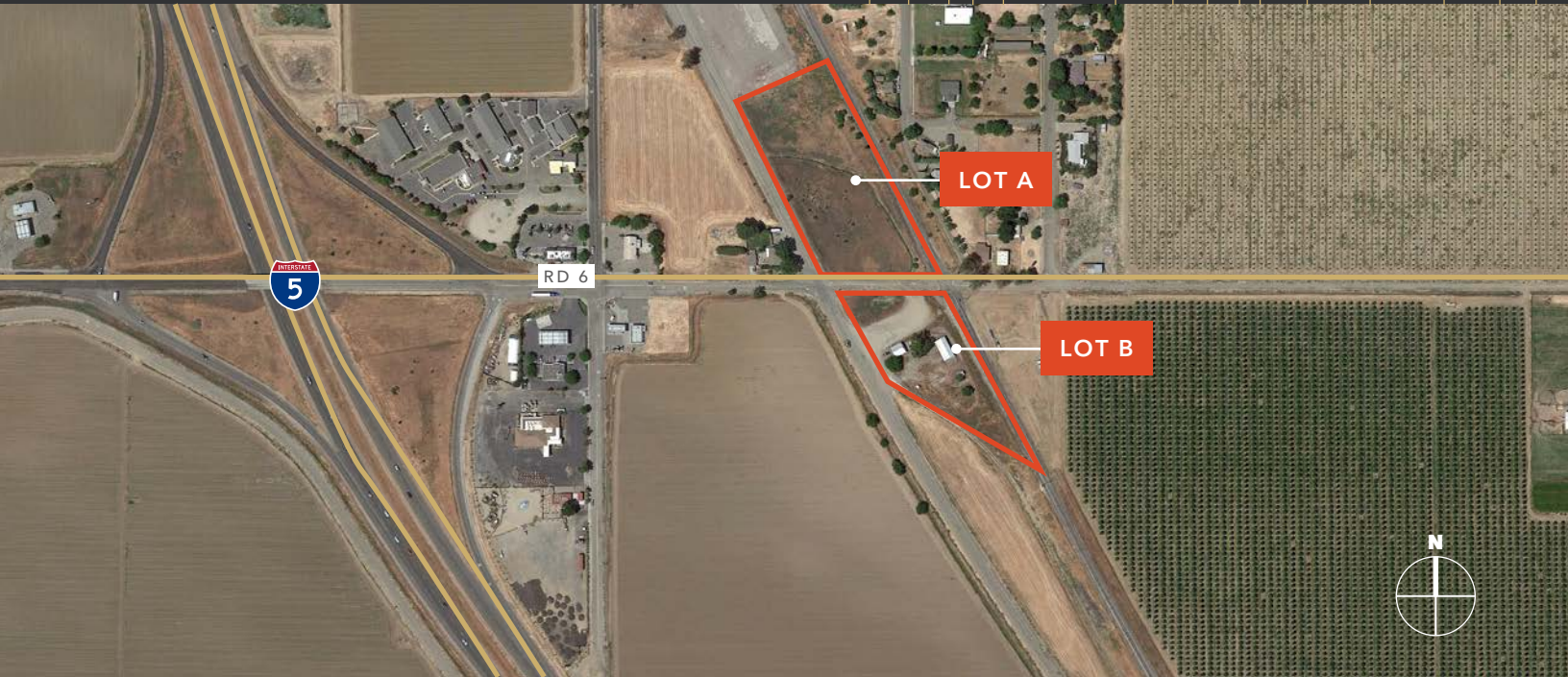


FOR SALE OR LEASE

4040 COUNTY RD 99W, DUNNIGAN, CA 95937



±5.44 Acres Available

For Sale \$1,395,950 (\$5.89 PSF Gross)

Lease Rate: Lot A ±3.3 AC - \$12,800 NNN/Mo
APN: 051-245-098

Lease Rate: Lot B ±2.14 AC - \$8,400 NNN/Mo
APN: 052-030-020

±2,100 SF office & warehouse with ±900 SF
covered storage

If combined \$15,246 NNN/Mo

Close proximity to I-5 Freeway

Zoning M1 - Industrial, Yolo County

Prior graveled and fenced yard area

Suitable Buyers: Travel center, construction firms, utility
contractor laydown yard, trucking firms, trailer yard

JEFF POST, SIOR

916.758.3208

jeff.post@kidder.com

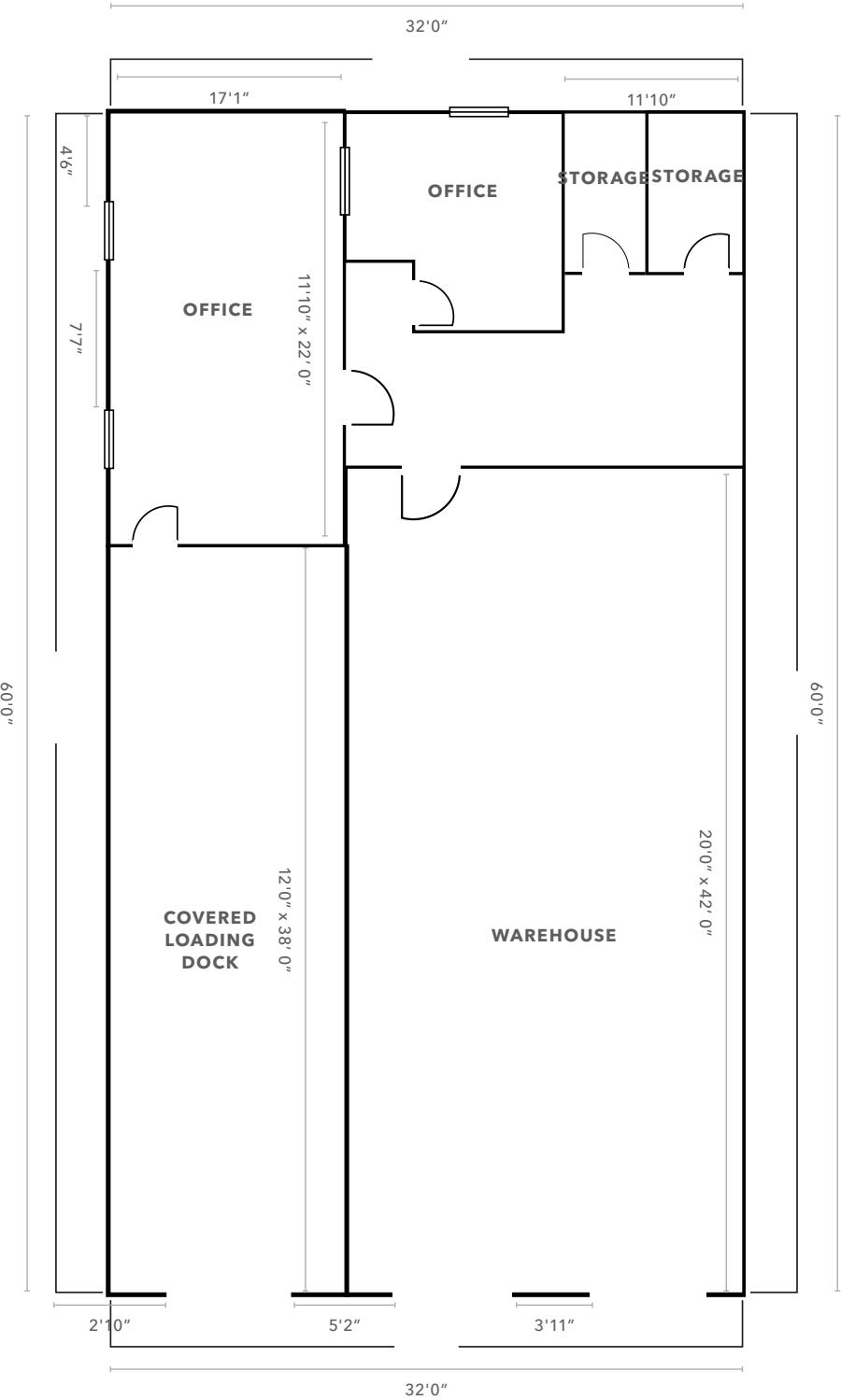
LIC N° 01264304

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**km Kidder
Mathews**

LOT B



±2,100 SF
WAREHOUSE

±900 SF
COVERED STORAGE

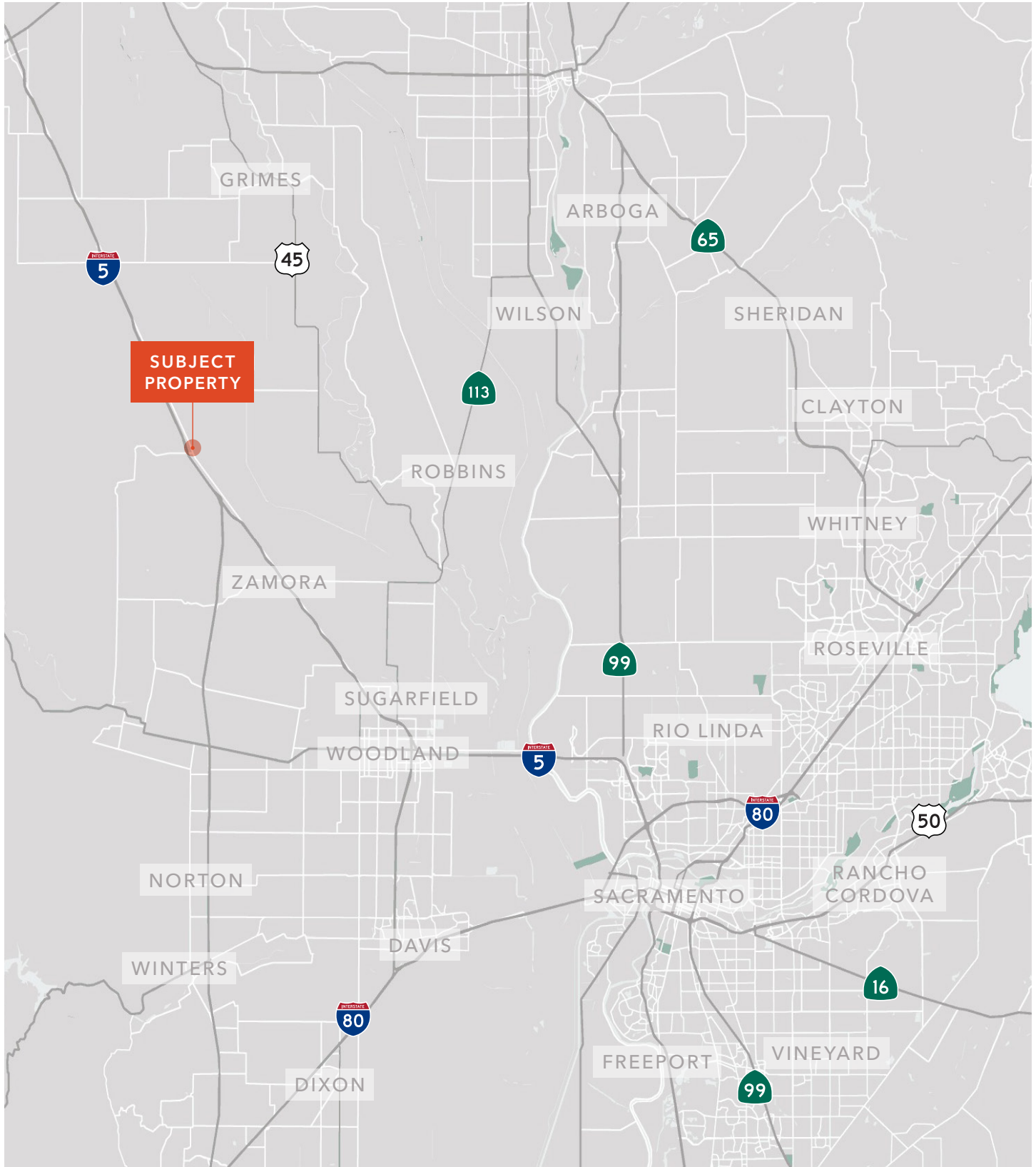
NOW
AVAILABLE

LOT B PHOTOS



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LOCAL AERIAL



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AREA AERIAL

