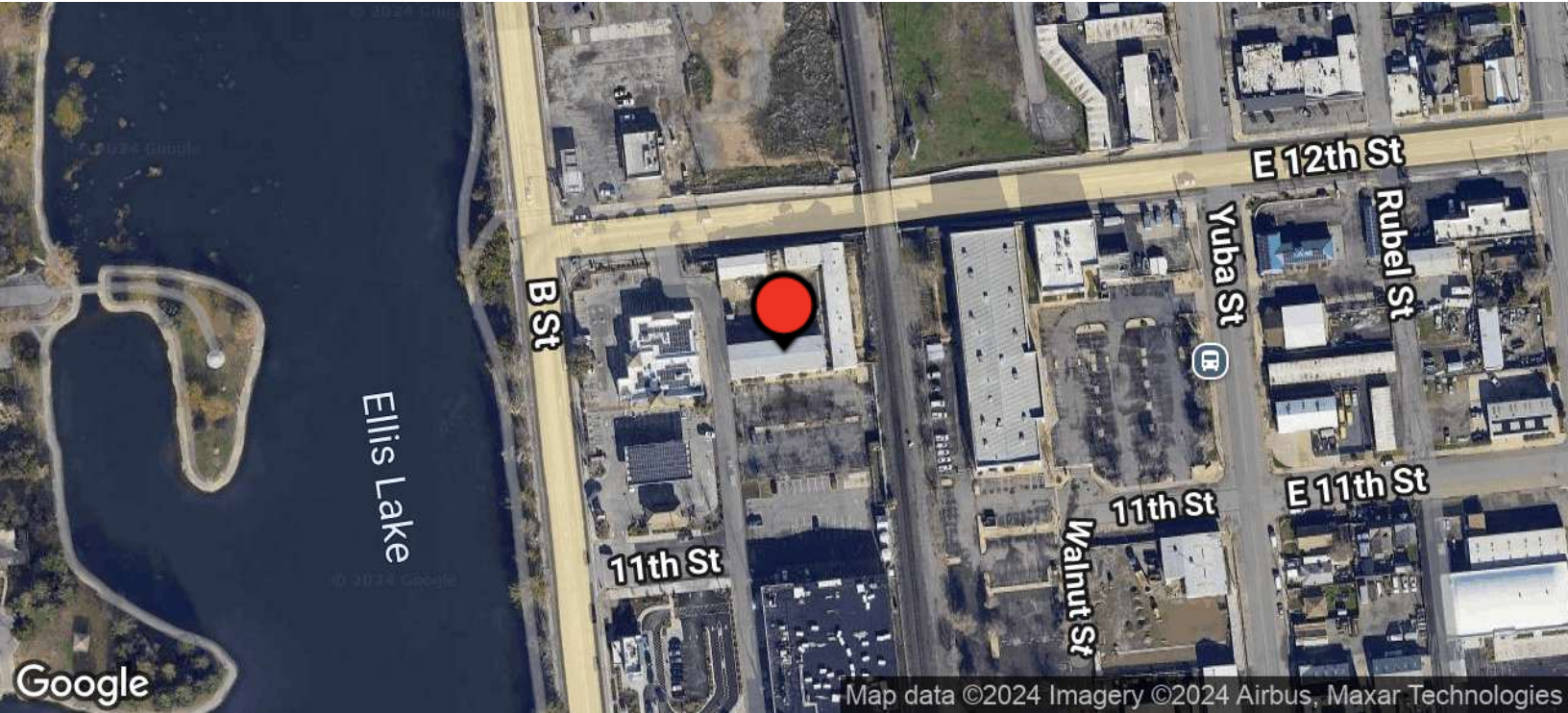
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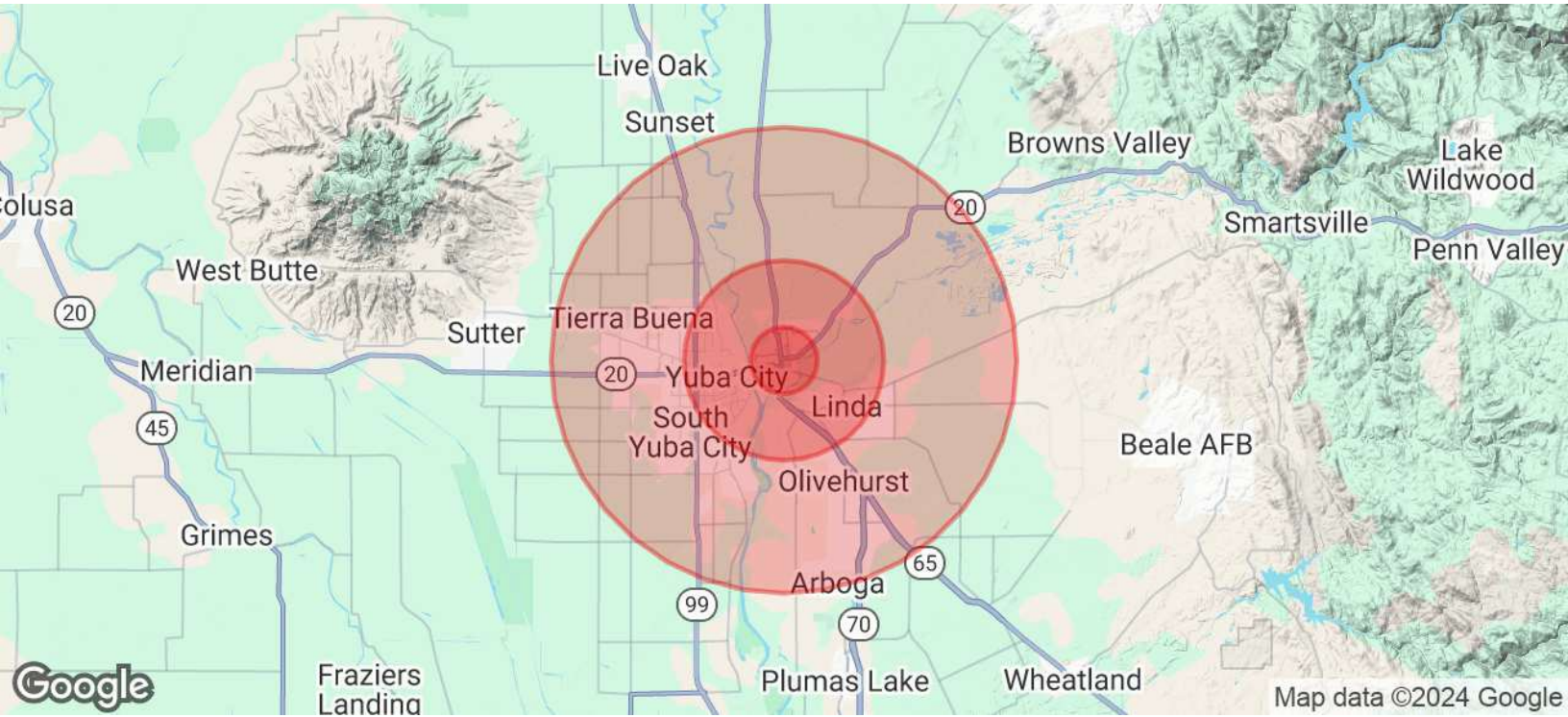
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POPULATION	1 MILE	3 MILES	7 MILES
Total Population	8,967	61,426	135,317
Average Age	38	37	38
Average Age (Male)	36	36	37
Average Age (Female)	40	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	7 MILES
Total Households	3,429	21,060	44,374
# of Persons per HH	2.6	2.9	3
Average HH Income	\$65,998	\$72,149	\$87,892
Average House Value	\$297,992	\$349,108	\$398,279

Demographics data derived from AlphaMap

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