

# FOR LEASE

## 12355 CR 96

### Woodland, CA

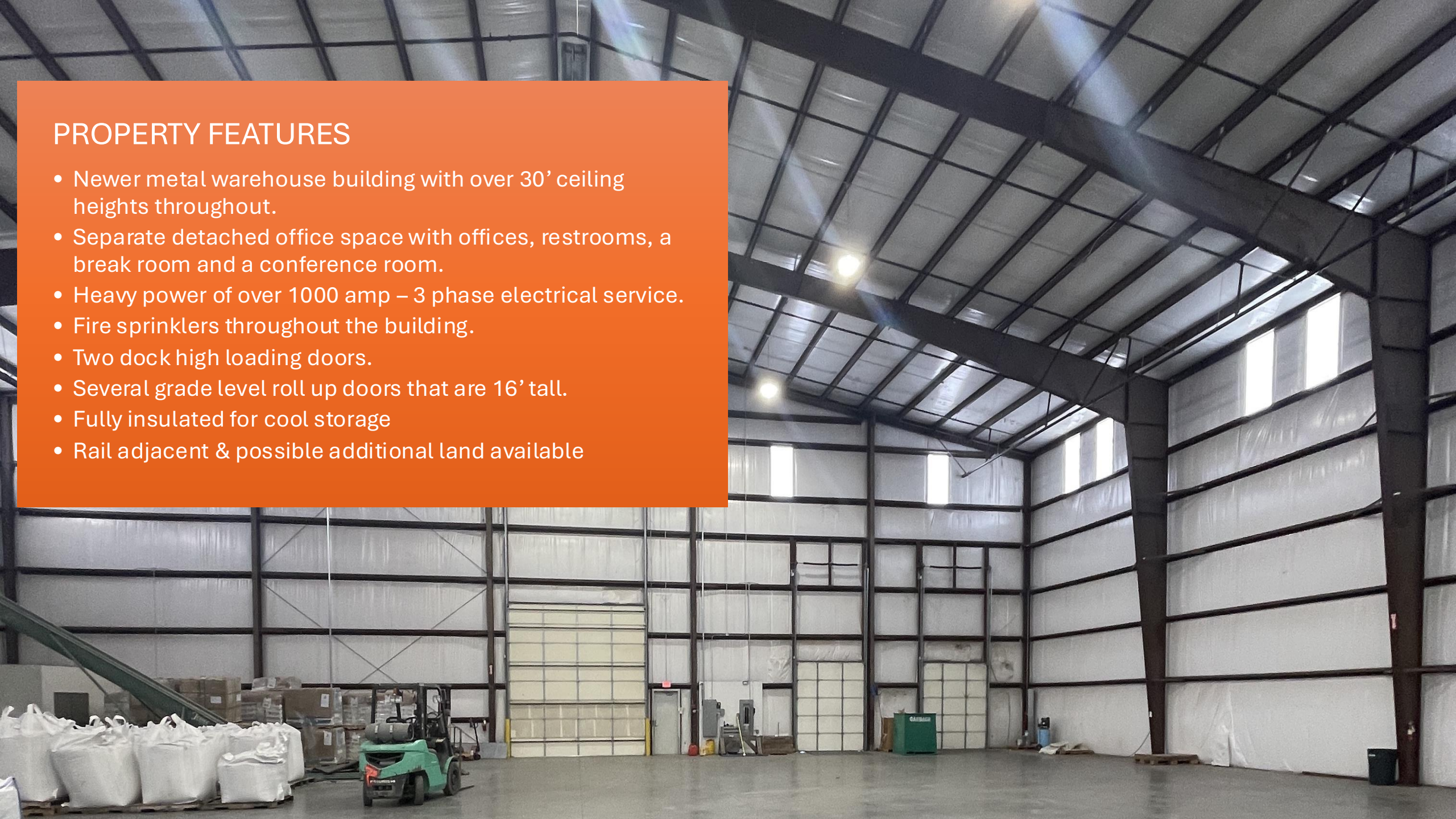
A +/- 48,000 SF warehouse building located just outside of Woodland, California situated on 3+ acres with office space.





## PROPERTY FEATURES

- Newer metal warehouse building with over 30' ceiling heights throughout.
- Separate detached office space with offices, restrooms, a break room and a conference room.
- Heavy power of over 1000 amp – 3 phase electrical service.
- Fire sprinklers throughout the building.
- Two dock high loading doors.
- Several grade level roll up doors that are 16' tall.
- Fully insulated for cool storage
- Rail adjacent & possible additional land available







# AERIAL VIEW





# Interior Photos

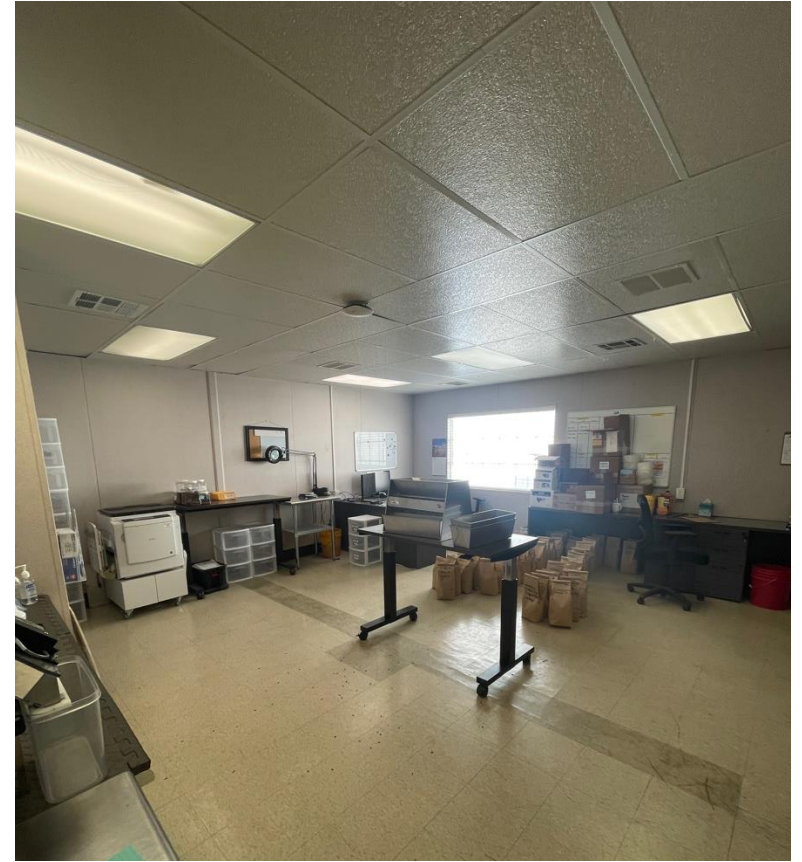
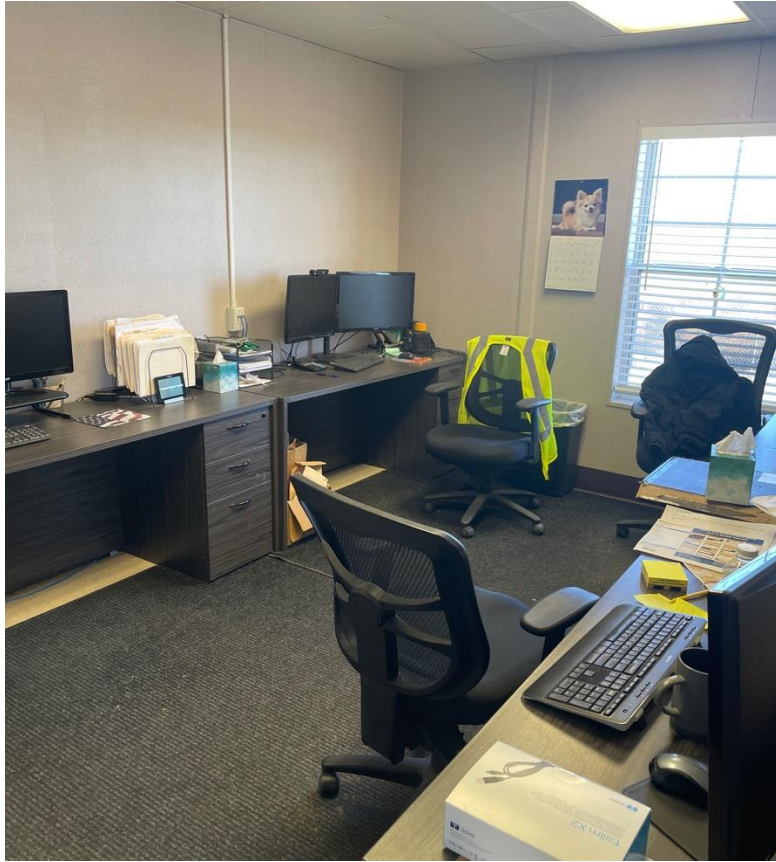






## Interior Photos





Office Interior





## Exterior Photos





# Exterior Photos

---



---

- FOR MORE INFORMATION:

- Ron Caceres
- Licensed Real Estate Broker
- D.R.E. License #00821385
- Caceres Real Estate
- 283 Main Street, Suite #180
- Woodland, CA 95695
- Phone: (530) 537-8153
- Email: [ron@caceresrealestate.com](mailto:ron@caceresrealestate.com)
- Web: [www.caceresrealestate.com](http://www.caceresrealestate.com)



# Caceres Real Estate



# 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.



## Caceres Real Estate