



Aztec
Real Estate

Lease Offering

14,400 Square Feet Industrial Warehouse



424 Epley Drive

Yuba City Ca, 95991



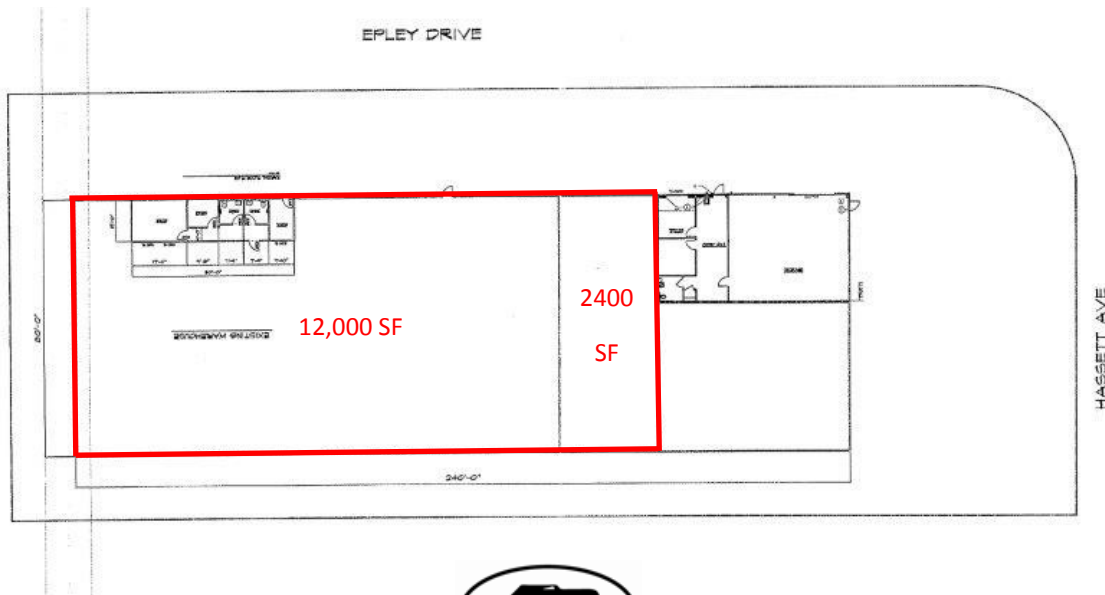
- 14,400 Square feet - Devisable to 2,400 Square Feet
- 3 Grade Level Roll up Doors—14 ft high
- Office - 2 Private Offices, 2 ADA Bathrooms, Reception
- Steel Building
- Ample Power
- Easy Logistics for Trucks, just off Garden Highway
- Onsite and Offsite Parking
- **\$0.50 Per Square Foot, Modified Net Lease**

Location

424 Epply Dr. Yuba City Ca, 95991



Located just off Garden HWY in the Garden Highway Industrial Park. This property is just 1 mile from HWY 99, and approximately 35 minutes to the I-80 , I-5 corridor. Also with in 5 minutes from this location is access to HWY 20 and HWY 70, and with in 10 Minutes is HWY 65. Trucks find Easy access to HWY 99 through Lincoln Rd which is a T1 line.



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