

FOR LEASE

Owned and Operated by



550 N. PIONEER AVE.

Woodland, CA 95776

Up to $\pm 319,800$ SF



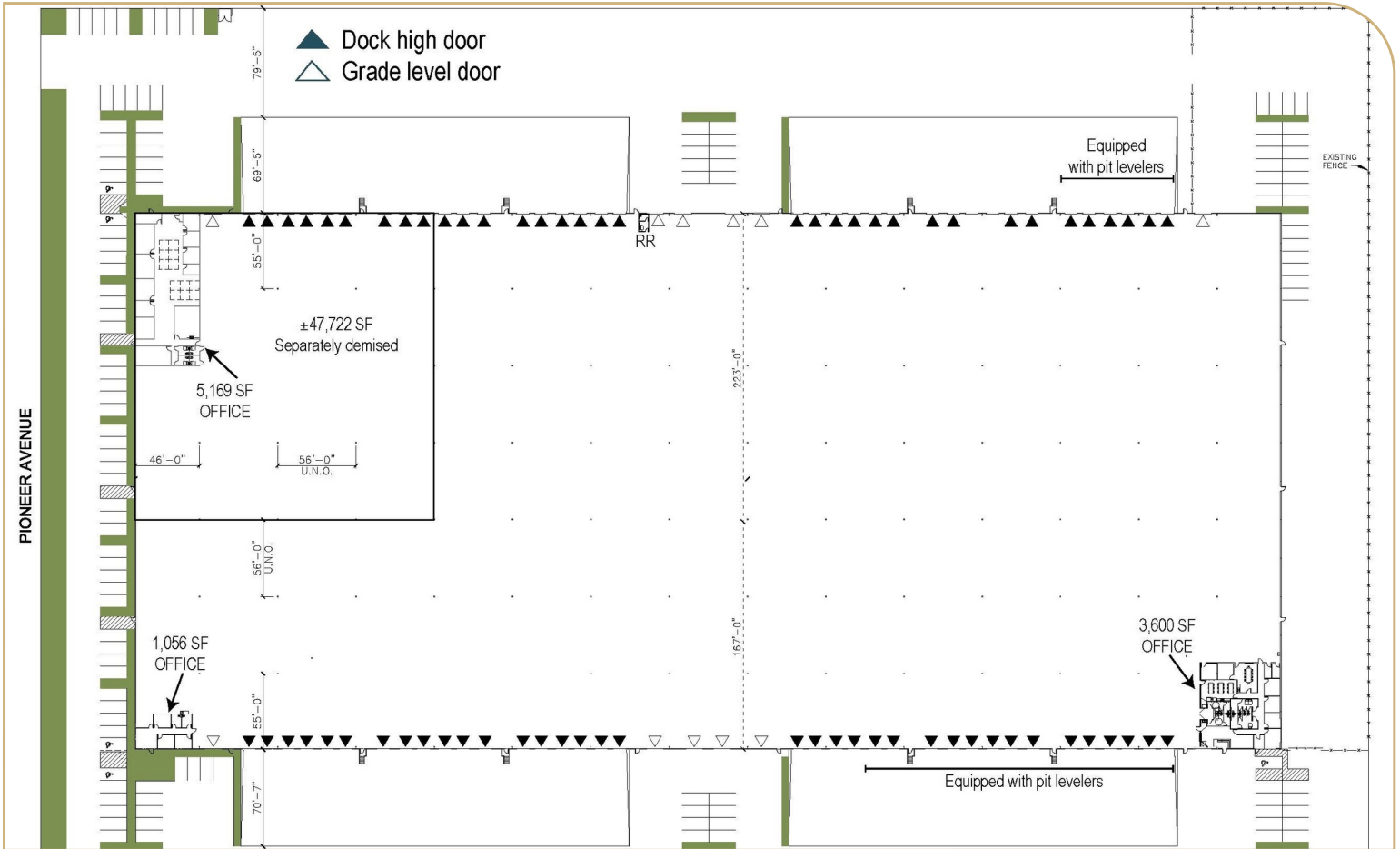
**LEASING INFO
& CONTACT**

David Nicholson Managing Director (916) 288 4422 / david.nicholson@cushwake.com

Bryce MacDonald Executive Director (916) 288 4806 / bryce.macdonald@cushwake.com

Matt Cologna Executive Director (916) 288 4805 / matt.cologna@cushwake.com





PROPERTY HIGHLIGHTS

Building SF:	±319,800 SF	Clear Height:	±27' to ±30'
Available SF:	±319,800 SF divisible to ±47,722 SF	Loading Doors:	72 DH / 12 GL
Site Size:	±14.94 AC	Power:	3,200a 277/480v Heavy Power
Office SF:	Three (3) existing office pods (±5,169 SF, 3,600 SF & 1,045 SF)	Sprinklers:	ESFR

