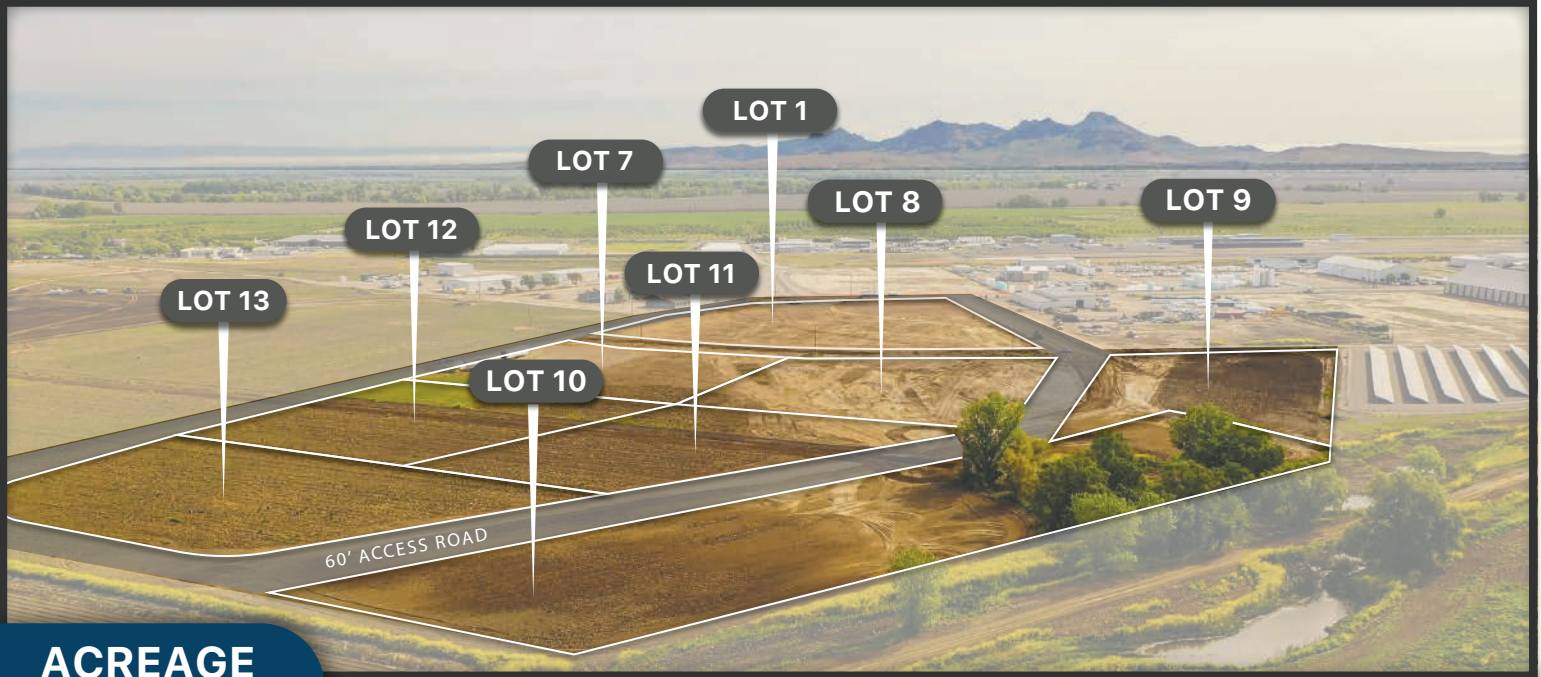




**M2 INDUSTRIAL LAND**  
COLUSA INDUSTRIAL PARK  
• COLUSA, CALIFORNIA •

**\$150,000 PER ACRE**  
**8 LOTS AVAILABLE**



**ACREAGE**

**LOT 1** ± 5.94 ACRES  
**LOT 7** ± 2.63 ACRES  
**LOT 8** ± 2.74 ACRES

**LOT 9** ± 4.49 ACRES  
**LOT 10** ± 5.07 ACRES (GROSS)  
± 4.00 ACRES (NET)  
(DETENTION BASIN)

**LOT 11** ± 2.20 ACRES  
**LOT 12** ± 2.30 ACRES  
**LOT 13** ± 2.23 ACRES



ALL LOTS WILL BE LASER LEVELED WITH 60' ACCESS ROAD



# ABOUT COLUSA INDUSTRIAL PROPERTIES



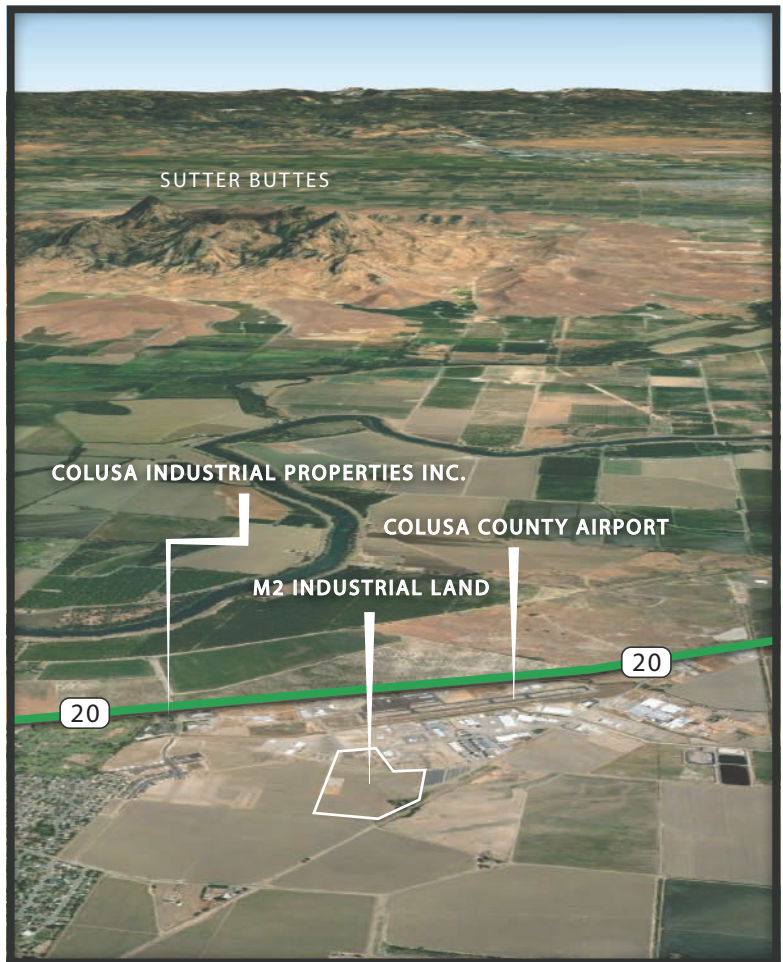
COLUSA INDUSTRIAL  
PROPERTIES INC.

Colusa Industrial Properties provides commercial development throughout our Industrial Park located in Colusa, California. With our **highly trained staff** and experienced group of professionals, we are able to provide you with the right combination of commercial and industrial development needs.

CIP believes that its tenants are its partners. CIP management strives to make a significant contribution to each tenant's daily success. In doing so, it also insures the success of the CIP development.

Colusa Industrial Properties is located in the heart of the Sacramento Valley in Colusa, California **next to Highway 20 and 7 miles east of Interstate 5**. The Industrial Park is situated next to the Colusa County Airport. Hunting and recreation opportunities and the Colusa Golf & Country Club are located directly to the north of the park.

50 SUNRISE BLVD.  
COLUSA, CA 95932 (530)458-2118  
CIPCORP.COM

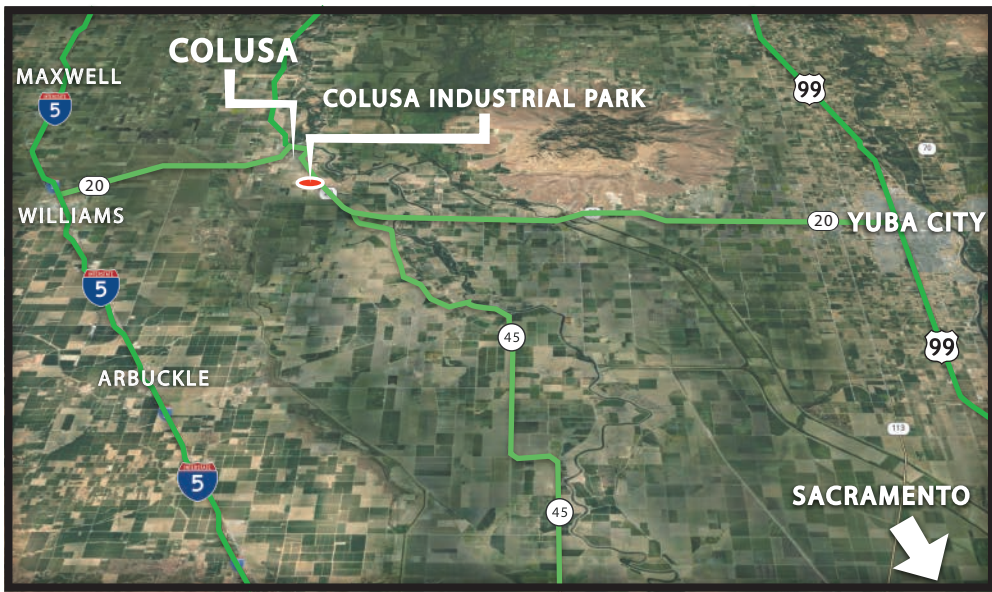


COLUSA INDUSTRIAL  
PROPERTIES INC.

**SERVING THE COMMUNITY  
FOR OVER 50 YEARS!**



# M2 INDUSTRIAL LAND | LOCATION



- Situated off Highway 20 in the Colusa Industrial Park
- Easy access to Interstate 5 and Highway 99
- Quick commute to surrounding cities
- Neighboring the Colusa County Airport



# M2 INDUSTRIAL LAND | PARCEL MAP

**PROJECT NOTES:**  
**OWNER:**  
 COLUSA INDUSTRIAL PROPERTIES,  
 50 SUNRISE BLVD  
 COLUSA, CA 95932

**ENGINEER/SURVEYOR:**  
 NORTH VALLEY ENGINEERING  
 AND SURVEYING  
 1547 STARR DRIVE SUITE "J"  
 YUBA CITY, CALIFORNIA 95993  
 (530) 713-0417

**ASSESSOR'S PARCEL NUMBER:**  
 APN: 017-130-028, 099 & 100

**LOT ACREAGE:**  
 PARCEL ACREAGE AS SHOWN.

**EXISTING USE:**  
 OPEN SPACE AND WELL SITE

**PROPOSED USE:**  
 M-1 LIGHT INDUSTRIAL

**EXISTING ZONING:**  
 M-1 LIGHT INDUSTRIAL

**PROPOSED ZONING:**  
 NO CHANGE

**BUILDINGS & STRUCTURES:**  
 NONE

**WATER, SEWAGE:**  
 CIP

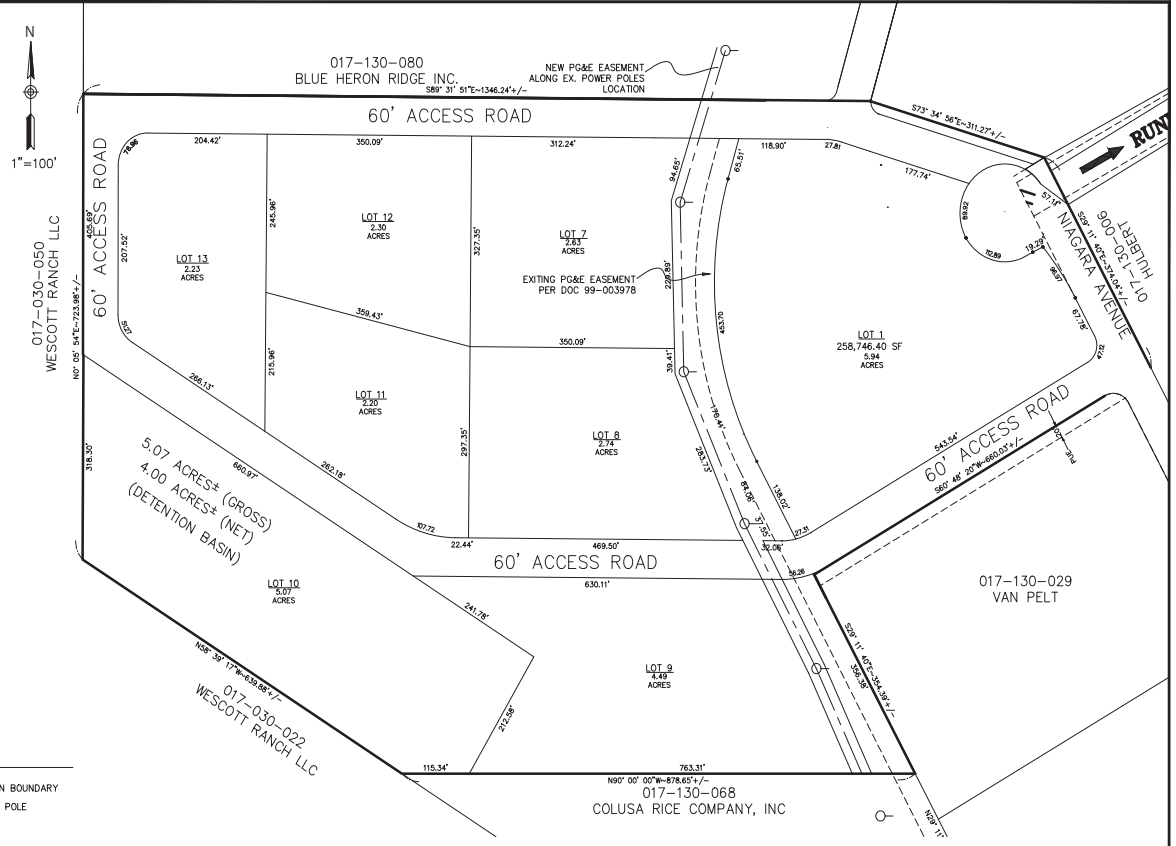
**UNDERGROUND ALERT SERVICES:**  
 1-800-642-2444

**ELECTRICAL GAS:**  
 PG&E

**FLOOD PLAIN DESIGNATION:**  
 LOCATED WITHIN FLOOD ZONE X

THE FOLLOWING ARE REQUESTED TO BE EXEMPT FROM THIS MAP DUE TO NO PROPOSED CHANGE IN LAND USE:

CONTOURS, CROSS SECTIONS



**LEGEND**

— SUBDIVISION BOUNDARY

○ EX. POWER POLE

**PREPARED BY:**  
 NVES  
 NORTH VALLEY ENGINEERING AND SURVEYING  
 1547 STARR DRIVE SUITE "J"  
 YUBA CITY, CA 95993  
 (530) 713-0417

**TENTATIVE PARCEL MAP NO.**  
**COLUSA INDUSTRIAL PROPERTIES, INC.**  
 BEING A PORTION OF SECTION 5, T. 15 N., R. 1 W., M.D.B.&M., IN THE COUNTY OF COLUSA, IN THE STATE OF CALIFORNIA.



The above information was obtained from sources deemed reliable. Land X Real Estate, Inc. does not assume responsibility for its accuracy or completeness. A prospective buyer should verify all data to their own satisfaction and seek the advice of legal counsel on issues such as water rights, leases, tax consequences, zoning, etc. Buyer is to rely solely on his/her independent due diligence as to the feasibility of the property for their own purposes. Maps included in this brochure are for general information only, and while believed to be substantially accurate, are not of "survey" or expert quality. Property is subject to prior sale, price change, correction, or withdrawal from the market without notice.

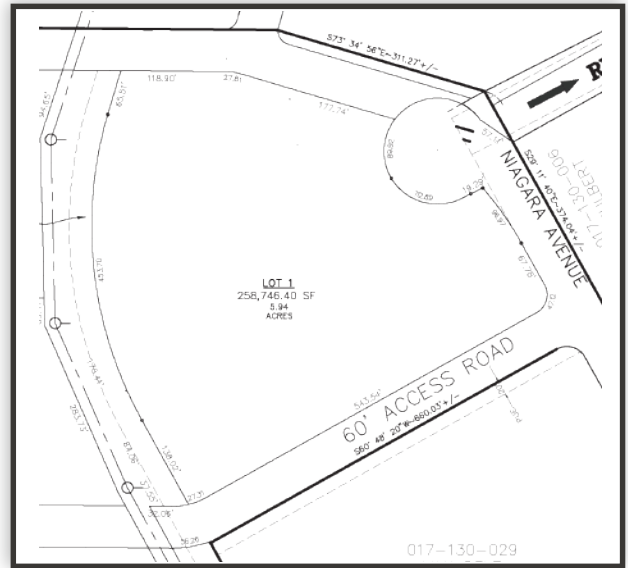
# LOT 1



**SOLD**

5.94 ACRES

**\$891,000**

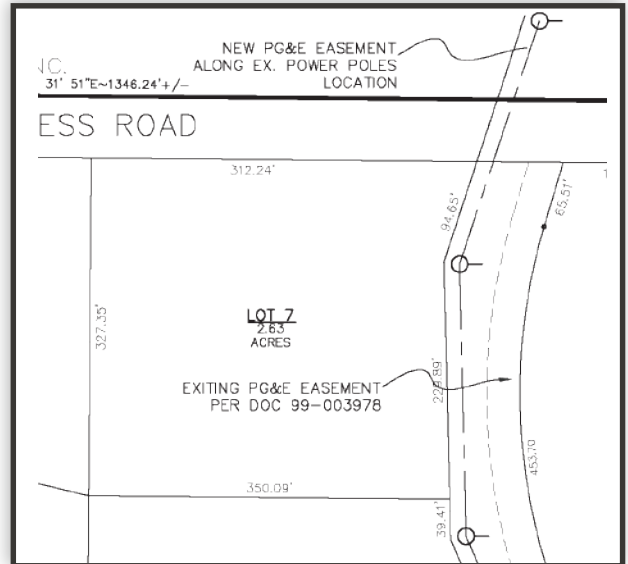


# LOT 7



2.63 ACRES

**\$394,500**

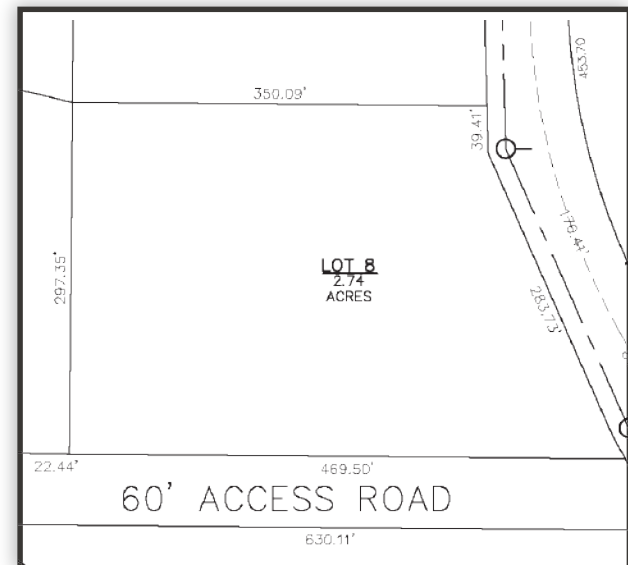


# LOT 8



2.74 ACRES

**\$411,000**



2949 NIAGARA AVE. COLUSA CA, 95932

BRAD@LANDXINC.COM

530.848.3314 — DRE 02043784

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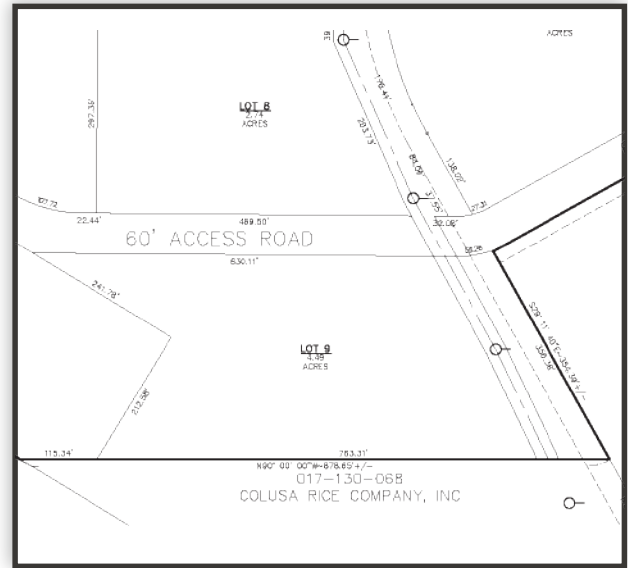


# LOT 9



4.49 ACRES

\$673,500

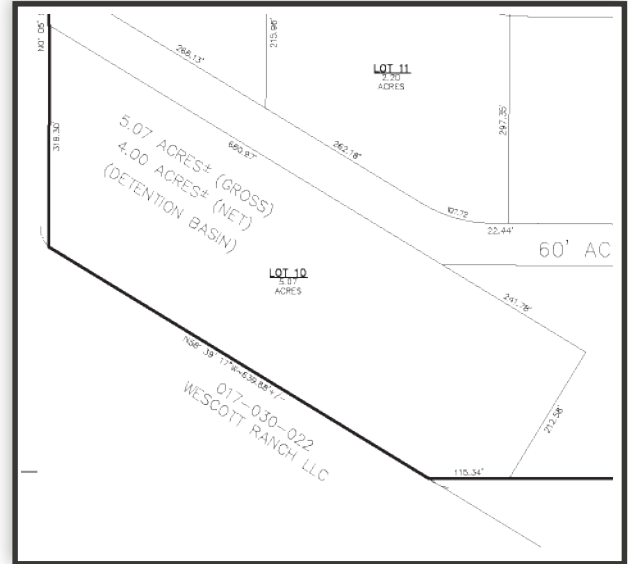


# LOT 10



5.07 ACRES (GROSS)  
4.00 ACRES (NET)  
(DETENTION BASIN)

\$760,500



# LOT 11



2.20 ACRES

\$330,000



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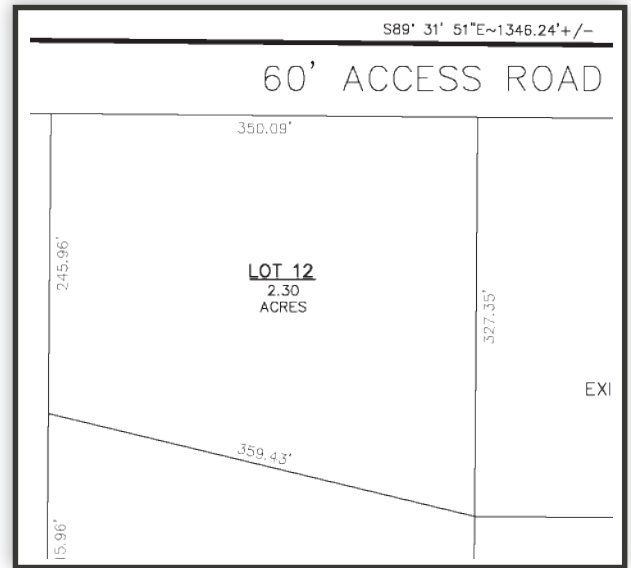
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# LOT 12



2.30 ACRES

\$345,000

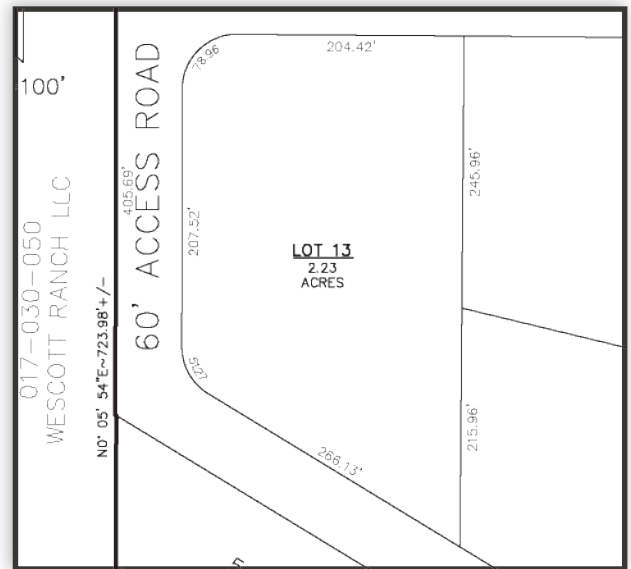


# LOT 13



2.23 ACRES

\$334,500



CONTACT US TODAY TO MAKE AN APPOINTMENT



REAL ESTATE

INDUSTRIAL | COMMERCIAL

**BRAD HULBERT**

BRAD@LANDXINC.COM

2949 NIAGARA AVE. COLUSA CA, 95932

530.848.3314

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