

1100 GARDEN HIGHWAY YUBA CITY, CA 95991

3,300 Sq. Ft. Total Available Space



FOR LEASE



ABOUT THE PROPERTY

Approx 3,300± sq. ft. Located at the entrance to Yuba City's Industrial Park, corner of Garden Hwy and Epley Dr. This high-visibility location benefits from a daily traffic count of over 27,000 vehicles, offering excellent exposure and accessibility. Approx 1300 Sq Ft Air Conditioned space, and 2000 Sq Ft Warehouse space.

PROPERTY FEATURES

- Ample parking
- Sign Monument
- Suite faces Garden Hwy
- 27K daily traffic
- Gated complex
- Well established businesses
- Parking lot Lights
- Easy truck access

JOHN P. OCHIPINTI
BROKER LICENSE
#00560647



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469 Century Park
Drive, Yuba City
CA 95991



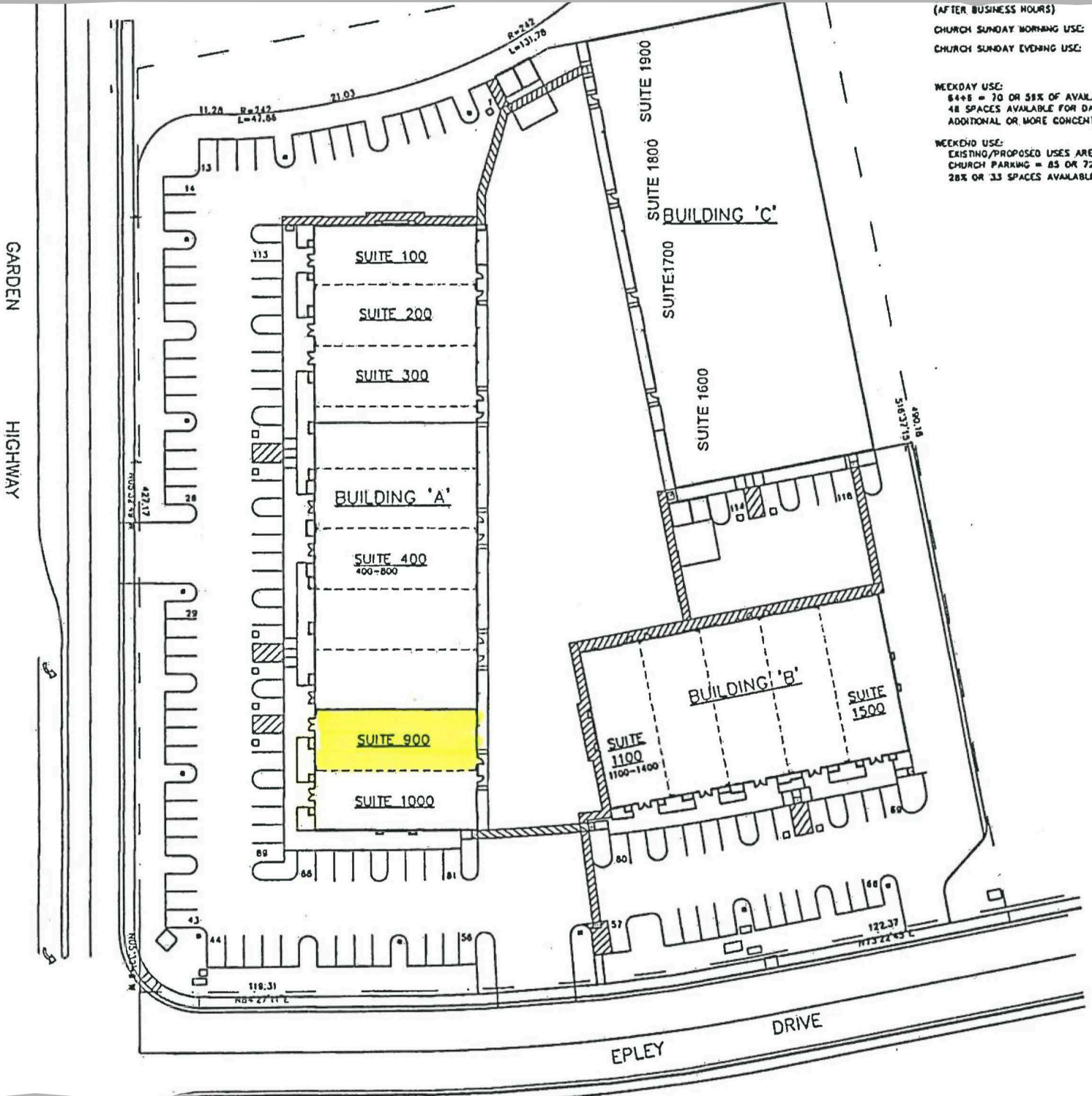
530-301-4422

*Disclaimer: This information is deemed reliable, but not guaranteed. All interested parties are encouraged to complete any and all inspections to satisfy themselves as to condition of property.

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Site Map



(AFTER BUSINESS HOURS)
 CHURCH SUNDAY MORNING USE:
 CHURCH SUNDAY EVENING USE:
 WEEKDAY USE:
 8445 = 70 OR 58% OF AVAILABLE P/
 48 SPACES AVAILABLE FOR DAYTIME
 ADDITIONAL OR MORE CONCENTRATED
 WEEKEND USE:
 EXISTING/PROPOSED USES ARE NOT IN
 CHURCH PARKING = 85 OR 72% OF A
 28% OR 33 SPACES AVAILABLE FOR A

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