

FOR SALE

4083 Rancho Road | Marysville, CA

PRICE REDUCED



±472.58 Acres Rail Served

- » Price Reduced: ~~\$8,000,000~~ **\$6,800,000**
- » Rail served for easy loading, transfer, and storage
- » Available for industrial and agriculture uses, trees, or rice crop
- » Former lumber yard with related structures
- » Site is located within the Yuba-Sutter Economic Development District, which could provide grant funds to support infrastructure improvement and job creation.

**contact Brynda Stranix for more information: phone: (530) 751-8555 email: bstranix@ysedc.org*

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Highway Access
 I-5: 30 miles/27 minutes
 I-80: 28 miles/31 minutes



Zoning
 Agricultural - Industrial (AI)



PARCEL MAP

Parcel Map Outline

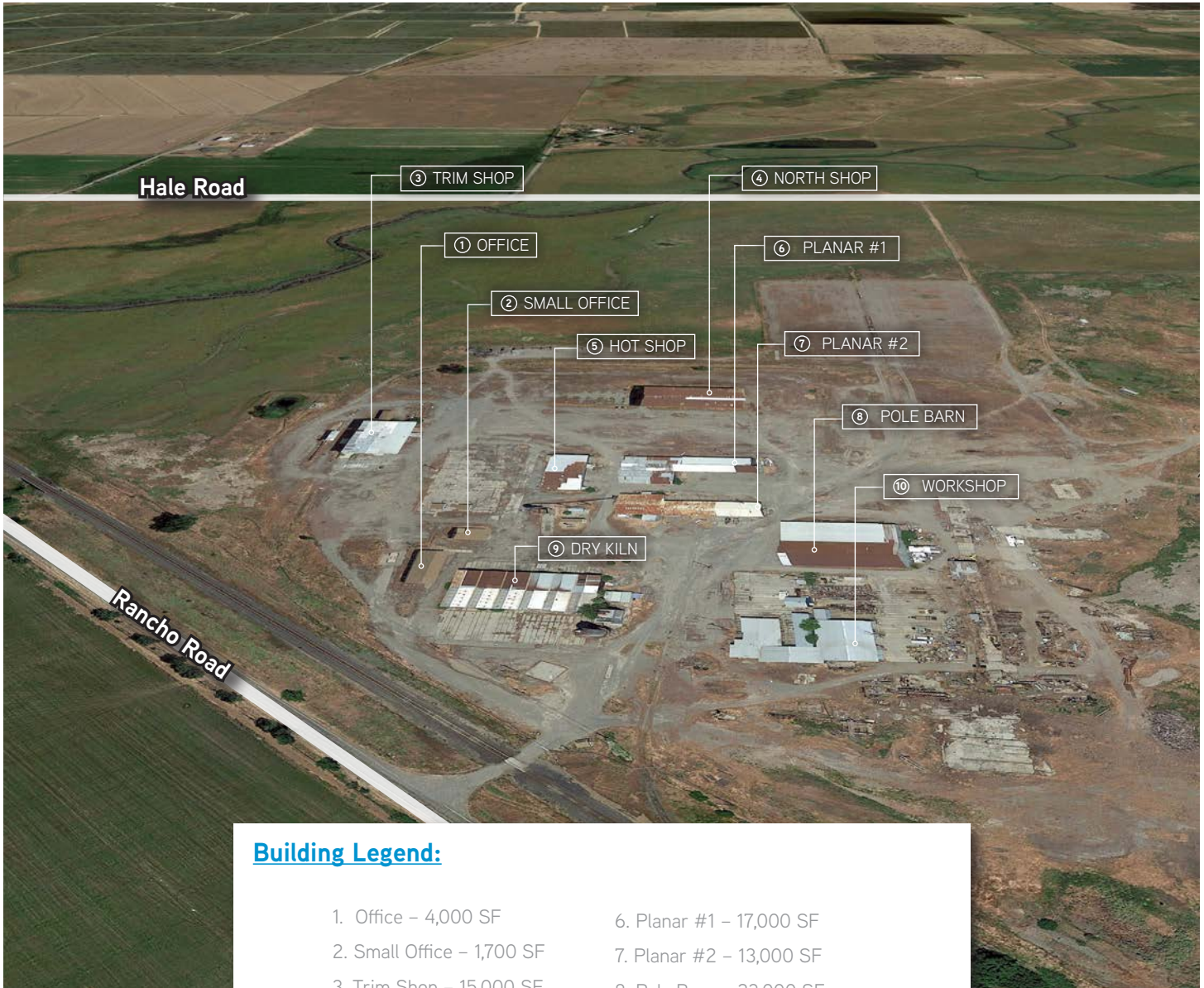
Agricultural - Industrial Zoning (AI):

1. 014-510-031 and 014-510-032 - 55.01 acres
2. 014-510-029 and 014-510-030 - 180.18 acres
3. 014-230-161 and 014-230-162 - 168.89 acres
4. 014-230-163 - 68.50 acres

Total = 472.58 acres ±



STRUCTURES MAP



Building Legend:

- | | |
|----------------------------|--------------------------|
| 1. Office – 4,000 SF | 6. Planar #1 – 17,000 SF |
| 2. Small Office – 1,700 SF | 7. Planar #2 – 13,000 SF |
| 3. Trim Shop – 15,000 SF | 8. Pole Barn – 23,000 SF |
| 4. North Shop – 21,000 SF | 9. Dry Kiln – 36,000 SF |
| 5. Hot Shop – 9,000 SF | 10. Workshop – 15,000 SF |

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PROPERTY SUMMARY

Total AC:

> 472.58 Acres

Population:

> Yuba County: ±75,000

Rail:

> Union Pacific
> ±3,500 ft on-site spur running north and east

Power:

> PG&E
> 6,000 Amp 480/277

Water:

> Well

Sewer:

> Septic

Fire Protection:

> Sprinklers in building
> 3' water line around main plant
> Sprinklers for grass fires
> 20 fire hydrants on property

Gas:

> PG&E
> Runs along the NE side of the tracks
> 8"+16"-124 High pressure gas line
> Current Connection 3/4" service

Scale:

> Truck scale (axle)

RECENT DEVELOPMENTS

Yuba City makes the investments necessary to support a thriving business. Recent examples:



Hard Rock Casino Resort has broken ground on the \$440 million project and is expected to open for business October 2019.



CalTrans improvements on State Highway 99 (N-S) and State Highway 20 (E-W)



Redevelopment of Yuba City's downtown Plumas Street into a destination shopping district, establishing Yuba City as a regional hub.



Tax Incentives



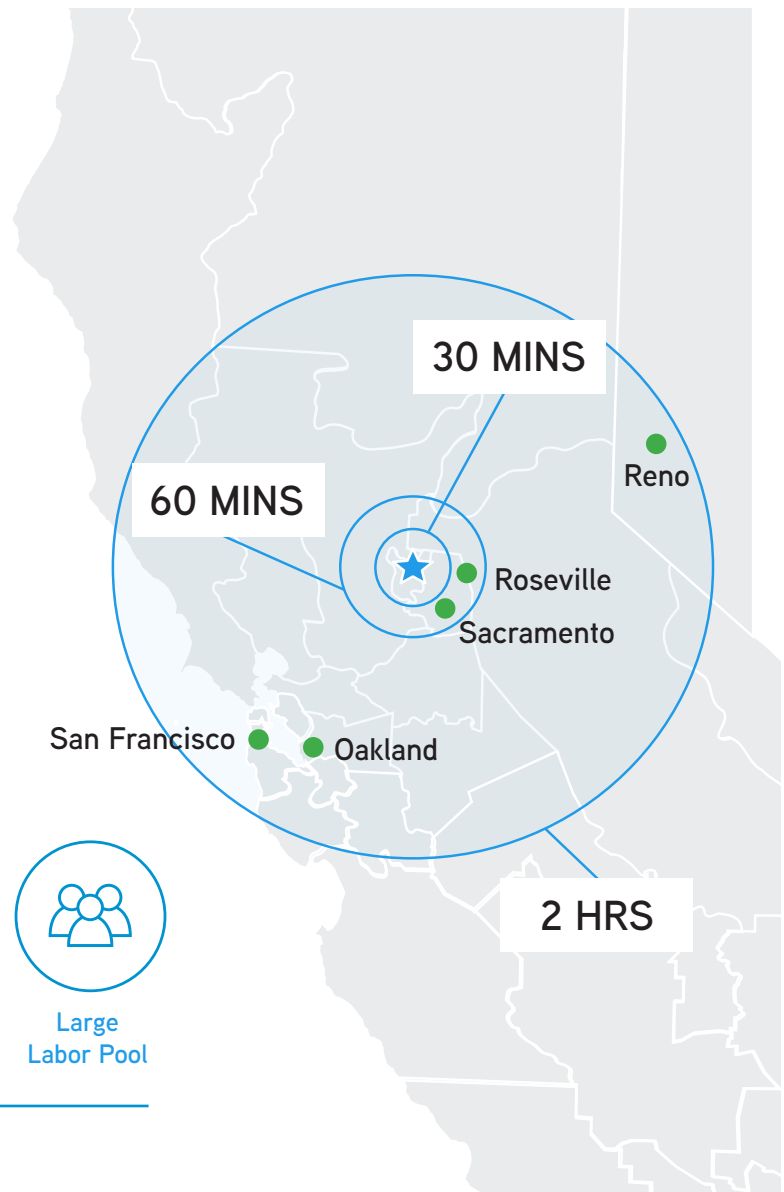
Roadway Improvement



Construction/Developments



Large Labor Pool



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