



FOR SALE, LEASE OR BUILD TO SUIT

IOS Property | ±3 - 20 Acres



Rancho Road

3598 RANCHO ROAD | WHEATLAND, CA

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The Opportunity

Rare IOS opportunity offering 3 to 20 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.



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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