



For Lease

PIONEER DISTRIBUTION CENTER
280 NORTH PIONEER AVENUE, WOODLAND, CALIFORNIA
±36,725 SF - CLASS A DISTRIBUTION SPACE



280 NORTH PIONEER AVE

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DOCKS & YARD

- $\pm 36,725$ SF total available
- ± 1 mile from I-5
- Class A Distribution / Warehouse Building
- $\pm 1,800$ SF offices



OVERVIEW

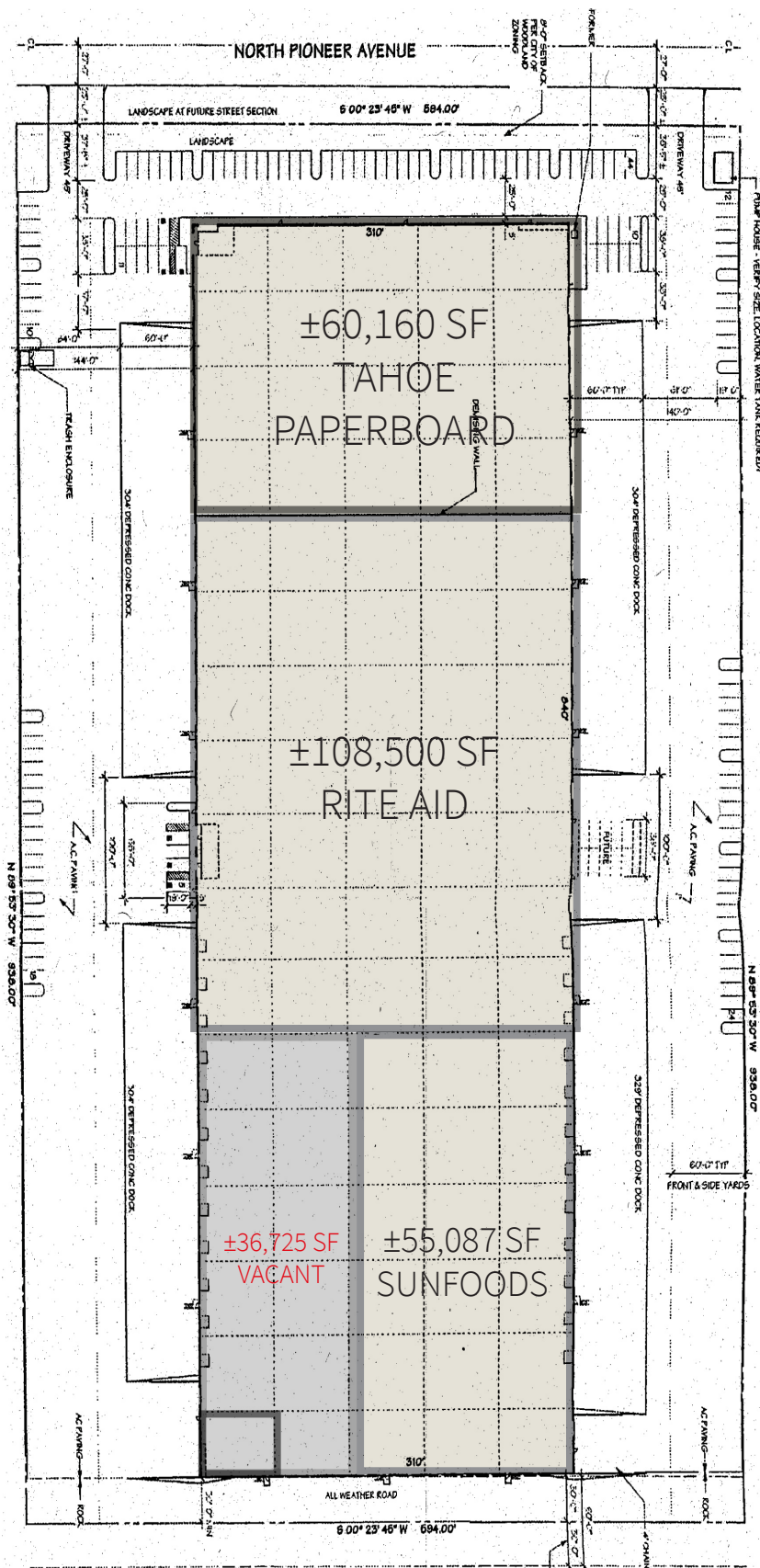
- $\pm 260,000$ SF building footprint
- $\pm 36,725$ SF available for lease
- $\pm 1,800$ SF new offices
- Early Suppression Fast Response (ESFR) fire suppression
- 28' to 30' clear height
- 50' x 62' column spacing
- 277/480 volt electrical service
- Nine 9'x10' dock high loading doors (cross dock)
- Manual load levelers with 25,000 lb capacity (at select doors)
- Two 12' x 14' grade level drive-thru doors
- Skylights/Smoke vent skylights
- 3" insulation in warehouse ceiling
- Standing seam metal MR-24 roof system
- Built in 1998
- Concrete tilt-up construction
- Zoned Industrial (I), per City of Woodland



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Site Plan



Features

- Bays: ±15,500 SF
50' x 310'

Vacant Suite

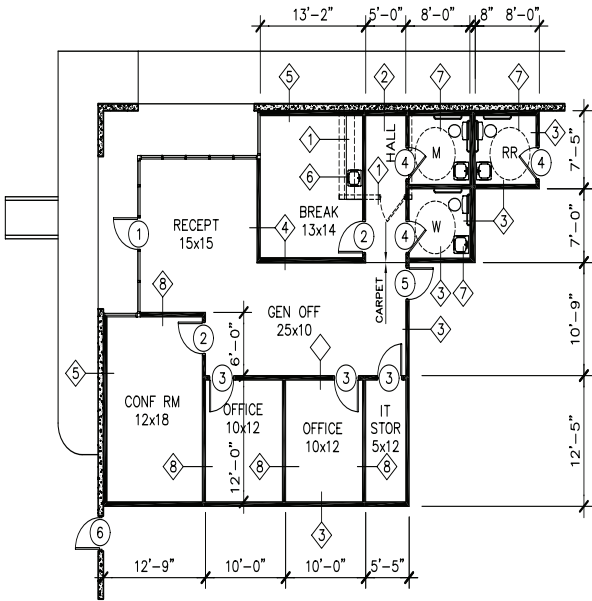
- ±36,725 SF
- Nine Dock doors
- 2 Grade level doors
- ±1,800 SF office

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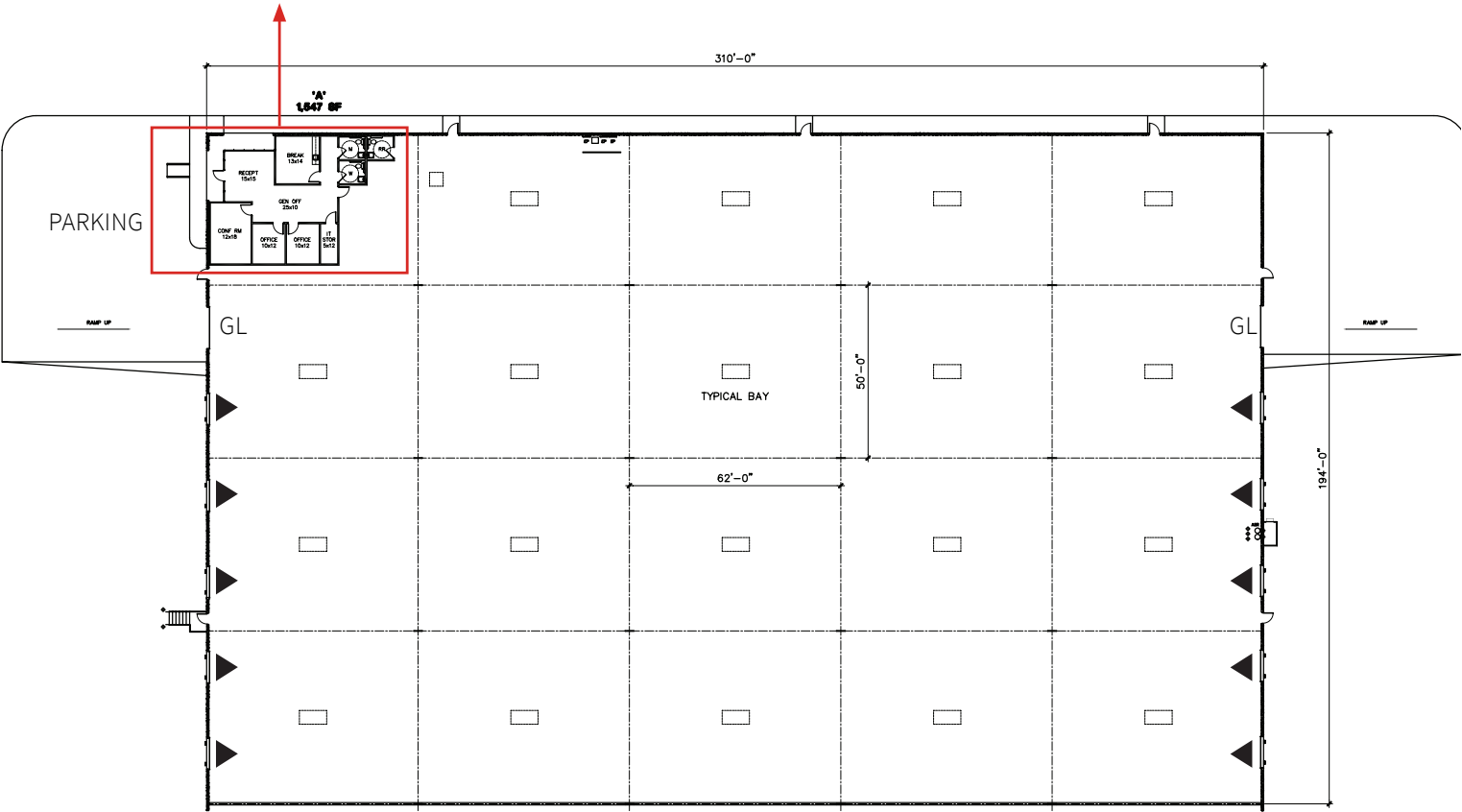
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Vacant Suite - Space Plan

±36,725 SF



±1,800 SF office



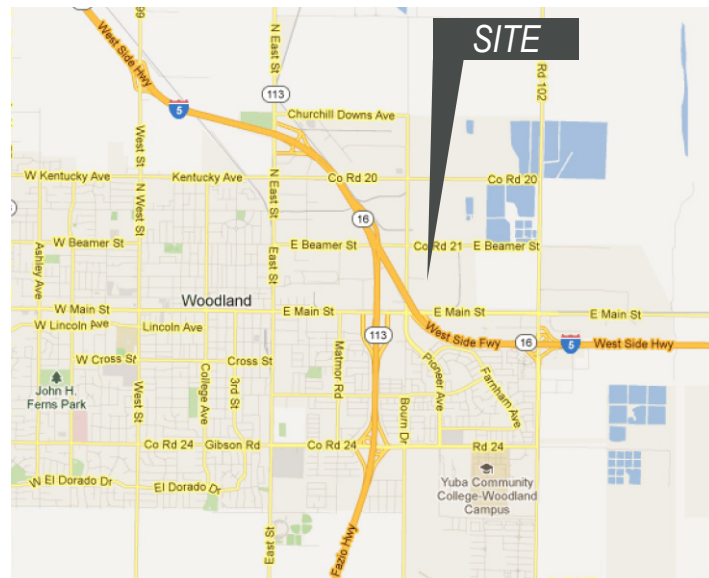
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Woodland, CA: The city of Woodland is strategically located for companies looking to distribute to the West Coast of the United States. Woodland is ± 80 miles northeast of San Francisco located on Interstate 5 (border to border) near the junction to Interstates 50 and 80 (coast to coast). Woodland is located ± 15 minutes north of downtown Sacramento and less than 10 minutes from Sacramento International Airport. Woodland is seen as a desirable distribution location due to access to same day drive times. Current distribution tenants include Walgreens, Rite Aid, Target, Radio Shack, True Value Hardware and SC Johnson.

Low Rental Cost: Woodland has been a favorite destination for large distribution users due to its excellent freeway access, non-congested roadways and low rental rates compared to surrounding markets. Monthly market rates in Woodland are \$0.10/SF below those in the Stockton market and nearly \$0.20/SF less than those in the Fairfield market.



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