

# Willows Warehouse

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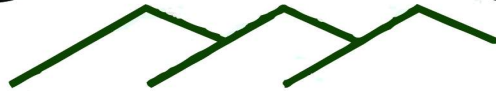
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**(530) 666-7000**

16,200+/- Sqft Warehouse  
Railroad Spur  
Office & 2.12+/- Acres



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## Property Information

Location:	The property is located near the intersection of Highway 162 and Road 99W. From Highway 162 go East over the railroad tracks. The warehouse is on the SE corner of Highway 162 and the tracks
APN#:	Glenn County Assessor Parcel Numbers: 003-033-001, 003-023-001
Use & Probable Use:	<p>The building is on a month to month lease with a trucking company. The current tenant pays \$2,300 per month.</p> <p>The facility would make for a great place to store items &amp; load/unload from the railroad. The property has plenty of space for an additional building and/or lots of parking</p>
Building:	<p>The building is in useable condition, but could use some TLC. The wiring needs to be updated and the roof has a couple of minor leaks. The building is equipped with a fire sprinkler system. It has a concrete floor. It has 8 doors that are approximately 14x12. It can also be easily partitioned into 3 separate sections. The 3 sections are as follows:</p> <p>Unit 1 – Shop</p> <p>Unit 2 shop with office and bathroom</p> <p>Unit 3 shop with bathroom</p> <p>The building takes up less than 18% of the lot. There is plenty of room to expand.</p>
Utilities:	The building has city water, pg&e, and an air compressor with outlets throughout the building.
Railroad:	The property is adjacent to a railroad spur. The property boasts 375 feet of railroad frontage. The railroad company is responsible for the maintenance of the tracks. They charge fees based on the number of cars filled.
Office:	The office is 962 Sqft. It's located at the entrance of the property making for a convenient place for vendors to check in without bothering employees. The office building has two offices, a reception area, lunch room/kitchen, bathroom and operating truck scale. The scale requires new platform in office and calibration.

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Taxes:	The property taxes will be a little more than 1% of the purchase price.
Prices:	\$550,000
Terms:	Cash at the close of escrow. Some seller financing available to well qualified buyers
Comments:	This is a rare find in Northern California! There are very few properties with railroad spurs adjacent to them. This facility is located on Highway 162, which connects the west & east side of the Sacramento Valley. It is also about 1 mile East of interstate 5.

Two doors large enough to fit semi-trucks in. The building is well lit with plenty of power. It is currently being used to repair equipment and semi trucks & trailers.



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The office fronts Colusa Street. The entire property can be seen from its centrally located position. It is also a natural place for visitors to come to prior to entering the building or yard area.



The expansive yard is graveled. This all-weather surface is perfect for parking equipment, trucks, etc.



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The railroad spur comes goes right along the west property boundary. Loading & Unloading rail cars can easily be done from the expansive lot south of the building

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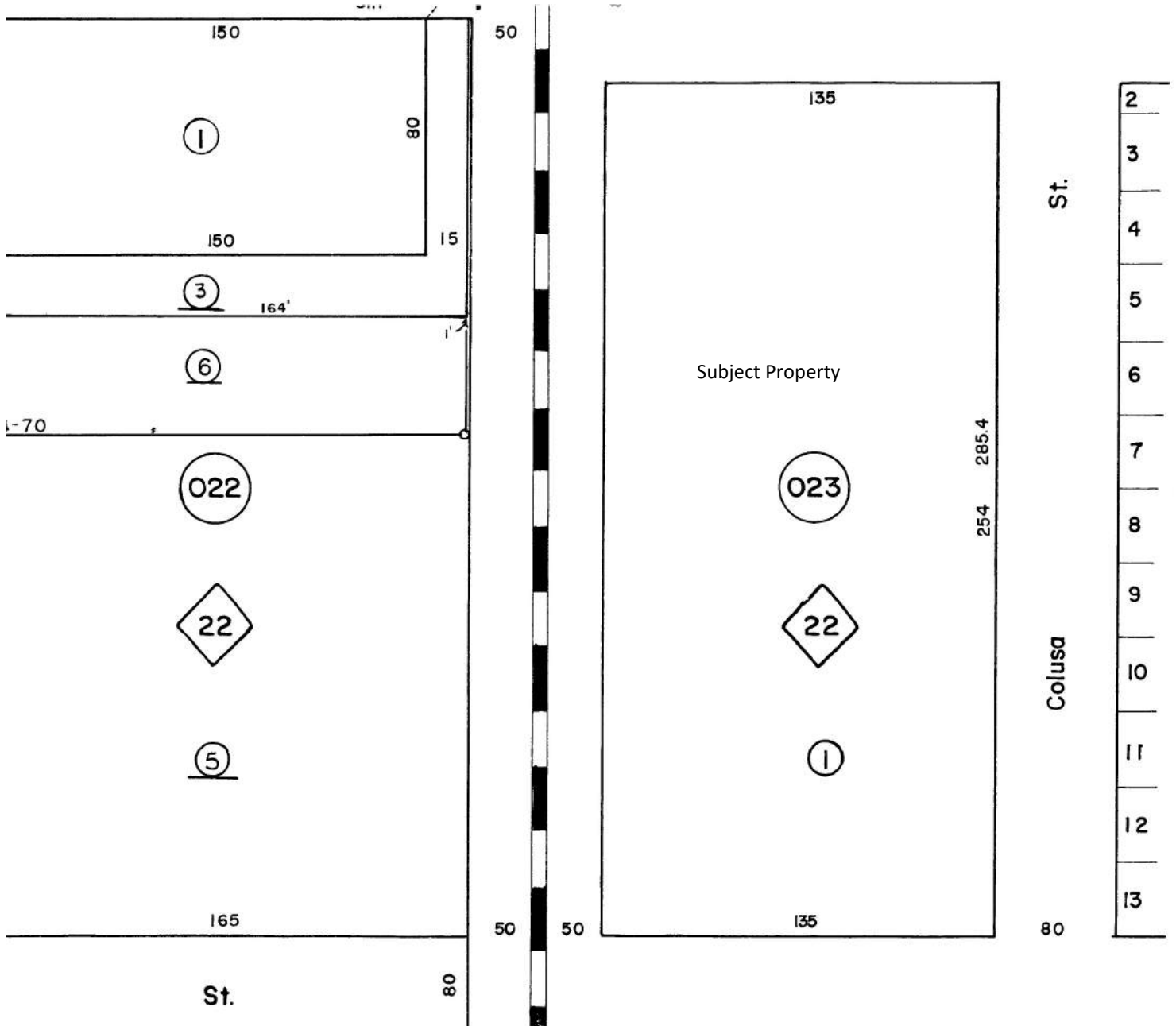
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