



FOR SALE OR LEASE

±52,473 SF Industrial Warehouse with Large Secured Yard



1260 & 1306 FURNEAUX ROAD | OLIVEHURST, CA

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The Opportunity

Rare IOS opportunity offering ± 12.23 acres of usable industrial land with approximately $\pm 52,473$ SF of improvements at 1260 & 1306 Furneaux Road in Olivehurst, CA. The property delivers a unique combination of warehouse, office, and expansive yard ideal for storage, fleet operations or manufacturing users requiring heavy power and operational flexibility. Industrial zoning allows for a wide range of uses, while proximity to major transportation corridors enhances accessibility. Large scale yard sites of this caliber are increasingly scarce, making this a compelling opportunity to own or lease.



**1,000 Amps
of Power**



**IOS - Low
Coverage Site**



**Business Friendly
County**



**Flexible Industrial
Zoning**



Building Specifications

Building SF ±52,473 SF

Acres ±12.23

Yard Area ±286,000 SF, partially improved and secured

Diesel Tank 500 gallons

Office

- ±2,000 SF Main Office
- Yard Manager Office

Clear Height ±17.0' (eave) to ±19.6' (center)

Column Spacing ±30' x 35', with ±60' x 30' open span in center bay

Breakroom ±63' x 20' located within warehouse

Construction Metal industrial facility

Bridge Crane 30 Tons

Grade Level Doors

- Two (2) 18' x 14'
- Four (4) 16' x 14'
- One (1) 12' x 14'

Dock Positions Two (2) 30' - 32'

Multiple ingress/egress points throughout site

Additional Improvements

Warehouse Pop-Outs:

- South: ±21' x 40'
- North: ±30' x 40' with one (1) 10' x 12' grade level door

Overhangs

- West Side: ±12'
- East Side: ±19'

Sprinklered

500-gallon diesel tank

Metal industrial facility

1,000 amps of power

Rail-served capability and heavy industrial functionality

Water & Sewer

Olivehurst Public Utility District

Electricity & Gas

Pacific Gas and Electric Company

Site Plan



1260 Furneaux Road

Office

Warehouse

1306 Furneaux Road

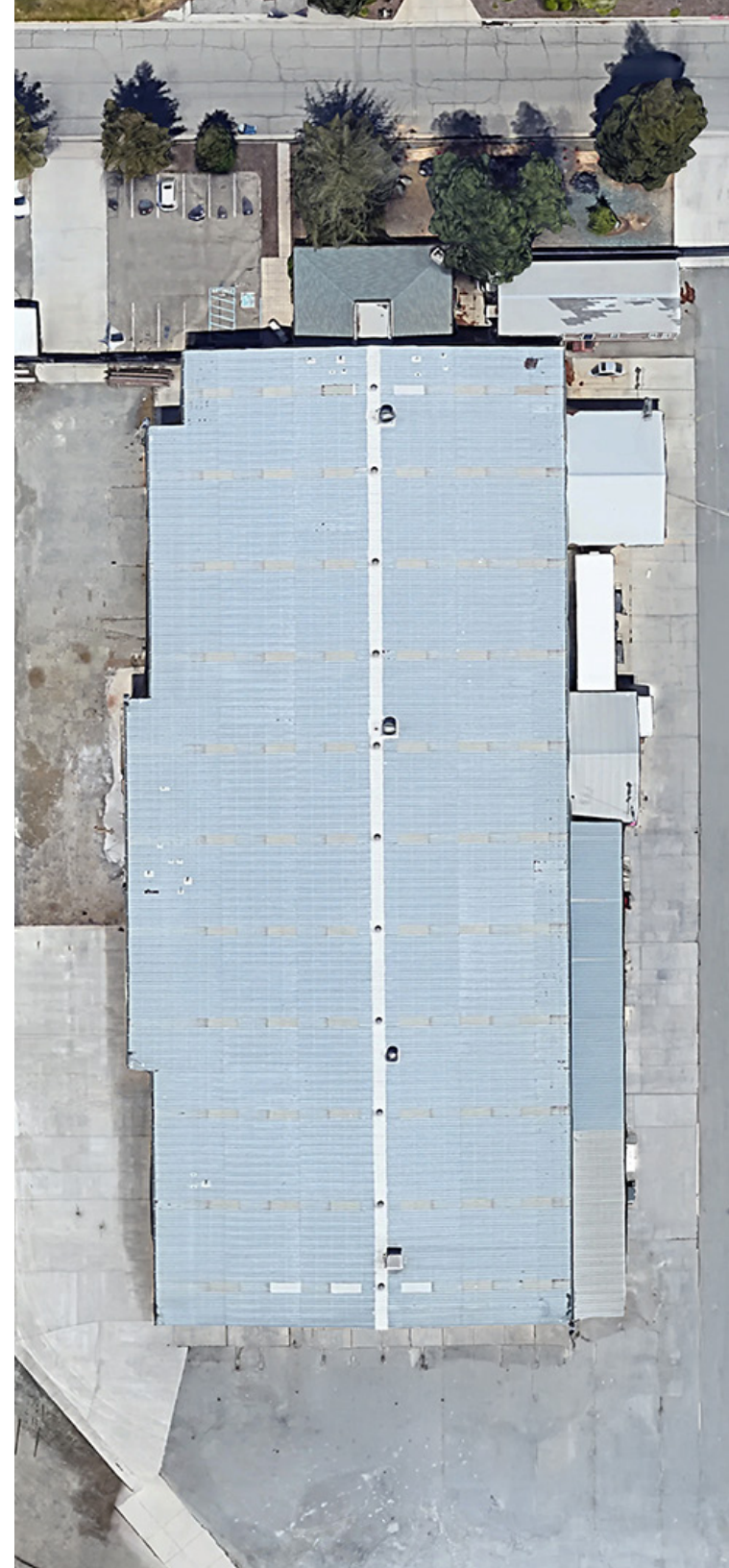
Furneaux Road

Yard Manager Office

Exterior Docks

Former Active Rail Line
Melody Road

Floor Plan



Property Photos



[View More Photos >](#)



Area Overview

Strategically positioned within the Yuba-Sutter region, the Property offers immediate access to major transportation corridors and the broader Sacramento industrial network.



Highway 70 Access

Yuba City Airport



Location & Connectivity

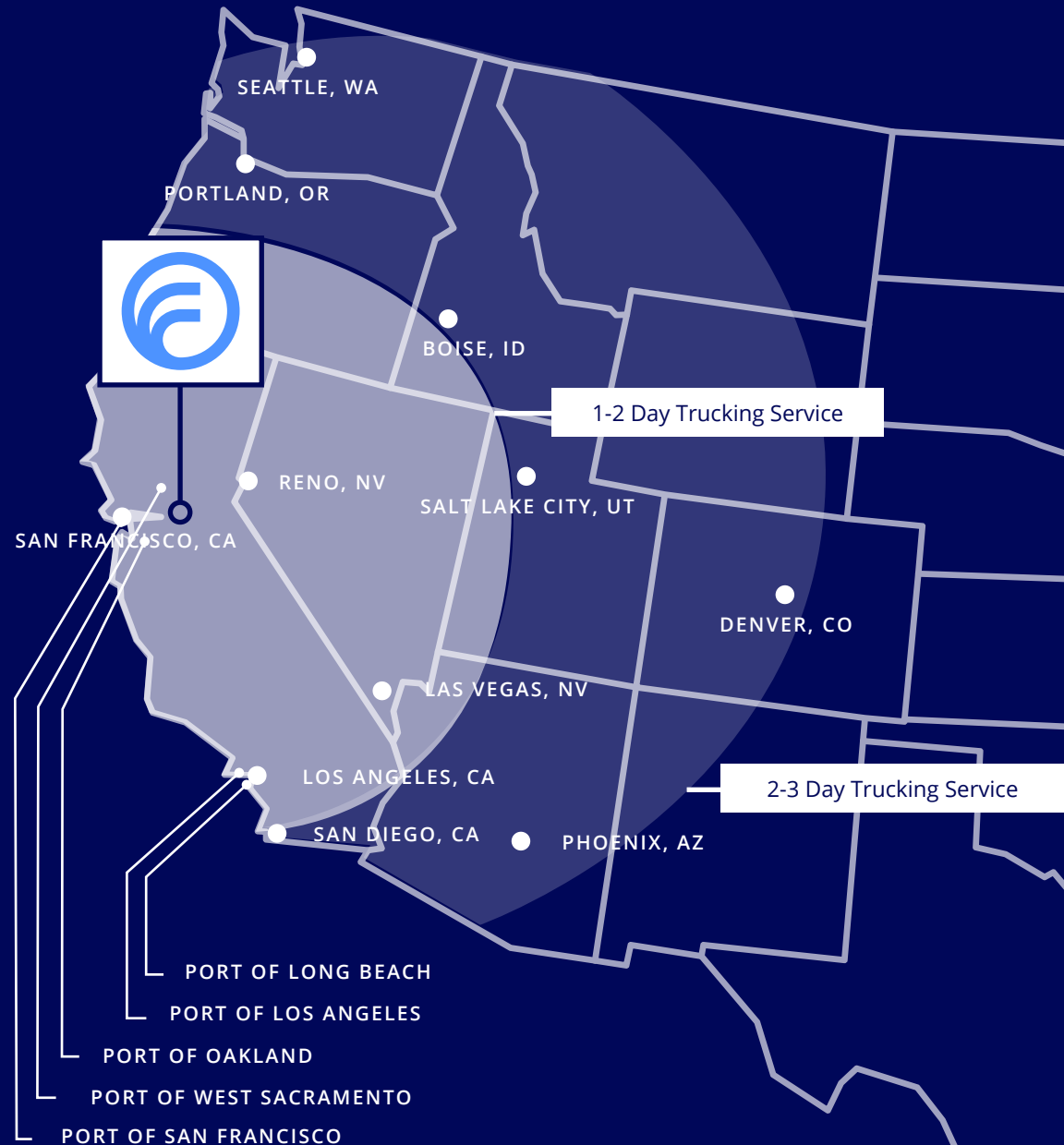
The Property offers efficient connectivity to Highway 70, Highway 65, and the greater Sacramento industrial market. Its strategic position supports streamlined freight movement and provides direct access to key regional distribution hubs.



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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