

Skyway Business Park Olivehurst, CA

Available For Sale



This won't last long!

Due to the poor economy, we've SLASHED our PRICES!

7,920 SF Buildings

- Unimproved Buildings: Sale Price: \$475,200
- Improved Buildings: Sale Price: \$530,640
- Improvements include: 427 SF \pm Office w/ HVAC, 64 SF \pm ADA compliant Restroom, warehouse track lighting system, each building in the Business Park includes dual skylights.
- Available Seller Financing: With 10% down, seller will finance the purchase and receive interest only payments for the first five years of the loan. Interest for the first 30 months will be 7% per annum; interest for the final 30 months will be 7.5%.

Meagher & Tomlinson
1007 Live Oak Blvd
Yuba City, CA 95991
(530) 671-0000
(530) 671-2717

www.wmmt.com

Fred Northern
(530) 701-5216
fred@wmmt.com
DRE Lic. # 01075027

OR

Zac Repka
(530) 870-7778
zac@wmmt.com
DRE Lic. # 01451649

- **Easy Access to Highways 20, 99, 65, & 70**
- **Next to Yuba County Airport**
- **Side and Rear Paved Yard Area**
- **Pre-engineered Metal Buildings**
- **27,225 SF +/- Parcels**
- **Power: 400 Amps**
- **Ground Level Doors: 4 – 10' x 12'**



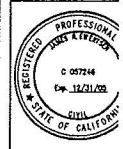
The information contained in this offering was provided from sources deemed to be reliable however Broker makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.



REVISIONS	
1	PLAN CHECK 5/12/03

METRO ENGINEERING SERVICES
 5380 SOUTH WATT AVENUE, SUITE 200
 SACRAMENTO, CA 95826
 (916) 379-9643 fax (916) 379-9647

FLOOR AND ROOF PLAN
 BUILDING ELEVATIONS

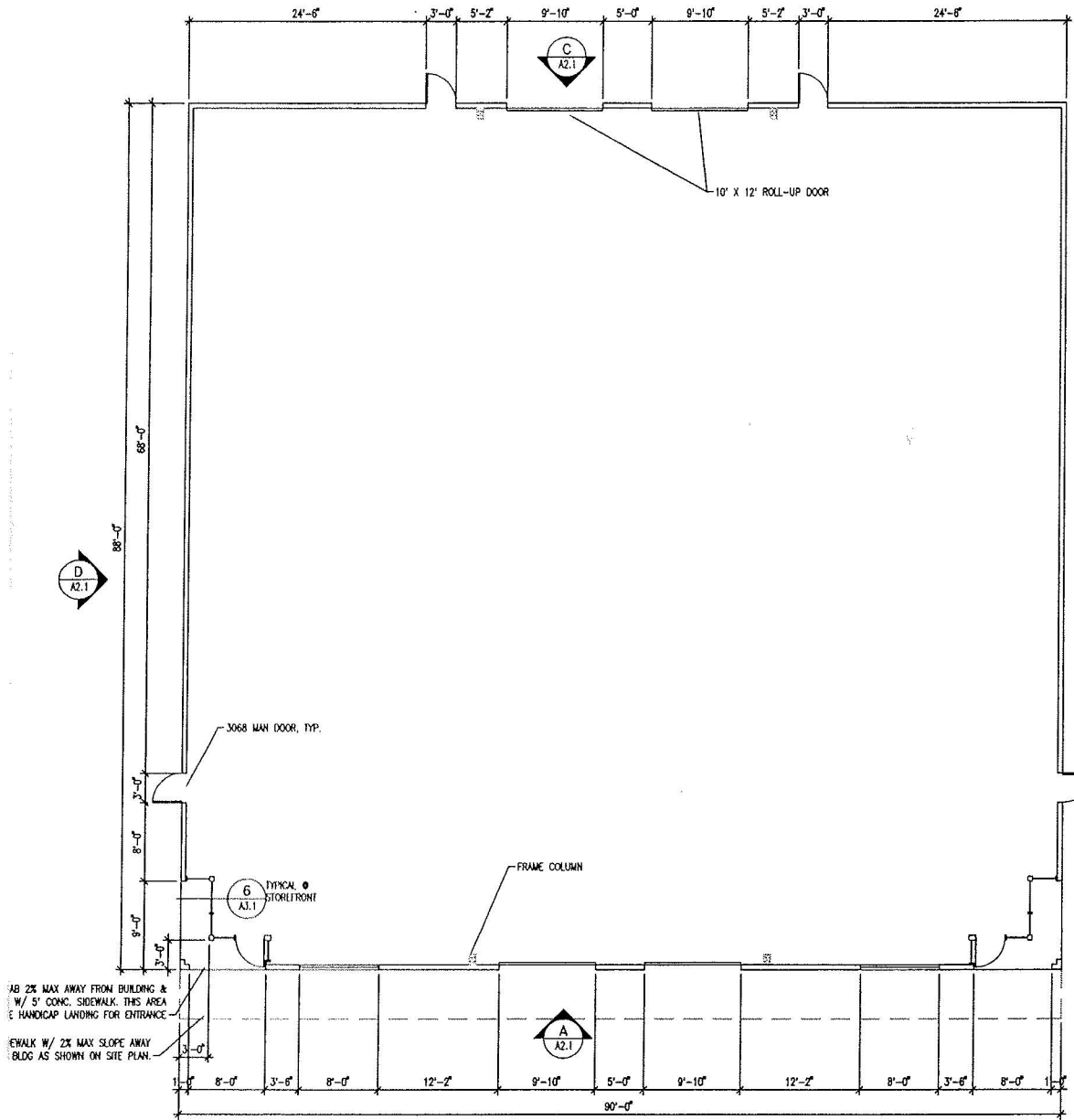


SKYWAY
 SKYWAY DRIVE
 YUBA CITY, CA

DATE	2/28
SCALE	1/8"=1'
DRAWN	
JOB	XX
SHEET	

A2.1

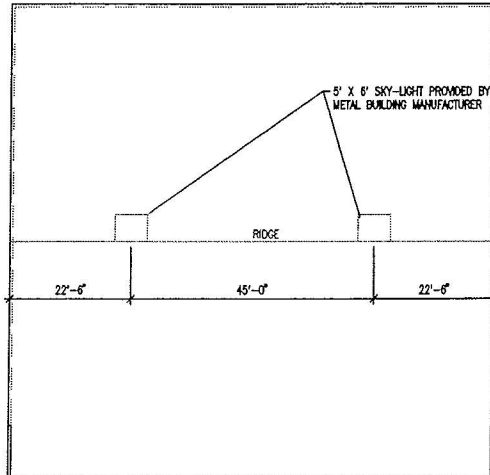
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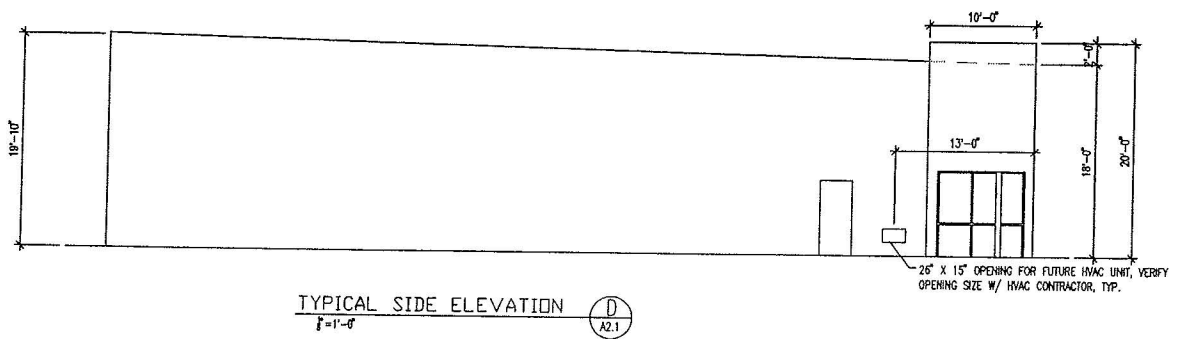
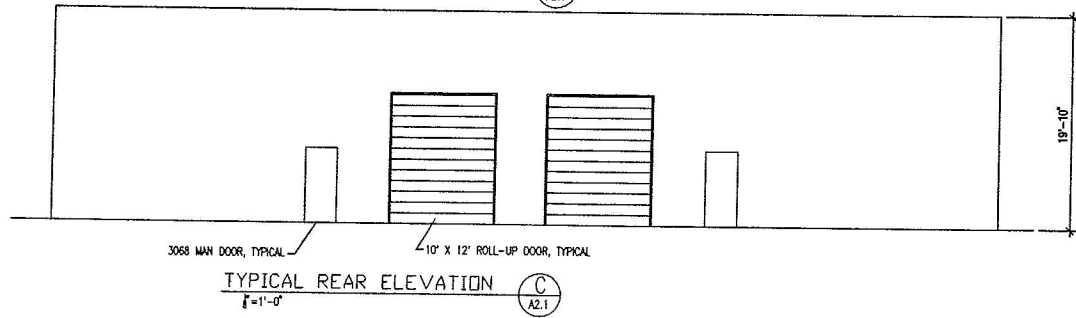
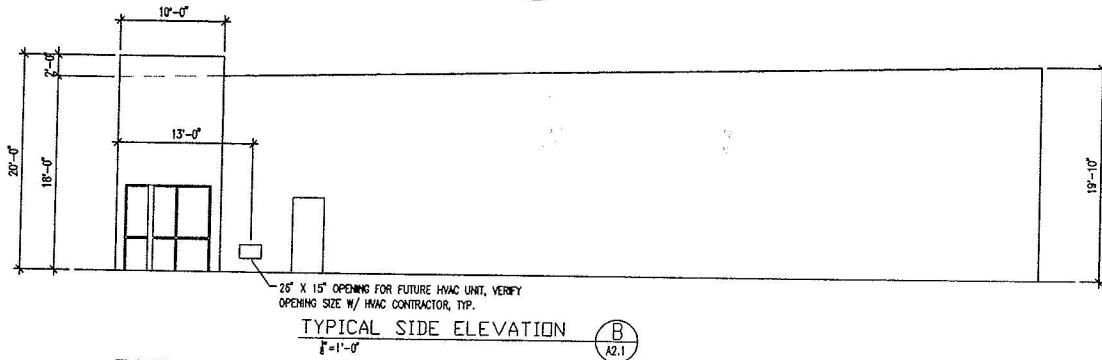
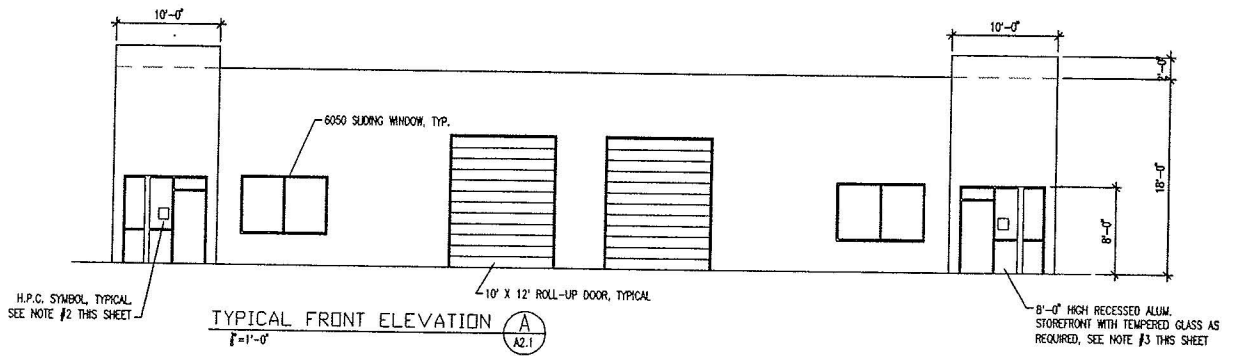
TYPICAL FLOOR PLAN
 1/8"=1'-0"

GENERAL NOTES:

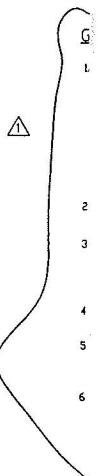
- ALL DOORS (UNLESS OTHERWISE NOTED) SHALL BE 3068 (MIN) AND SHALL BE LATCHLESS WITH PUSH BARS OR PUSH PLATES, OR SHALL HAVE LEVER, PUSH-PULL OR PANIC TYPE HARDWARE MOUNTED 2'-6" TO 3'-8" ABOVE FINISH FLOOR. THRESHOLDS SHALL BE NO HIGHER THAN 1/2" ABOVE ADJACENT DOOR LEVELS WITH NO MORE THAN 1/4" (MAX) VERTICAL CHANGE, NOR GREATER THAN 1/2 SLOPE. ALL DOORS SHALL HAVE A SMOOTH, DURABLE SURFACE (NOT GLASS) FROM THEIR BOTTOM UP 10" (MIN). EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT WITH MAX CLOSER PRESSURE OF 0.5 LBS. INTERIOR DOORS SHALL NOT EXCEED 5 LBS. (SEE NOTE #15 FOR EXCEPTION) PROVIDE 1'-6" CLR SPACE ON STRIKE SIDE OF ALL INTERIOR DOORS.
- EXIT SIGNS WHERE INDICATED ON PLANS SHALL COMPLY WITH SECTION 1003, 1997 UBC.
- STOREFRONT GLAZING SHALL BE SIZED PER CHAPTER 24, 1997 UBC. PROVIDE TEMPERED OR SAFETY GLASS IN AND WITHIN 24" OF THE SIDES) AND ABOVE ANY DOOR. PROVIDE HORIZONTAL MULLION 18" TO 36" A.F.F. (SEE ELEVATION) SEE CHAPTER 24, 1997 UBC FOR OTHER LOCATIONS OF REQUIRED SAFETY GLAZING AS THEY APPLY.
- SHEATH ALL METAL STUD WALLS WITH 1/2" GYP. BD. UNLESS OTHERWISE NOTED ON PLANS OR DETAILS.
- WHERE FIRE SPRINKLERS ARE REQUIRED, THEY SHALL CONFORM WITH CHAPTER 9, 1997 UBC. PROVIDE SHOP DRAWINGS TO BUILDING DEPARTMENT PRIOR TO INSTALLATION.
- TENANT IMPROVEMENT PLANS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL AS EACH TENANT IS ACQUIRED. THESE PLANS SHALL INCLUDE (BUT NOT LIMITED TO) MECHANICAL HEAT AND VENTILATION, ELECTRICAL, AND PLUMBING DESIGNS WHICH SHALL MEET ALL LOCALLY ADOPTED REGULATIONS, CODES, AND LAWS.



TYPICAL ROOF PLAN
 1/8"=1'-0"



SLOPE IS
MAKE FLUSH
TO B
6" CONC. SK
FRON





Skyway Business Park

Arboga Rd.

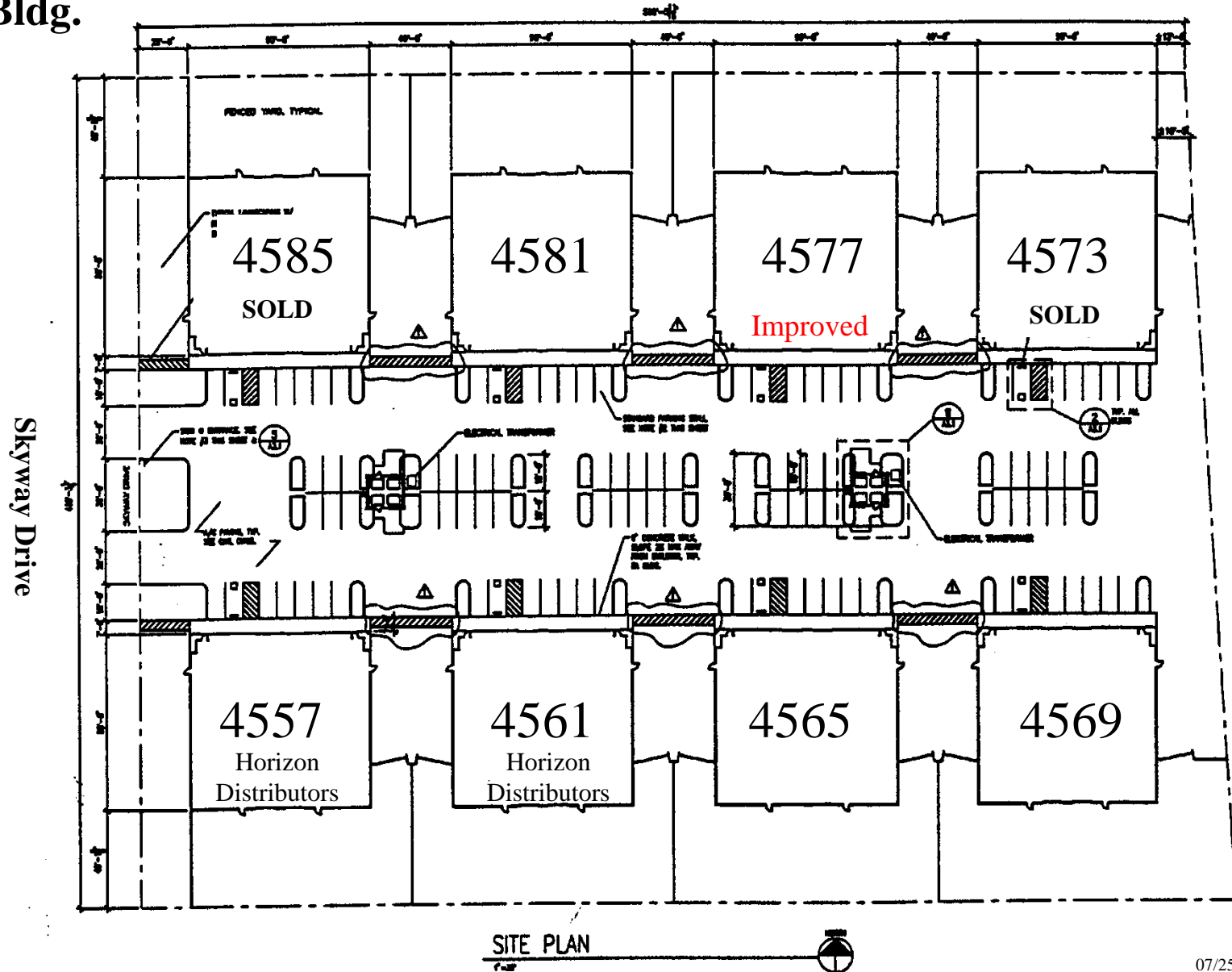
Skyway Drive



Skyway Business Park- Phase I

Olivehurst, CA

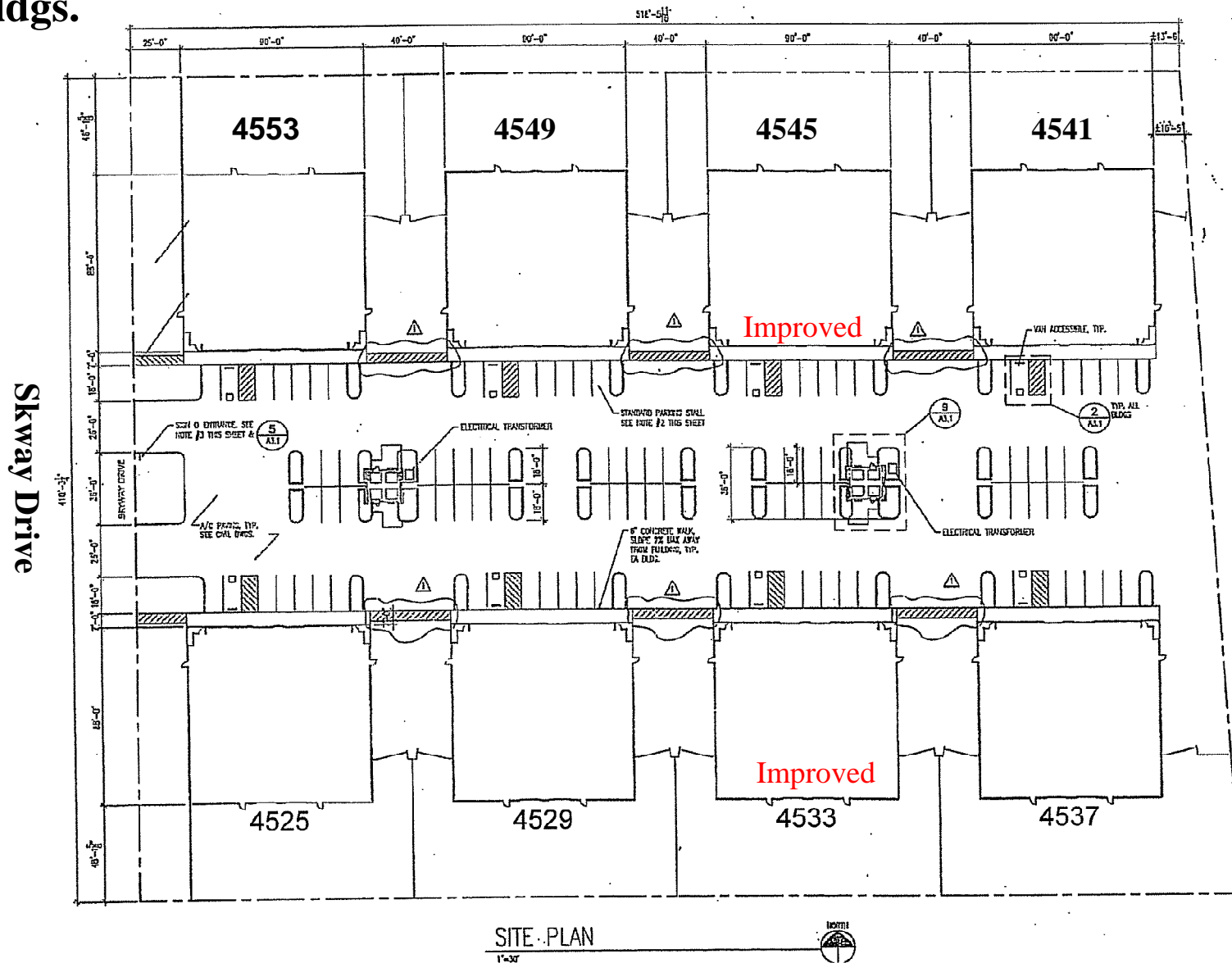
(8) 7,920 SF Bldg.



Skyway Business Park - Phase II

Olivehurst, CA

(8) 7,920 SF Bldgs.



SITE PLAN
1"=30'