

## Warehouse Yuba City, California



**Description:** 12,800 square foot concrete tilt constructed warehouse. Includes four 12X14 ft. roll up doors, four man doors and approximately 500 square foot office and restroom inside the building. Height is 18 ft. clear.

**Current Use:** Moving and Storage of household goods.

**Site:** Approximately .5 acres. Additional land is available to the north.

**Utilities:** Water and sewer with City of Yuba City. Electric and gas through PG&E.

**Lease:** Marysville Van and Storage Company. Leased through April 30, 2010. Lease rate is \$2,400 monthly with landlord paying taxes, insurance, maintenance. Lessee pays all utilities, janitorial, sidewalks, paved areas.

**Price:** \$595,000

**Terms:** Cash. There are no loans.

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