

(530) **671-0000** 4,130 SF OF OFFICE/WAREHOUSE

1007 LIVE OAK BLVD., SUITE A4  
YUBA CITY, CA 95991

## **FOR LEASE**

### **3380 Industrial Drive, Yuba City**

**IDEAL FOR SMALL CONSTRUCTION OR INDUSTRIAL RELATED BUSINESSES.**

- Approximately 1,100 square feet of conditioned space with just over 3,030 square feet of shop/warehouse space.
- Conditioned space is divided up into 3 separate offices, kitchenette and two rest rooms.
- Shop spaces are divided equally, both with separate entrances from the conditioned space and roll up, grade level, doors at the rear of the building with access on the West end of the property.
- Ample parking utilizing a large parking area in the front of the building, street parking and a gate-secured parking area on the side and rear of property.
- **Property is value priced at \$1,200 per month.**



## **JOSH TOMLINSON**

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