

1200 PUTMAN AVE WAREHOUSE & OFFICE

42,020 SF AVAILABLE

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1200 PUTMAN AVE, YUBA CITY, CA 95991

NEW PRICING
\$0.53 PSF



HELM
PROPERTIES

INDUSTRIAL PROPERTY SUMMARY



LOCATION DETAILS:

Parcel #:	54-081-010
County:	Sutter
Zoning:	Heavy Industrial

PROPERTY OVERVIEW:

Building SF:	42,020 SF
Office SF:	4,520 SF
Warehouse SF:	37,500 SF
Min Divisible SF:	42,000 SF
Max Contig SF:	42,000 SF
Lot Size:	3.72 Acres
Frontage:	300'
Dimensions:	150' x 250'
Parking Spaces:	58+
Parking Surface Type:	Asphalt

STRUCTURAL DATA:

Year Built:	1993
Clear Ht Min:	31'
Clear Ht Max:	32'
Bay Spacing:	20' x 50'
Construction Type:	Concrete tilt up
Roof:	New Roof - 3 years Old TPO
Floor Type:	Concrete
Floor Thickness:	6" Reinforced

FACILITY INFORMATION:

Heat:	Office Only
AC:	Office Only
Lighting:	Yes
Sprinklers:	Sprinkler system w/booster pump
Insulated:	Yes
Ventilation:	Yes
Compressed Air:	Yes
Restrooms Men:	Yes
Restrooms Womens:	Yes
Showers:	Yes
Floor Drains:	Yes

LOADING & DOORS:

of Dock Doors:	4
Dock Door Size:	9'x10'
Dock Levelers:	Auto
Drive In Doors:	18
Drive In Door Size:	8' x 8' up to 24' x 14'

TRANSPORTATION:

Interstate Access:	2.2 miles to Highway 99
Airport Access:	36.7 miles to Sacramento International
Rail Access:	No
Rail Line:	No
Rail Status:	No

PROPERTY OVERVIEW



Base Rent: Warehouse \$0.53 sf/mo + NNN (\$0.12)
Warehouse Space SF: 37,500 SF - Plus Mezzanine

Base Rent: Office \$0.80 sf/mo + NNN (\$0.12)
Office Space SF: 4,520 SF

Zoning: Heavy Industrial



Zoning Uses

Warehouse Dimensions: 150' x 250' (Concrete tilt up only)
Possible Expansion

1200 Putman Ave

Warehouse, Distribution & Office

Lease Opportunity – 1200 Putman Ave, Yuba City

1200 Putman Avenue in Yuba City, California is a well-maintained, concrete tilt-up industrial facility totaling approximately 37,500 square feet of warehouse space with additional mezzanine and second-floor laboratory areas. The building also includes 4,500 square feet of office, supported by generous on-site parking.

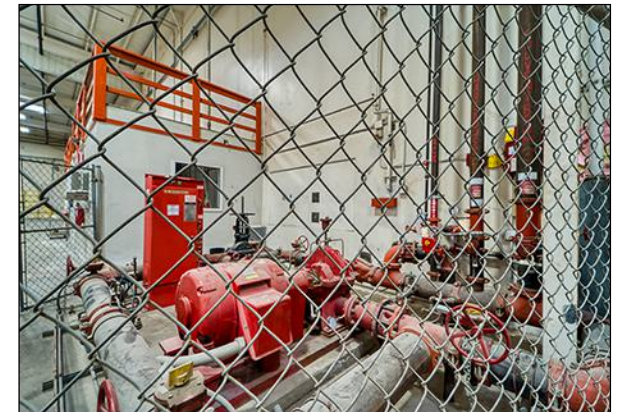
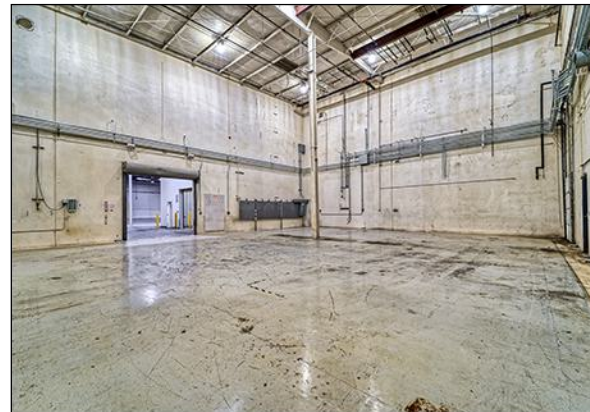
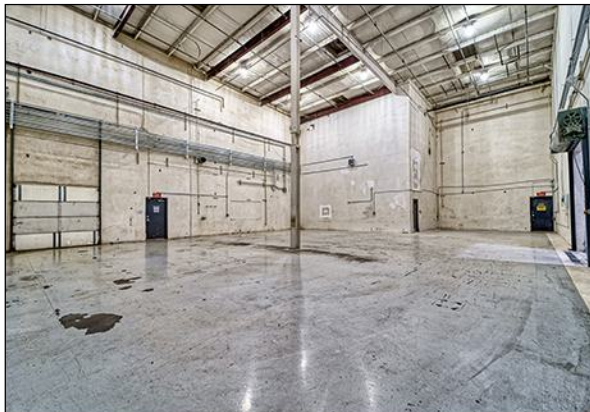
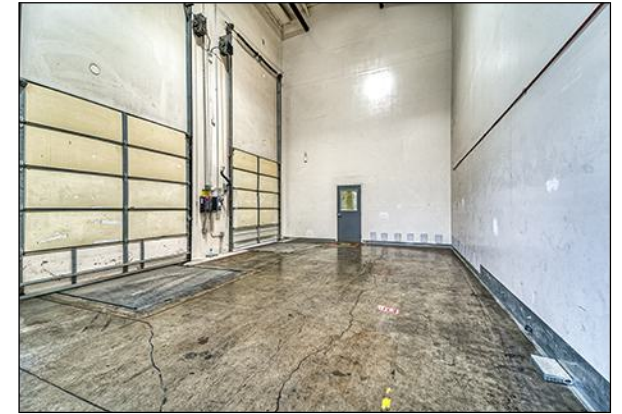
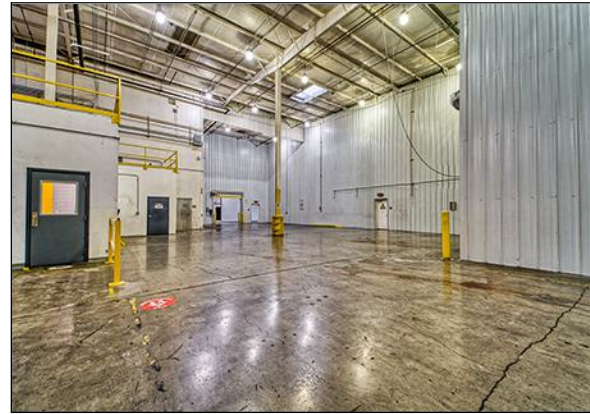
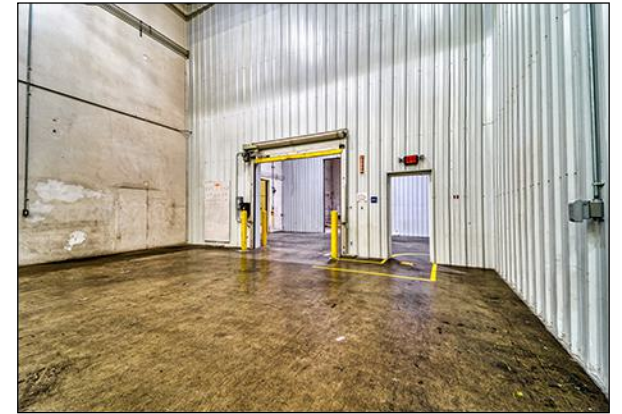
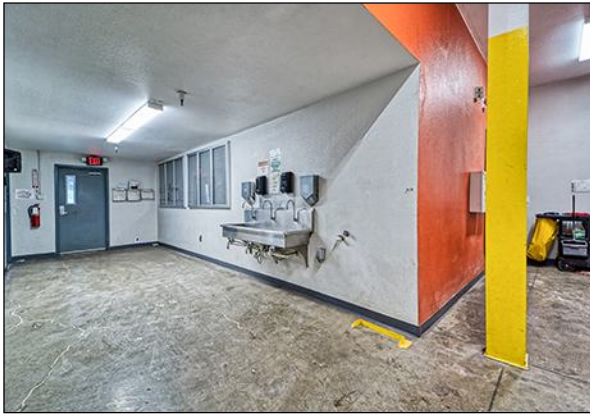
Situated on 3.7 acres, the property offers efficient circulation, ample truck and trailer parking, and secure site access through key-code entry gates. The warehouse features 31-foot clear height throughout, multiple electric and manual roll-up doors, and four recently installed truck docks with self-levelers. The roof was replaced approximately three years ago.

The facility is equipped with substantial power capacity, suitable for a wide range of industrial or production uses. Most recently operating as a quinoa processing facility, the building met full FDA food-grade standards and has benefitted from over \$1 million in upgrades within the past three years, including extensive improvements to meet food-grade operational requirements.

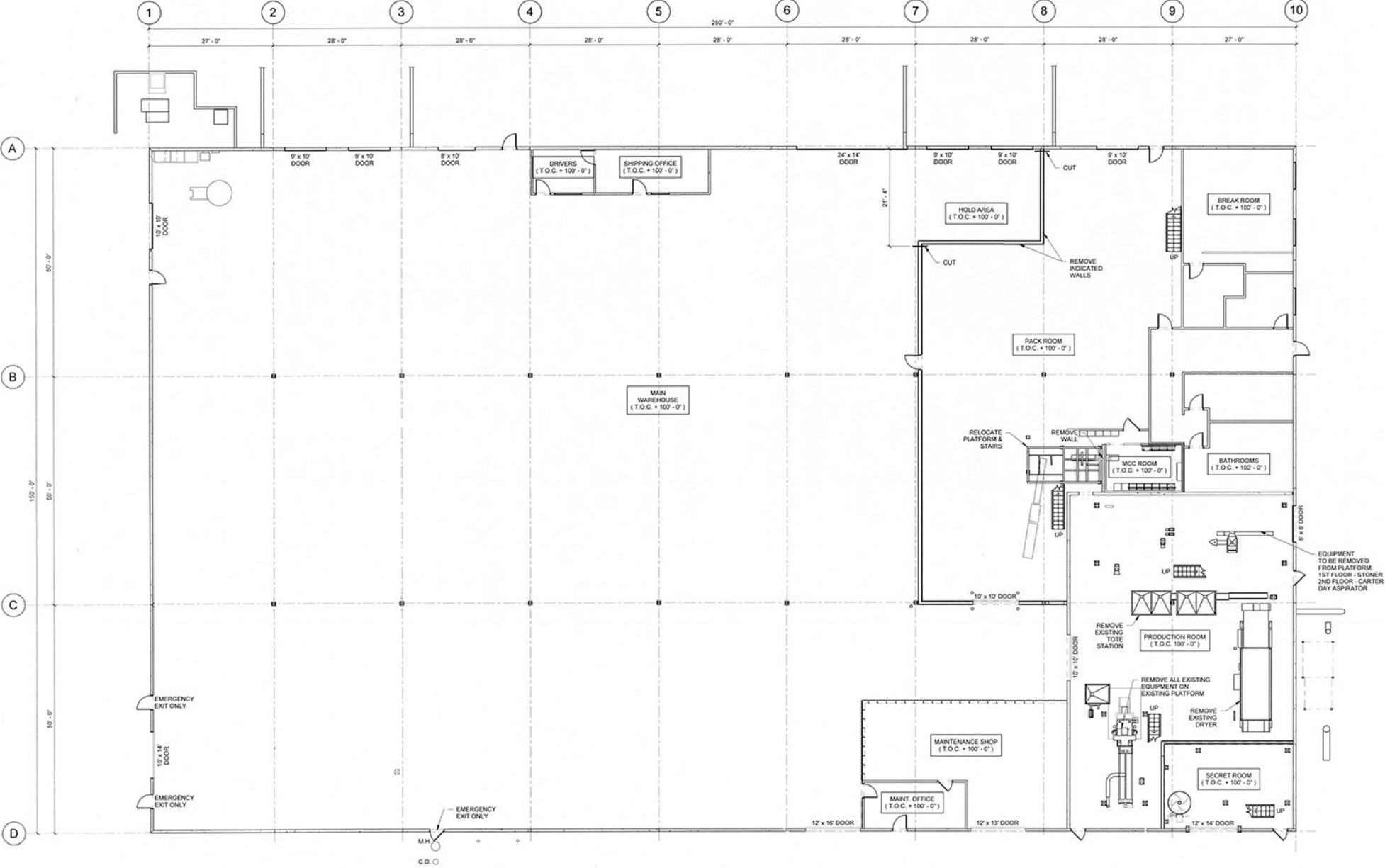
Its location provides convenient regional access—5 minutes from Highway 99, 10 minutes from Highway 20, and approximately 40 minutes to Sacramento and Sacramento International Airport. Monument signage opportunities further enhance visibility for users seeking a strong presence.

Overall, 1200 Putman Avenue offers a modern, secure, and highly functional facility well suited for food-grade operations or other specialized industrial uses requiring power, clear height, loading, and site efficiency.

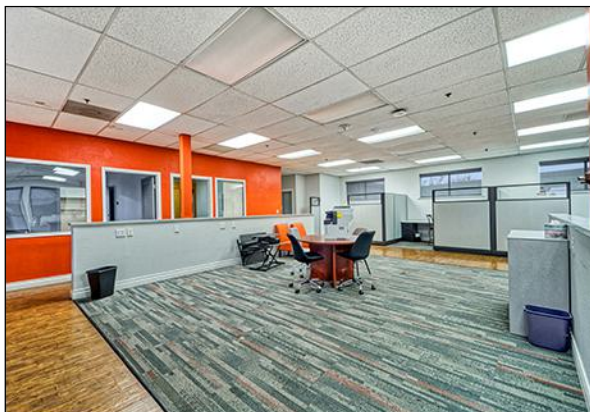
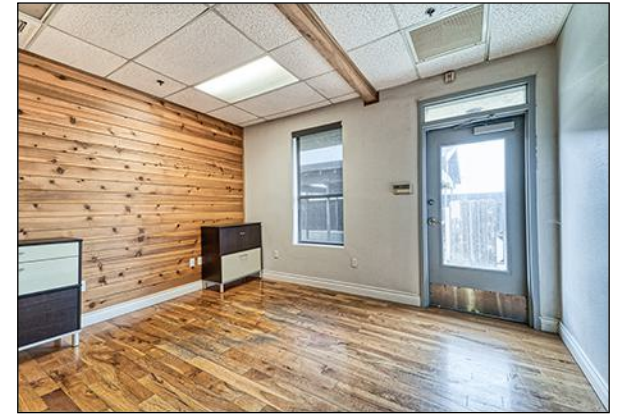
Warehouse - 37,500 SF



Warehouse - 37,500 SF - Floor Plan



Office - 4.520 SF

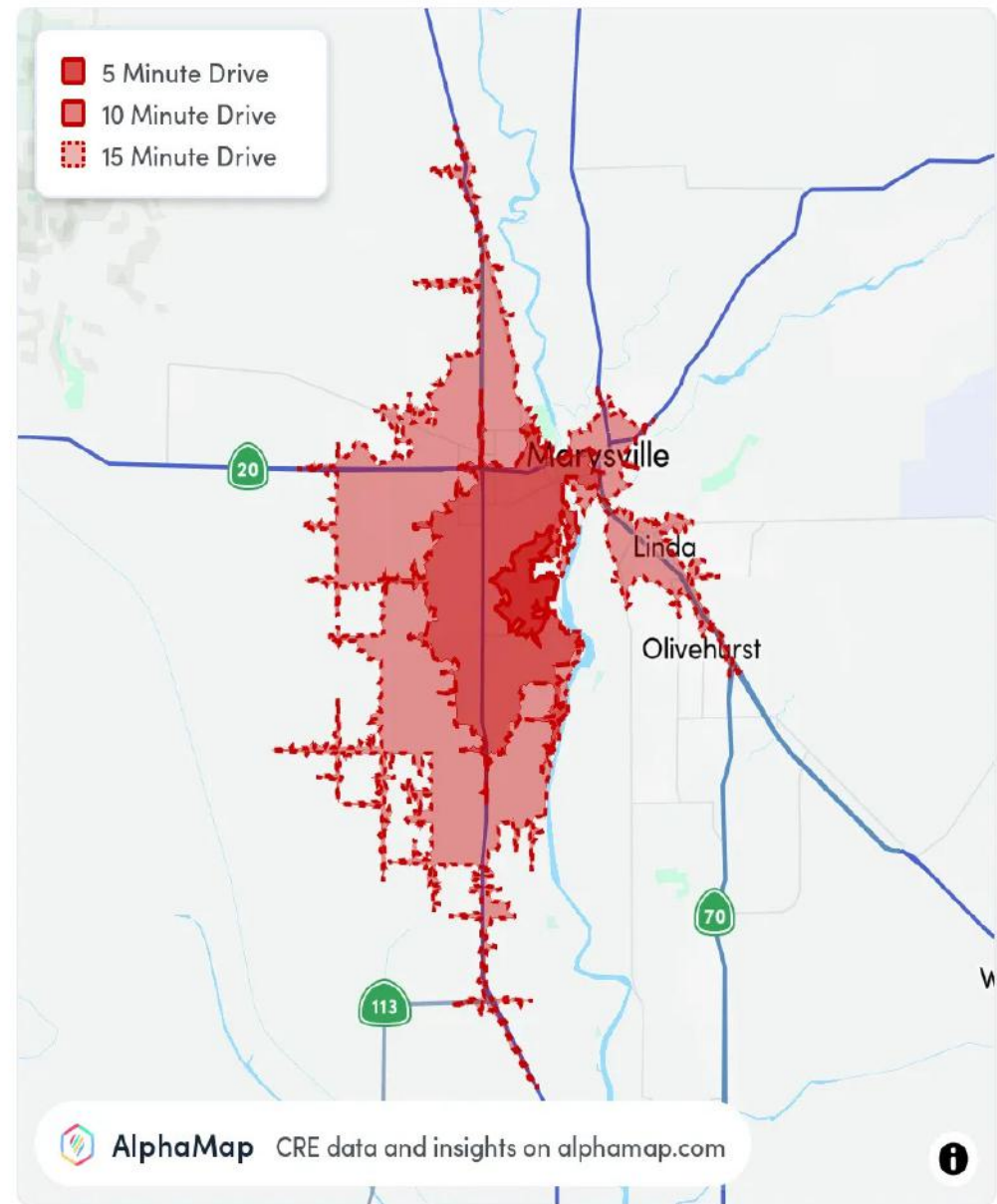


Office - 4,520 SF - Floor Plan



DEMOGRAPHICS

Demographics	5 Mins	10 Mins	15 Mins
Total Population	6,866	45,581	71,898
Average Age	37	38	39
Average Age (Male)	37	37	37
Average Age (Female)	38	39	40
Total Households	2,216	14,566	23,747
Persons per HH	3.1	3.1	3.0
Average HH Income	\$95,236	\$88,943	\$85,136
Average House Value	\$447,733	\$418,453	\$419,657
Per Capita Income	\$30,721	\$28,691	\$28,378
Population White	3,192	17,862	29,958
Population Black	153	1,067	1,712
Population American Indian	101	872	1,567
Population Asian	1,008	10,566	14,474
Population Pacific Islander	44	167	241
Population Other	1,439	9,181	14,256



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