



# FOR SALE, LEASE OR BUILD TO SUIT

IOS Property | ±3 - 28 Acres



Rancho Road

3598 RANCHO ROAD | WHEATLAND, CA

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# The Opportunity

Rare IOS opportunity offering 3 to 28 acres available for sale, lease, or build-to-suit along the rapidly growing Highway 65 corridor in Wheatland, CA. The secure site features direct Highway 65 frontage, excellent access, and the ability to accommodate up to  $\pm 300,000$  SF of improvements, directly across from the Hard Rock Hotel & Casino Sacramento expansion. Flexible M-1 Light Industrial zoning, existing utilities, and planned regional sewer infrastructure improvements enhance long-term development potential, making this site ideal for IOS users, contractors, manufacturers, and logistics operations seeking scale, visibility, and future upside.



Accommodate up to  
 $\pm 300,000$  SF



Secure Site  
& Access



Highway 65 Frontage  
w/ Easy Access



Near Hard Rock Hotel  
Casino Expansion



# Site Plan

The property is generally zoned for industrial use (M-1 / Light Industrial - Yuba County), allowing for a wide range of uses including:

- Industrial outdoor storage (IOS)
- Manufacturing and fabrication
- Warehousing and distribution
- Contractor yards and equipment storage



Multiple parcel splits available

Rancho Road

## Utilities

- Power : TBD
- Water: Well
- Sewer: Septic
- Electricity & Gas: PG&E

# Major Economic Driver

The property is located just across the freeway from **Hard Rock Hotel & Casino Sacramento** at Fire Mountain, which is undergoing a massive multi-phase expansion that will significantly impact the surrounding area.



Rancho Road

CALIFORNIA  
65

Forty Mile Road

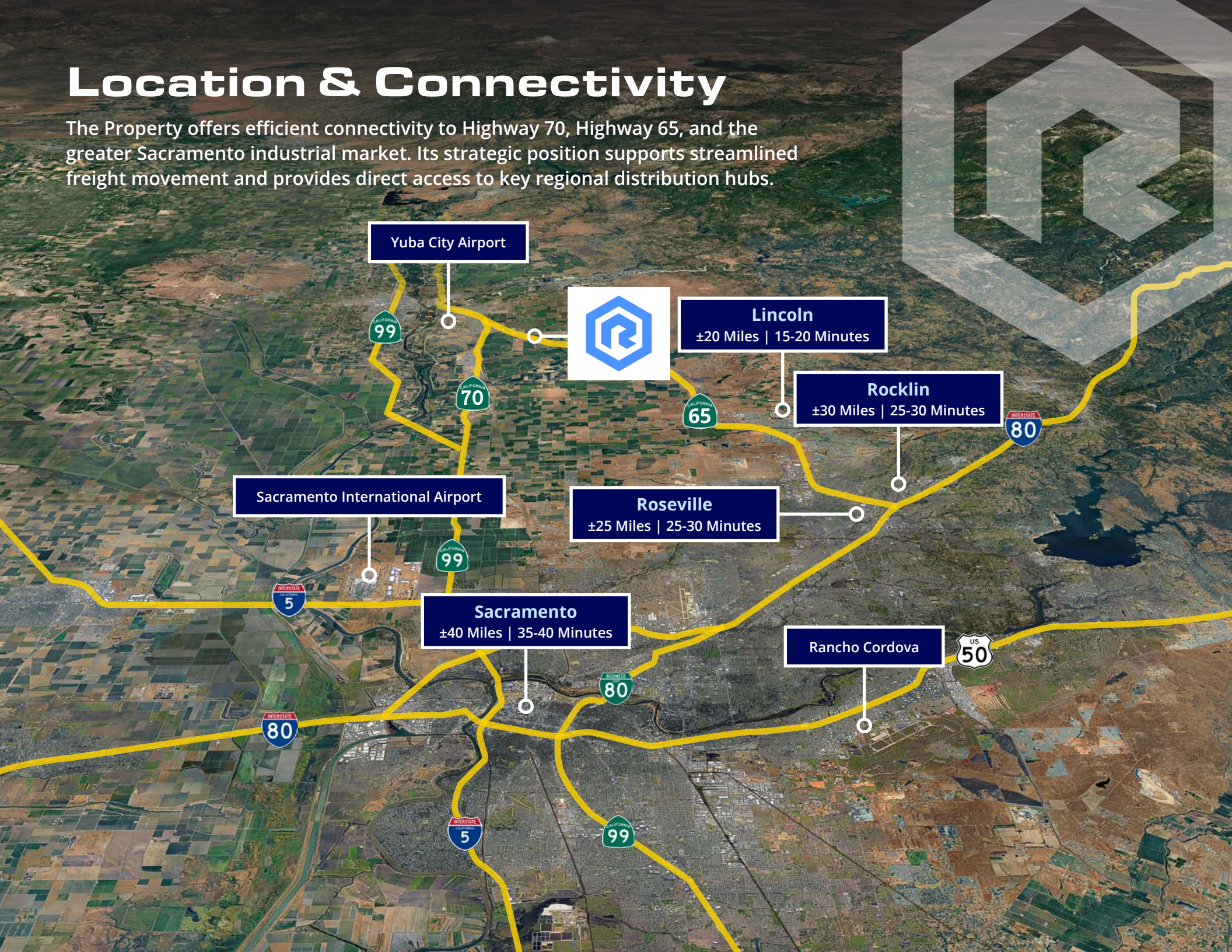
Highway 65 Access

**Hard Rock**  
HOTEL & CASINO

- Planned \$2B-\$4B development transforming the site into a regional entertainment destination
- Expansion spans approximately 350 acres of adjacent land
- Includes retail, restaurants, hotel/resort components, sports facilities, and entertainment venues
- Expected to generate thousands of jobs and significant regional economic growth

# Location & Connectivity

The Property offers efficient connectivity to Highway 70, Highway 65, and the greater Sacramento industrial market. Its strategic position supports streamlined freight movement and provides direct access to key regional distribution hubs.



Yuba City Airport



Lincoln

±20 Miles | 15-20 Minutes

Rocklin

±30 Miles | 25-30 Minutes

Sacramento International Airport

Roseville

±25 Miles | 25-30 Minutes

Sacramento

±40 Miles | 35-40 Minutes

Rancho Cordova

# Transportation At-A-Glance

CITY	DISTANCE (MILES)
San Francisco, CA	123
Reno, NV	119
Los Angeles, CA	422
San Diego, CA	542
Boise, ID	541
Portland, OR	541
Las Vegas, NV	602
Salt Lake City, UT	637
Seattle, WA	714
Phoenix, AZ	797
Denver, CO	1,152

PORTS	DISTANCE (MILES)
Port of West Sacramento	42
Port of Oakland	118
Port of San Francisco	137
Port of Los Angeles	447
Port of Long Beach	449





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