

OWNER USER OPPORTUNITY | 21,500 SF | HIGH TRAFFIC CORRIDOR



1107-1111 GIBSON ROAD

WOODLAND, CA

Marcus & Millichap
THE MOROZ DRAKE GROUP

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OFFERING SUMMARY

SALE PRICE
\$1,850,000

PRICE PSF
\$86.05

SALE SUMMARY

Sale Price	\$1,850,000
Price/SF	\$86.05
Gross Square Feet	±21,500 SF
Building A Square Feet	±16,200 SF
Building B Square Feet	±5,300 SF
Paved Yard Space	±11,500 SF
Total Lot Size	±0.92 Acres
Clear Heights	12'-30' (Clear Span Construction)
Number of Units	2
Zoning	CMU-E: Corridor Mixed Use—East St (City of Woodland)
Year Built	1955
Construction Type	Clear Span (Building 1) Pole Barn (Building 2)
Grade Level Doors	7
Power	400 Amps
Assessor Parcel Number	006-462-023-000

INVESTMENT HIGHLIGHTS

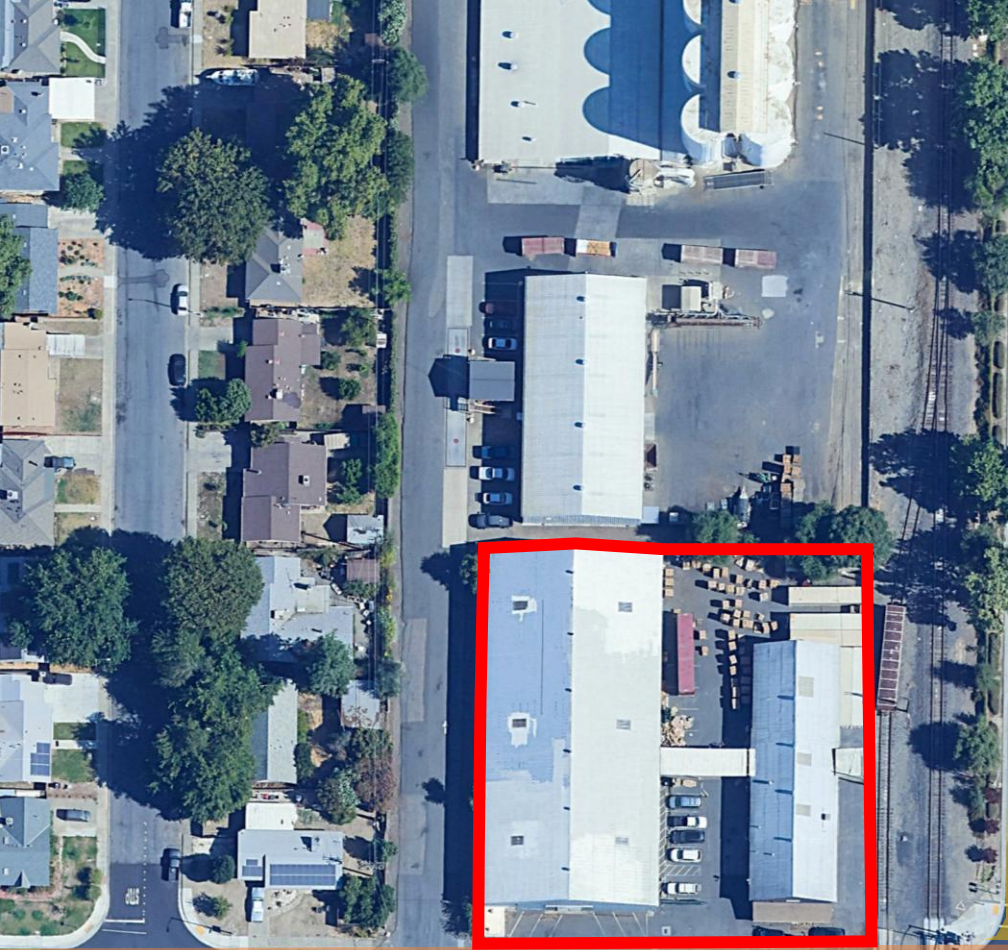
- OWNER-USER OPPORTUNITY WITH POTENTIAL RENTAL INCOME TO OFFSET OWNERSHIP COSTS
- HIGH VISIBILITY, HIGH TRAFFIC LOCATION (31,000+ VPD)
- ±11,500 SF OF SECURE PAVED YARD SPACE
- PRICED WELL BELOW REPLACEMENT COST & RELEVANT COMPS
- EXCELLENT CLEAR HEIGHTS, CLEAR SPAN CONSTRUCTION
- PROPERTY TO BE DELIVERED VACANT AT CLOSE OF ESCROW

INVESTMENT OVERVIEW

1107-1111 Gibson Road in Woodland presents a compelling opportunity for an owner-user or investor to acquire two extremely well-located industrial buildings at one of Woodland's most trafficked intersections. The property's configuration allows buyer's flexibility to occupy a portion of the property and lease the remaining space, helping owners offset occupancy costs.

The property consists of two buildings of $\pm 16,200$ SF and $\pm 5,300$ SF, respectively with a sizable paved yard for vehicle and equipment storage. The buildings have seven roll-up doors, tall clear heights, and clear-span construction, maximizing storage space at the facility. The property is strategically positioned just 0.75 miles from Highway 113, offering convenient access to I-5 and I-80.

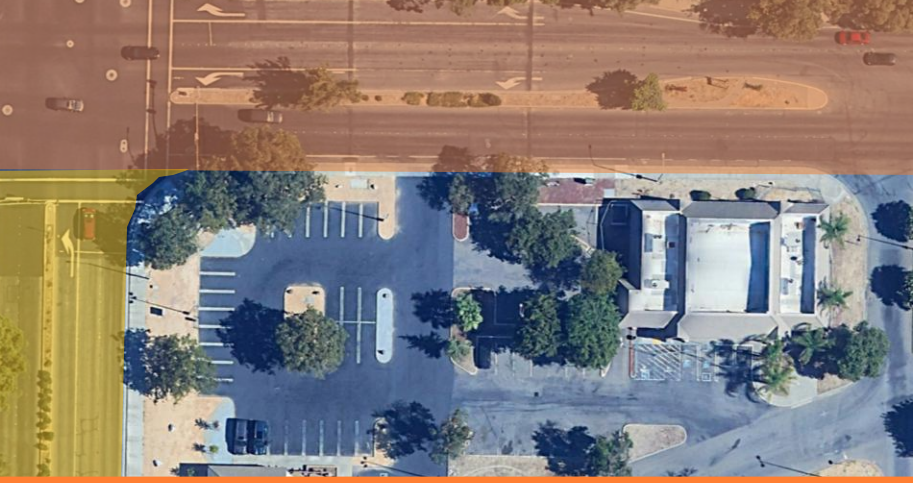
The building is offered below the cost of comparable metal buildings in Woodland, which have seen an average sale price of \$119.25 per square foot since Q2 2025. Comparable small-bay industrial properties in the immediate vicinity indicate pro-forma rents of roughly \$0.75 per square foot NNN, allowing an owner-user to occupy a portion of the property while leasing the remaining suite to generate income and reduce occupancy costs. Industrial market fundamentals in Woodland remain strong, with vacancy for comparable properties reported at just 2.1% as of Q4 2025 (CoStar Analytics). Demand for these properties continues to be bolstered by a structural shortage of supply, as new small-bay industrial development remains limited due to high land prices, construction costs, and entitlement barriers throughout Northern California. As a result, existing small-bay industrial assets—particularly those suitable for owner-operators—remain scarce and highly sought after, supporting stable occupancy and long-term rental growth potential.



GIBSON ROAD | 22,000+ VPD



EAST STREET | 9,200+ VPD









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