



2861 Niagara Ave Greencor Building

COLUSA COUNTY, CALIFORNIA
24,677 sf (+-) Industrial Warehouse
5 acres M2 Industrial Land



LANDX REAL ESTATE

BRAD HULBERT

Broker

DRE# 01979855

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PROPERTY INFORMATION



PRICE: \$3,200,000

OVERVIEW

Situated on Colusa Industrial Properties in Colusa, California the "Grencor" building is a 24,677 sf +- Industrial warehouse facility situated on 5 acres +- of M2 Heavy Industrial Land. The facility has a 2,134 sf +- office space, 1,360 sf +- Class 5-8 cleanroom facility, chemical containment areas, loading dock, dry storage, and heavy 3700A electrical service with distribution. The facility is turnkey ready for operation.

Grencor is conveniently situated off Hwy 20 and approximately 8 miles from Interstate 5. The facility is located approximately a 1-hour North from Sacramento.

Grencor Building

ADDRESS:

2861 Niagara Ave, CA – Colusa County

APN# 017-030-082

PROPERTY TYPE:

Industrial / Cannabis

Utilities:

Water, Sewer, Storm water, and wastewater processing provided by Colusa Industrial Properties.

Power and Gas provided by PG&E.

SIZE:

24,677 sf +- Main Building, 2,340 sf +- Covered Canopy, 5,000 sf +- exterior concrete slab.

5 acres +- M2 Industrial Land

Amenities:

1,360 sf +- Class 5-8 cleanroom

3,700A Electrical Service & Distribution

Cannabis Ready:

Site is entitled and permit ready for cannabis cultivation, extraction, distribution, and industrial hemp.



PROPERTY CONDITION, IMPROVEMENTS & COMMITMENTS

Site has been approved for cannabis operations, including cultivation, manufacturing, distribution, or industrial hemp. There is an additional 30+ acres of M2 industrial zoned land for expansion surrounding facility that could potentially be leased or purchased as part of the sale.

Contact Land X today for more details or a viewing of this facility.

EXISTING LEASES

No Existing Leases

TAXES

Approximately 1% of the sale price.

TERMS

Cash at the close of escrow

OIL, GAS & MINERAL RIGHTS

None

Information contained in this Offering Statement is from sources deemed to be reliable. Information has not been verified by Broker and Broker makes no guarantees about the accuracy of this information. Any estimates provided do not represent the current or future performance of this property. Prospective Buyers and their representing Broker are advised to conduct their own independent research and inspections of the property to determine prospective Buyer's suitability of the property.

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PHOTOS





MAP





6/28/2018

Greencor Building

2861 Niagara

5Ac.

6.5%*

Annual Fee:

1.)	Niagara Road Maintenance	\$ 2,594.43
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2.)	Storm Water	\$ 2,551.98
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3.)	Water Service	\$ 5,376.08
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4.)	Waste Water	\$ 2,707.81
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Total Annual Cost	\$ 13,230.30
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\$ 1,102.53 per month

* 6.5% of developed industrial property.

10/11/2017
2:48:24PM

Colusa, Ca

IMPORTANT MESSAGES

ACRES: 5.00

Greenwich

COLUSA INDUSTRIAL PROPERTIES INC
50 SUNRISE BLVD
COLUSA CA 95932

$$\begin{aligned} 6.075 &\uparrow 2\% \\ \times 1.02 &= 60.75 \\ 389.272 &\uparrow 2\% \\ \times 1.02 &= 3892.72 \div 24 = 5215 \\ &= 0.158744 \end{aligned}$$

NET TAXABLE VALUE

395,347

1.000000

3,953.46

CODE	DESCRIPTION	DIR CHRG
50634	SAC R/R WSTD LEV	26.00
50679	SAC R/R 12-4 LIVE M	315.20
445		27.06

5-13-54

DIRECT CHARGES

727.12

1ST INSTALLMENT \$2,449.69
DELINQUENT AFTER 12/10/2017

2ND INSTALLMENT \$2,449.69
DELINQUENT AFTER 04/10/2018

TOTAL TAXES \$4,899.38

WESCOTT
UST

OTHER LANDS
OF C.I.P.

BASIS OF BEARINGS
(N29°11'40"W 3865.47'RI) & M

100' RESERVATION
CREATED THIS MAP

PARCEL 2
31.54 ACRES

PARCEL 1
5.0 AC

FD 1" IRON PIPE
PER RI

100' RESERVATION
CREATED THIS MAP
SEE DETAIL "B"

5ac
Option

60' SERVICE ROAD &
DRAINAGE EASEMENT
CREATED THIS MAP

SECTION LINE
PARCEL 3
29.44 AC

Hot house
Option

N 1/4 COR
SEC 8
5/8" REBAR CAPPED
RCE 17809 PER RI

AP 017-03-0-084

60' SERVICE ROAD
& DRAINAGE EASEMENT
CREATED THIS MAP

DESIGNATED
REMAINDER
96.66 AC

60' SERVICE ROAD
& UTILITY
EASEMENT
CREATED THIS MAP

PARCEL 4
51.72 AC

C.N. 1/16 COR
FD 5/8" RBR CAPPED
RCE 17809
SEC 8

AP# 017-03-0-000

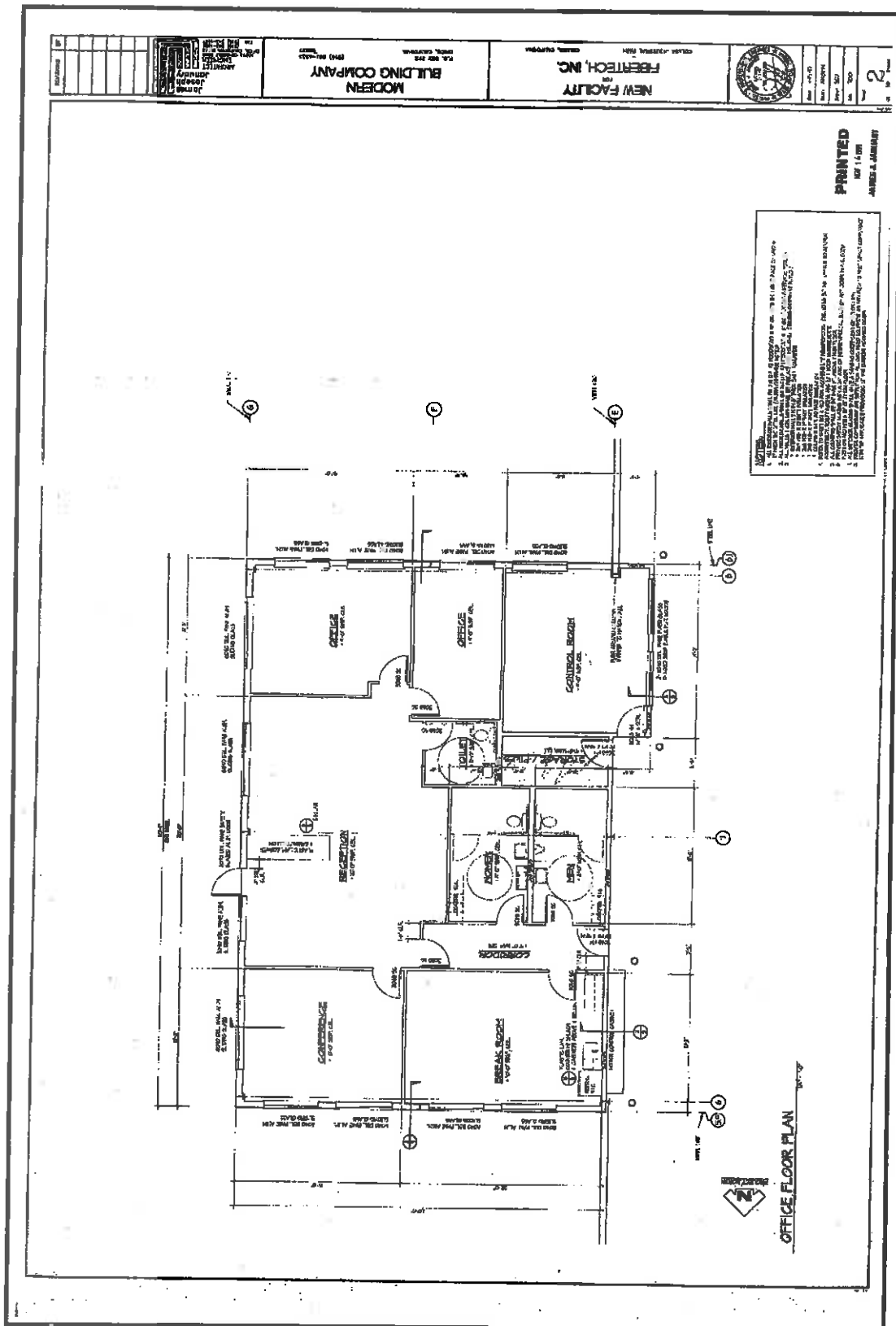
SEE DETAIL "C"

AP 17-030-085-000

ANNUL

[illegible]

SUBJECT BUILDING SKETCH: INTERIOR OFFICES FOR SUITE B



The image displays a set of architectural drawings for a plant facility, consisting of a floor plan and exterior elevations.

Plant Floor Plan: This drawing shows the layout of the building. Key areas include a large central hall, a smaller room labeled "PLANT", and a "GALLERY" at the rear. The plan is oriented with a north arrow pointing towards the upper right. Dimensions are provided for various sections of the building.

Exterior Elevations: Three elevations are shown, labeled "EAST", "WEST", and "SOUTH". These drawings illustrate the building's facade, featuring a series of windows and a prominent entrance. The "SOUTH" elevation shows a section of the building with a gabled roof and a series of windows. The "EAST" and "WEST" elevations show the long side of the building with a series of windows and a flat roof.

Architectural Details: The drawings include various details such as window frames, door frames, and structural elements. The "SOUTH" elevation shows a section of the building with a gabled roof and a series of windows. The "EAST" and "WEST" elevations show the long side of the building with a series of windows and a flat roof.

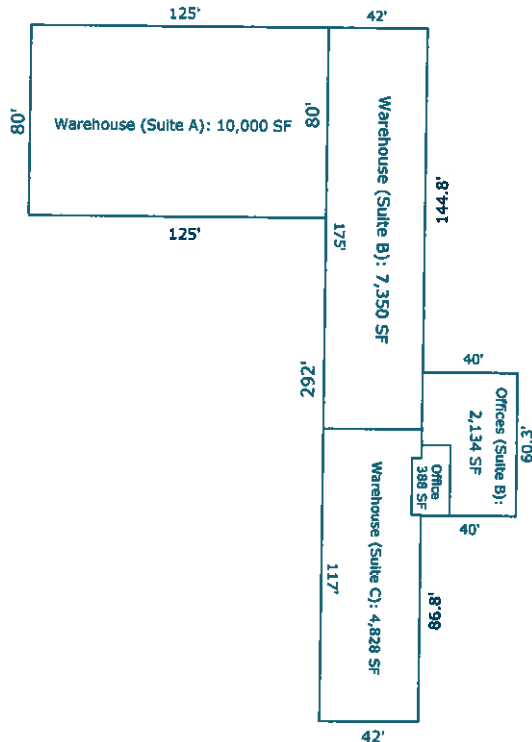
Scale and Orientation: A scale bar is provided at the bottom left of the floor plan, indicating a length of 10 feet. A north arrow is located at the bottom right of the floor plan, pointing towards the upper right.

SKETCH/AREA TABLE ADDENDUM

File No 17-23 M

SUBJECT	Property Address	2861 Niagara Avenue		
	City	Colusa	State	CA
	Borrower			
	Lender/Client	Colusa Industrial Properties		
	Appraiser Name	Owen & Associates Valuation		

IMPROVEMENTS SKETCH



Sketch by Apex Sketch v5 Standard™

Scale: 1" = 70'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY				BUILDING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GBA1	First Floor	14677.34	24677.34	First Floor		
	First Floor	10000.00		42.0 x 144.8		6083.00
				82.0 x 60.3		4947.34
				86.8 x 42.0		3647.00
				80.0 x 125.0		10000.00
Net BUILDING Area		(rounded)	24677	4 Items	(rounded)	24677

Owen Associates

APEX SOFTWARE 800-858-8858

Apex7100-w Apex v6

6/29/18

IMPROVEMENTS SKETCH

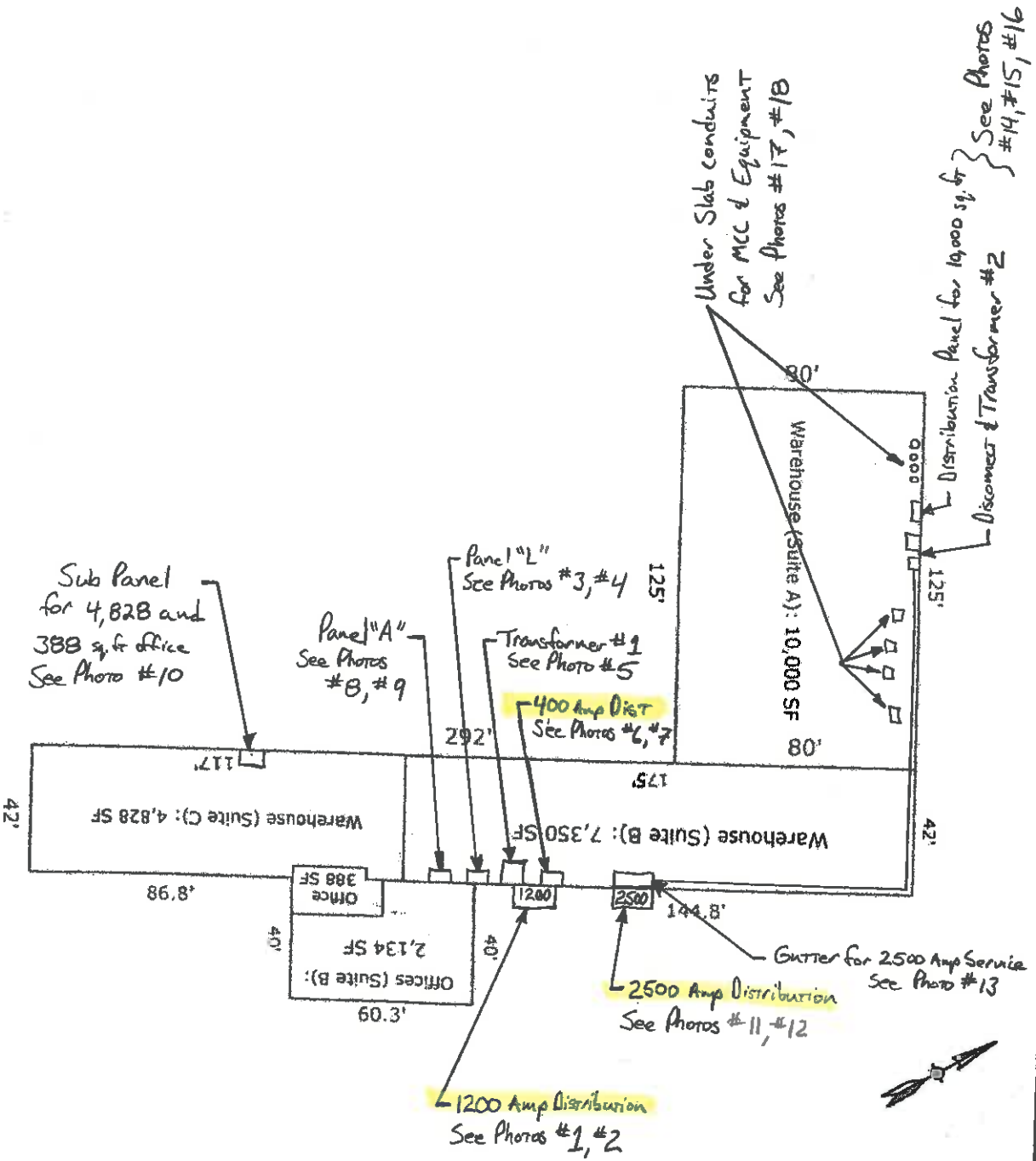
City Colusa
Borougher
Lender/Client Colusa Industrial Properties
Appraiser Name Owen & Associates Valuation

State CA

Zip 95632

Sketch by Alex Stachy & Stachy Inc

AREA CALCULATIONS SUMMARY			BUILDING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown	Subtotals
GBA1	First Floor	14677.34		First Floor	



Scale: 1" = 70'