



FOR SALE OR LEASE

INDUSTRIAL/WAREHOUSE BUILDING

Location: Agripark Road; Sutter County, CA

APN: 13-270-120

Zoning: FPARC, Food Processing, Agricultural and Recreation Combining District

Building Size: 8000 Square Feet with 2000 Square Feet Awning

Building Features: Metal with concrete slab

Outside Area: 3.69 Acres (160,712+/- Square Feet)

Terms: Sale: \$535,000.00 **REDUCED \$496,000.00!!**  
Lease: \$4,400.00/month gross

Comments: This building well located and easily accessible. The building is open except for rest-room.

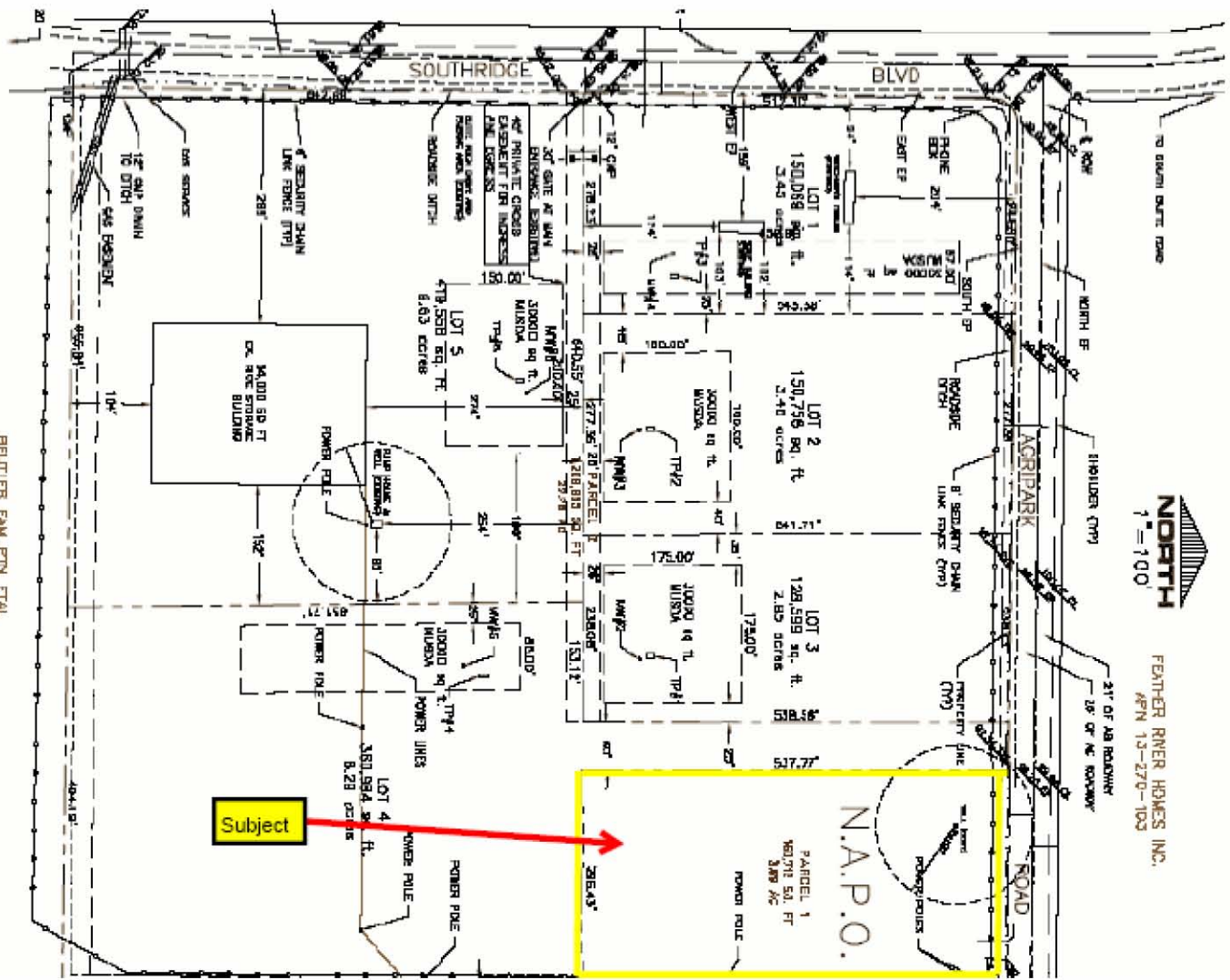
FOR FURTHER INFORMATION CONTACT

**Fred Northern**  
**(530) 671-0000**

The information contained herein has been given to us by the owner and/or other sources believed to be reliable. We have no reason to doubt its accuracy, but this information is not warranted or guaranteed accurate or correct, and no warranty or guarantee is expressed or implied. All information should be verified prior to purchase or lease.

**COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT**

**1007 LIVE OAK BLVD.,#A-4 · YUBA CITY, CA 95991 · (530) 671-0000 FAX (530) 671-2717**



FEATHER RIVER HOMES, INC.  
APN 13-270-103

BEUTLER FAN PTN ETAL  
APN 13-270-102



