



CUSHMAN &
WAKEFIELD

±212,970 SF AVAILABLE
WOODLAND, CA 95695

**YOLO COLD
STORAGE**
MULTI TEMPERATURE

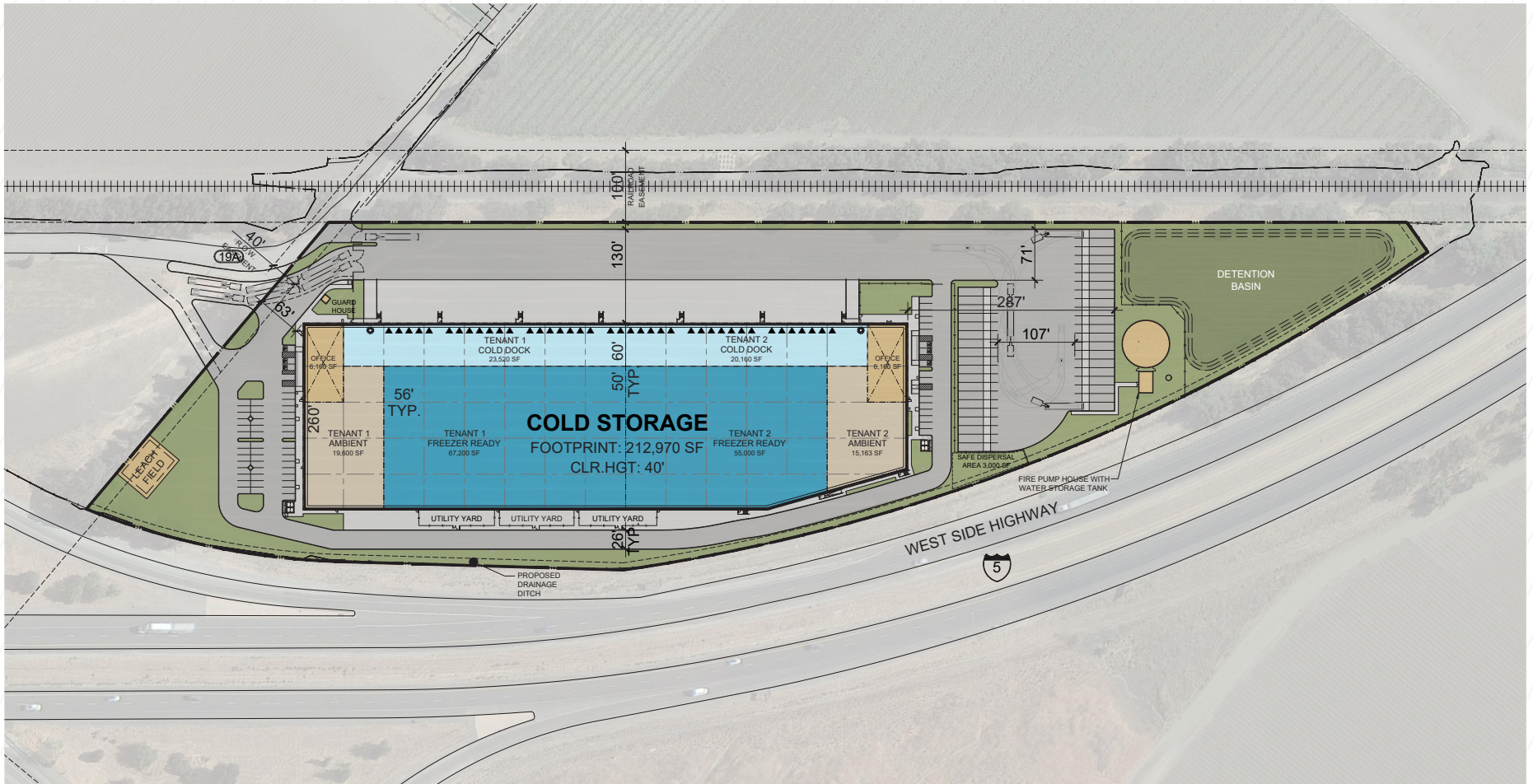
FOR LEASE

YOLO COLD STORAGE

TENANT SIGNAGE



SITE PLAN



BUILDING HIGHLIGHTS

±212,970 SF BUILDING SIZE	14.30 AC SITE AREA	12,320 SF OFFICE AREA	40 FT CLEAR HEIGHT	106,485-212,970 SF SPACE AVAILABLE	1.4 MW SOLAR FACILITY ON ROOF PROVIDING SIGNIFICANT ENERGY SAVINGS
40 DOCK DOORS	2 GRADE LEVEL DOORS	67 STALLS AUTO PARKING	40 STALLS TRAILER PARKING	8,518,800 CUBIC FEET OF STORAGE	-20F FULL FREEZER FLOORS THROUGHOUT

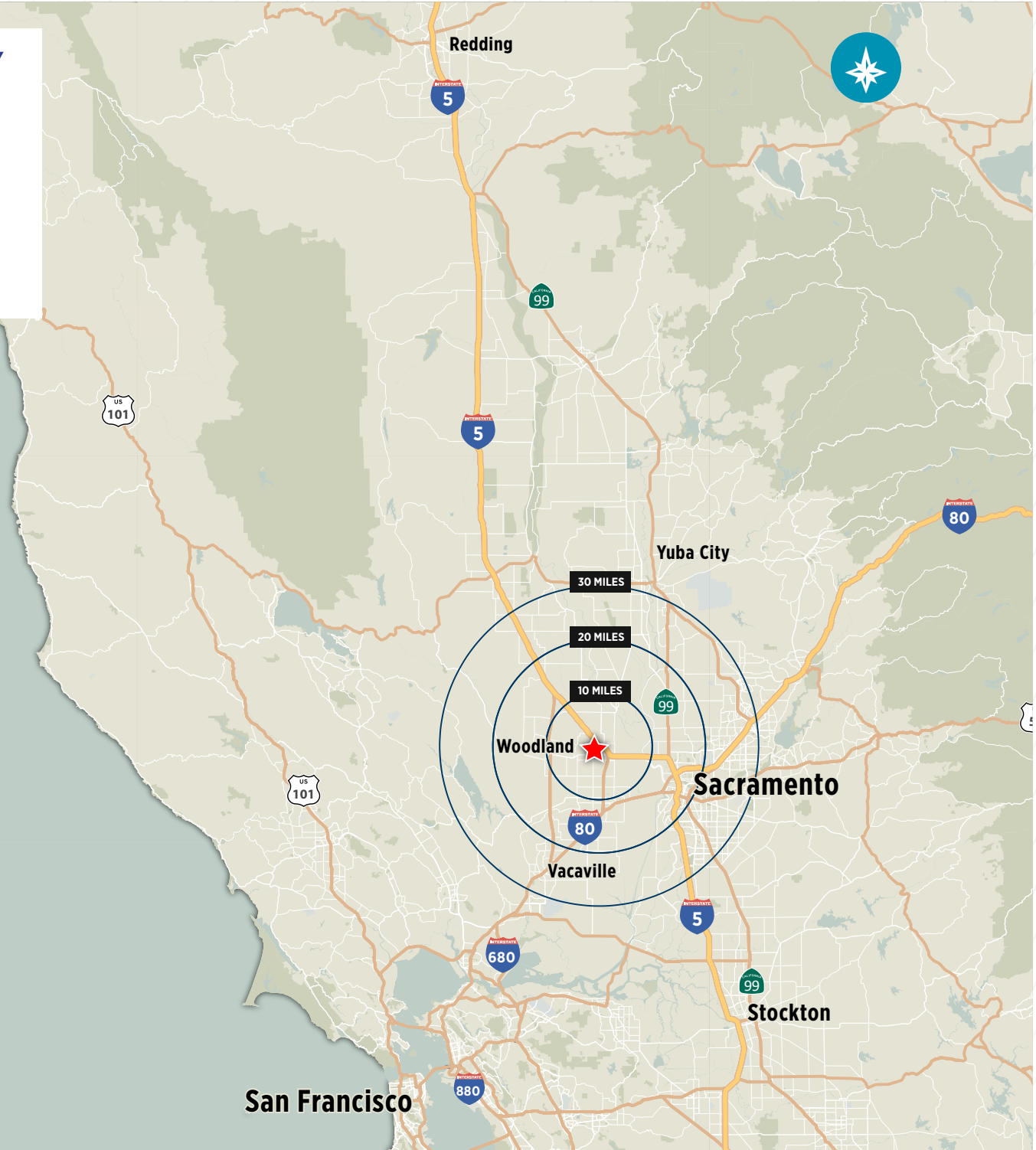


PROPERTY INFORMATION

AVAILABLE Q2 2023 NEW STATE OF THE ART COLD STORAGE BUILDING WITH FULL FREEZER FLOORS AND 40 FT CLEAR HEIGHT WITH DEDICATED TRUCK PARKING AND ELECTRIC TRAILER PLUGINS. WOODLAND, CA IS A DESIRABLE DISTRIBUTION LOCATION WITH SAME DAY DRIVE TIMES FOR NORTHERN CALIFORNIA, THE CENTRAL VALLEY AND BAY AREA. NEIGHBORING COMPANIES INCLUDE WALGREENS, RITE AID, AND TARGET.

PROXIMITY FROM PROPERTY

- Sacramento.....23 mins
- Vacaville.....31 mins
- Stockton.....1hr 5 mins
- San Francisco.....1hr 23min
- Yuba City.....48 mins
- Redding.....2hr 7mins





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