

**For Sale  
Or  
Lease**



## **2650 Ivy Street Live Oak, CA**

### **PROJECT FEATURES:**

- 4,500 +/- Sq. Ft.
- 14,000 Sq. Ft. fenced and graveled yard/parking lot
- Existing office and restroom facilities
- Zoned M-1
- 90% SBA financing available
- \$0.25 per Sq. Ft. NNN
- \$215,000

### **DESCRIPTION**

A well located and hard to find M-1 zoned industrial building in Live Oak, CA. Newly refurbished and ready for immediate occupancy. Fenced and graveled yard space included.

### **Contact:**

**Zac Repka**

(530) 671-0000 x14  
zac@wmmt.com  
DRE#01451649



Meagher & Tomlinson  
1007 Live Oak Blvd  
Yuba City, CA 95991  
(530) 671-0000

[www.wmmt.com](http://www.wmmt.com)