

FOR SALE
OFFICE/WAREHOUSE
INVESTMENT OPPORTUNITY
109 HARTER AVENUE
WOODLAND, CA 95776

Two warehouse buildings with
approximately 11,900 SF and 5,600 SF
and a +/- 3,300 SF office building on
+/- 2.35 acres of land.



Presented By
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Caceres Real Estate

EXECUTIVE SUMMARY



- Hard to find office/warehouse property on a cul-de-sac/corner parcel with additional land/yard area.
- Zoned Industrial
- 800 AMP Power in main warehouse
- 2 - 12' x 14' loading doors in large warehouse
- 1 - 12' x 14' loading door in small warehouse
- Approximately 14'10" clear height
- Perfect for owner user or investor
- Priced well below replacement cost at \$3,250,000 (\$156.25/SF)





PROPERTY OVERVIEW

01

The property consists of approximately 2.35 acres of land area at the northeast corner of Harter Avenue and Commerce Drive in Woodland, Yolo County, California.

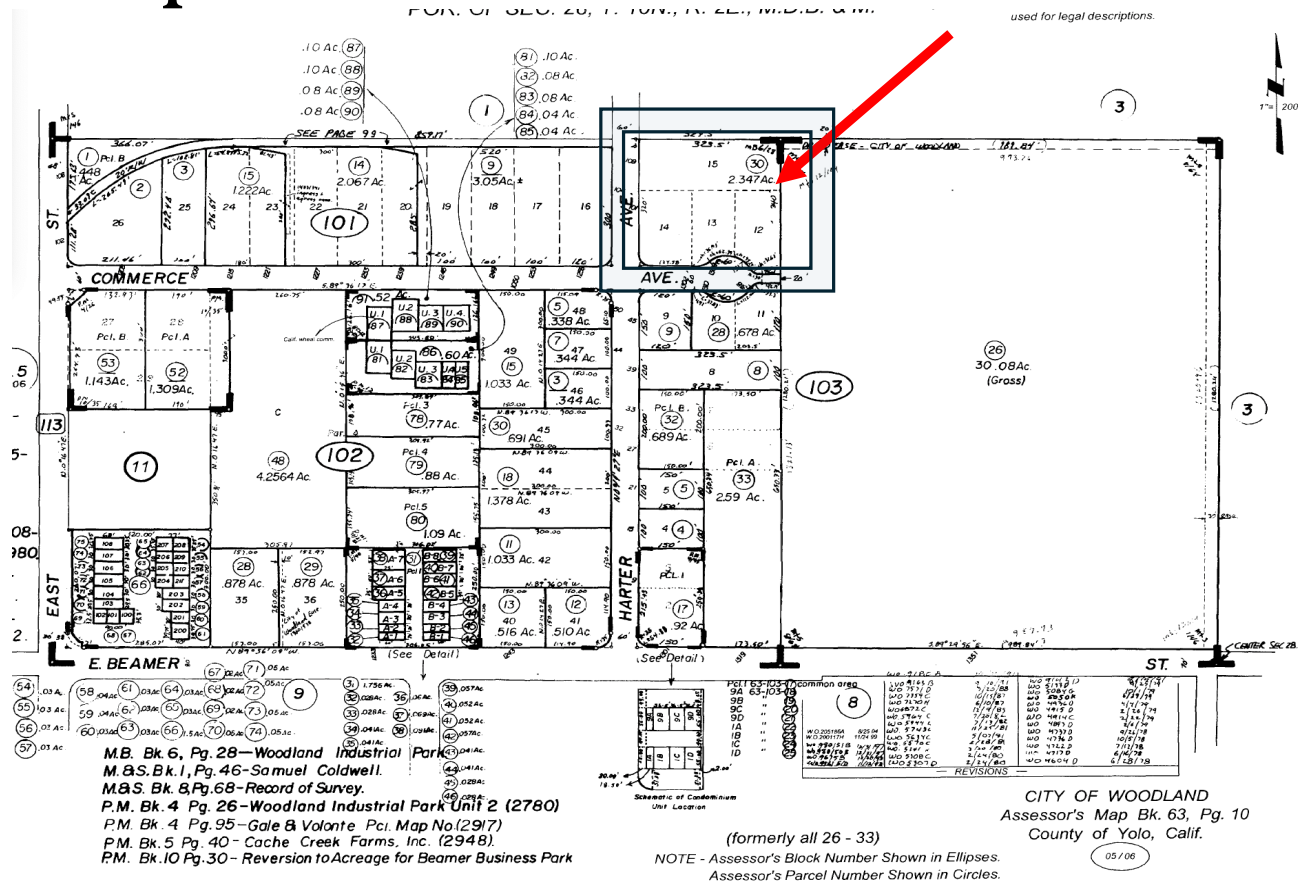
02

The improvements consist of three (3) metal “Butler” buildings including a 3,300 SF office area (60’ x 55’), a 11,900 SF warehouse building (70’ x 170’) and a 5,600 SF warehouse building (70’ x 80’).

03

The improvements were constructed in the year 1981 and the property has been very well maintained by the current owners, who have owned it since it was new.

Parcel Map



Yolo County: Location and Overview

- Located in Northern California, part of the Sacramento Valley.
- Borders the Sacramento River and Sacramento County to the east.
- Covers approximately 1,024 square miles of diverse terrain.
- Home to agriculture, government, and educational institutions.
- Population estimated near 220,000 residents.



City of Woodland



Woodland, CA, is a vibrant city located in the heart of Yolo County. As the county seat, Woodland boasts a rich history and a thriving community. The city is known for its well-preserved 19th-century architecture, which adds a unique charm to its historic downtown area. With a population of approximately 61,000 residents, Woodland has experienced steady growth driven by its strong agricultural roots and the influx of commuter residents.



The local economy in Woodland is diverse and robust, supported by key industries such as agriculture, manufacturing, and services. The city's strategic location in Northern California's Sacramento Valley, along with its proximity to major transportation routes, makes it an attractive destination for businesses and investors. Woodland's community is known for its cultural and economic activity, making it a dynamic place to live and work.



Woodland's history dates back to its founding in 1850 and incorporation in 1871. The city has thrived as an agricultural hub due to its fertile land, which has supported the local economy and growth over the years. The downtown area, with its preserved 19th-century architecture, highlights Woodland's vibrant and historic community.



In addition to its economic and historical significance, Woodland offers a high quality of life for its residents. The city is home to a diverse community and provides a range of amenities and services that cater to the needs of its population. With its blend of historic charm and modern conveniences, Woodland is an ideal location for commercial real estate investment.

City of Woodland: Demographics and Community

- County seat of Yolo County with approximately 61,000 residents.
- Historic downtown with preserved 19th-century architecture.
- Population growth driven by agriculture and commuter residents.
- Diverse community with increasing cultural and economic activity.
- Local economy supported by agriculture, manufacturing, and services.



Interior Photos



Break Room



Conference Room



Warehouse Office

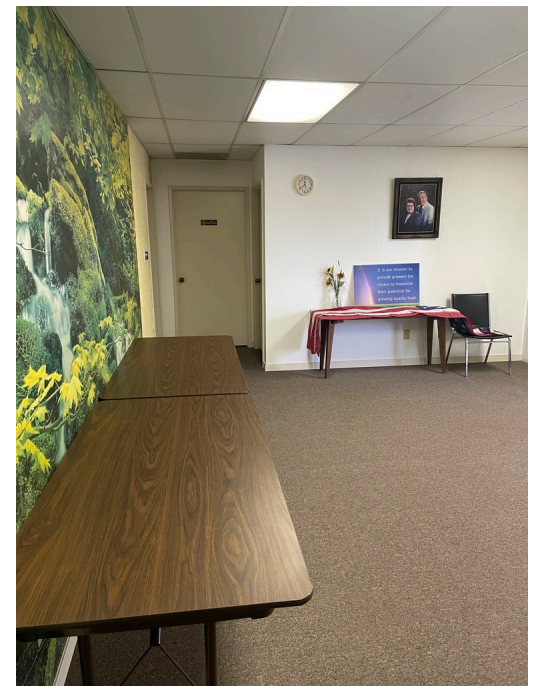
Interior Photos



Quality Control Room



Office Entrance



Reception Area

Exterior Photos



Fenced Area



Looking South to
Commerce Way



Looking west to
Harter Avenue

Exterior Photos



Smaller Warehouse



Building Entrance

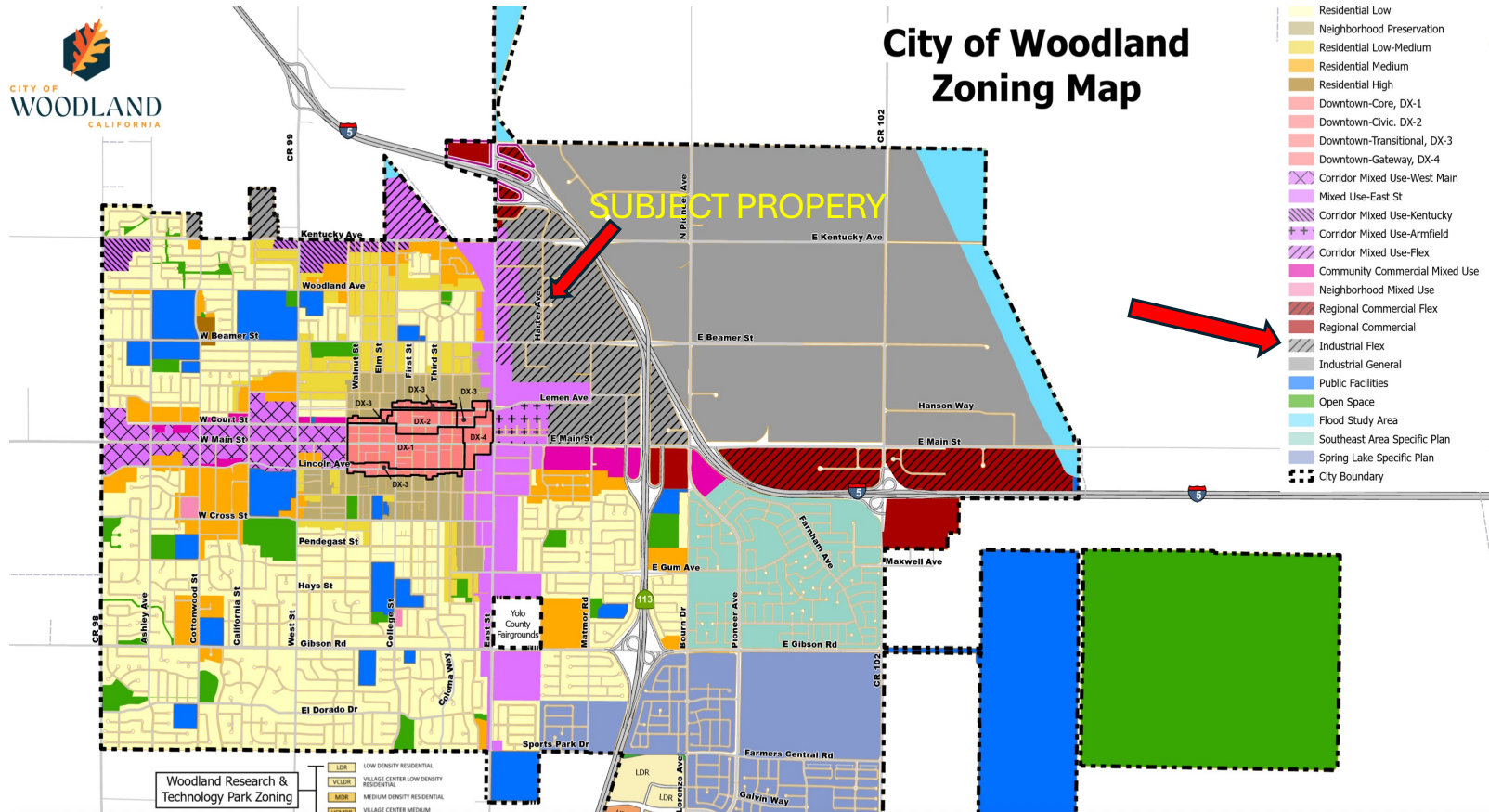


Small Warehouse

Zoning

- The property is zoned Industrial Flex.
- Industrial Flex (IF). The Industrial Light zone provides for a mix of research and development and limited, artisan/small-scale manufacturing uses, including multi-tenant spaces with offices, agricultural processing, food producers, industrial technology, and other sensitive processing regulated by specific performance standards.
- Larger and more intensive uses that may create odors, particulates, dust, vibration, etc. are restricted and, in the case of general industrial uses with outdoor facilities, are not allowed. The zone provides a transition between more intensive industrial uses and urban mixed-use environments, with the intent of minimizing conflicts with sensitive uses. The IL zone implements the Industrial with Light Industrial Flex Overlay General Plan land use designation.

Woodland Zoning Map





Aerial Photo

Bluegrass Pl

Ave

Harter Ave

Yolo Food Bank

Hygieia Labs

Subject Property
109 Harter Ave

Commerce Ave

Commerce Ave

Commerce Ave

Harter Ave

Office Floor Plan



Recent Comparable Sales

<u>Property Address</u>	<u>SF</u>	<u>Sales Price</u>	<u>Date Sold</u>	<u>Price/SF</u>	<u>Comments</u>
<ul style="list-style-type: none"> 87 Bee Jay Way Woodland, CA 	7,200 SF	\$1,250,000	5/30/25	\$173.61	Tenant purchased
<ul style="list-style-type: none"> 1242 E. Beamer St Woodland, CA 	17,250 SF	\$2,240,000	6/17/25	\$107.00	Part of larger sale
<ul style="list-style-type: none"> 202 Kentucky Ave Woodland, CA 	8,258 SF	\$1,250,000	7/31/25	\$151.37	19,907 SF land
<ul style="list-style-type: none"> 190 Kentucky Ave Woodland, CA 	4,000 SF.	\$ 665,000	4/24/24	\$166.00	1.032 acres land
<ul style="list-style-type: none"> Subject Property 	20,800 SF	\$3,250,000	TBD	\$156.25	2.35 acres land area Corner Lot/ Cul-de-Sac

DISCLAIMER

- The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy, and all information is subject to error, change or withdrawal. You should conduct a careful, independent investigation of the property and verify all information yourself. Any reliance on this information is solely at your risk. Neither this presentation, nor any part of it shall form the basis of or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. Any disclosure, use, copyright or circulation of this presentation or the information contained within is strictly prohibited unless you have obtained Caceres Real Estate's prior written consent.



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