

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

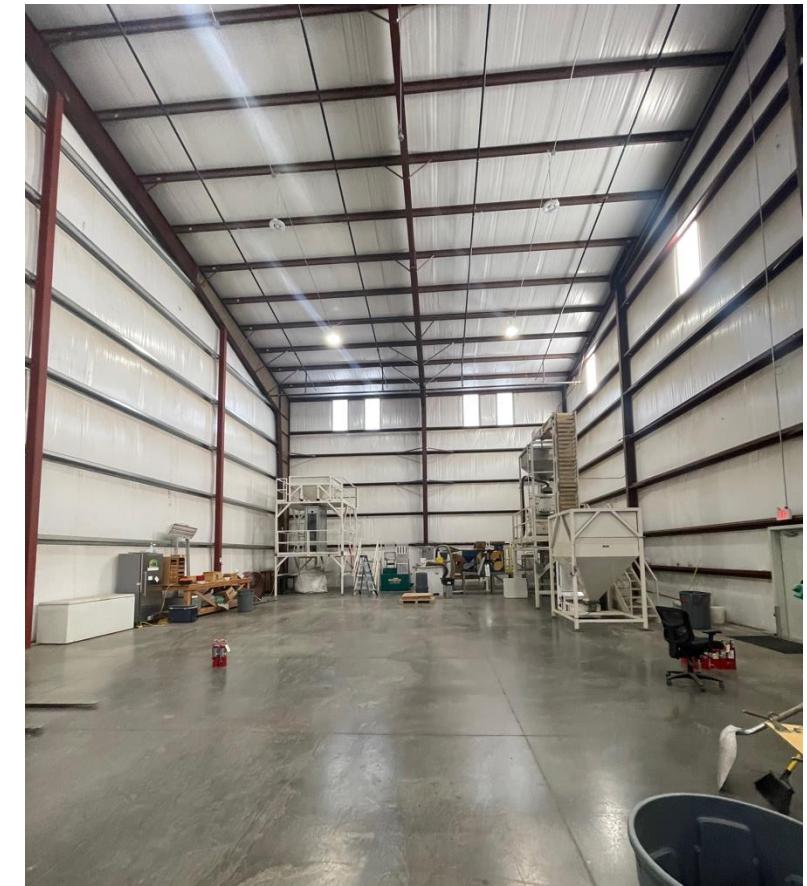




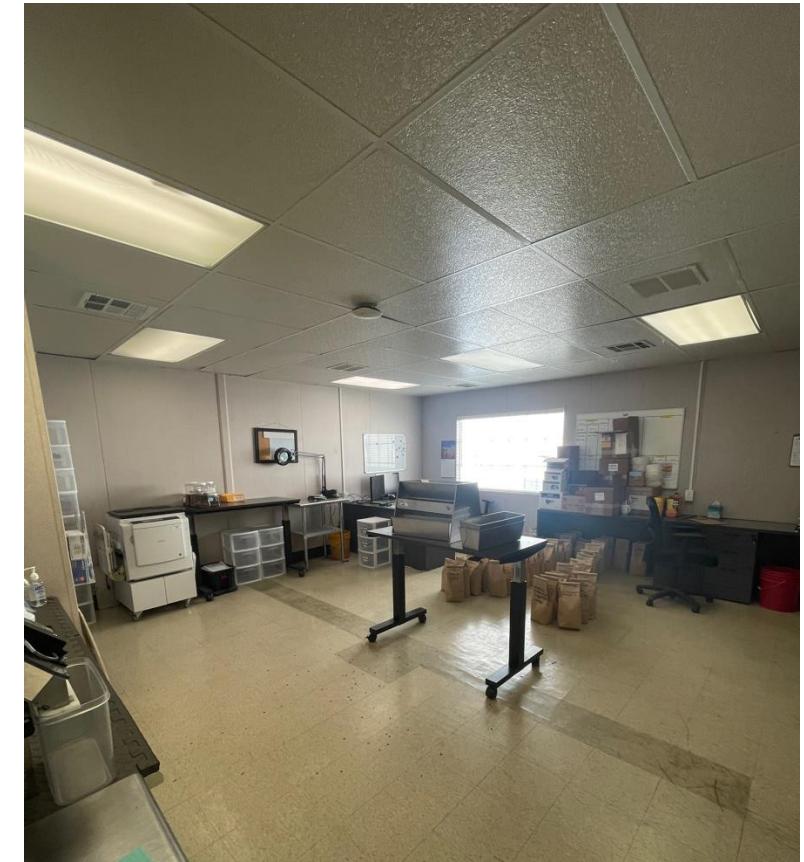
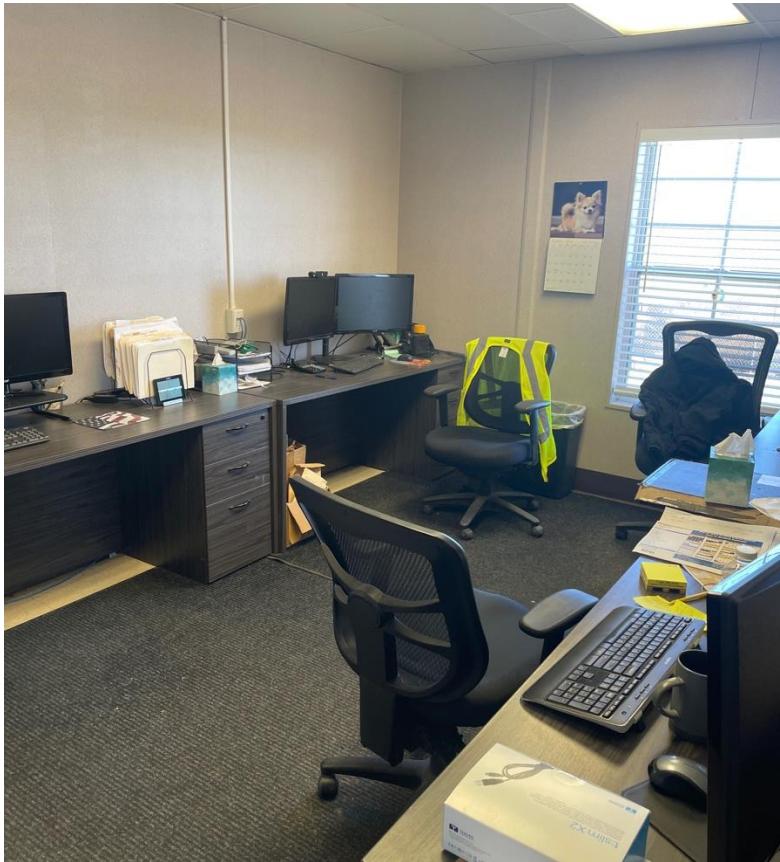
**AERIAL
VIEW**

Interior Photos





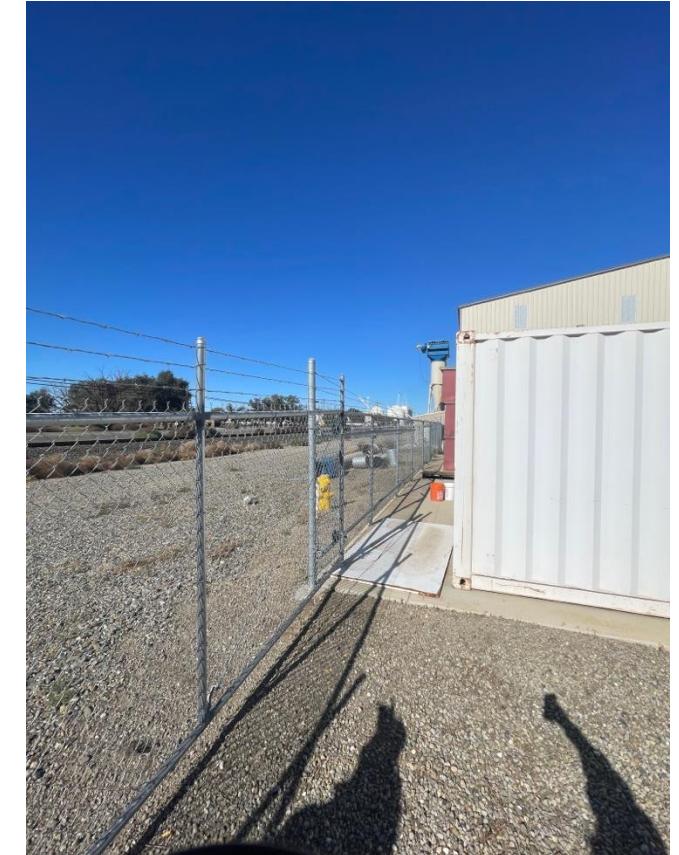
Interior Photos



Office Interior



Exterior Photos



Exterior Photos



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