



6127

MYERS RD

10 ACRE INDUSTRIAL LAND
FOR SALE OR LEASE



TURTON
COMMERCIAL REAL ESTATE



2131 CAPITOL AVENUE STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM

SCOTT KINGSTON
VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCOM.COM

MATT AXFORD
DIRECTOR - LIC. 02124801
916.743.6328
MATTAXFORD@TURTONCOM.COM

© 2021 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

6127 MYERS



THE OPPORTUNITY

\$3,200,000
PURCHASE PRICE

\$30,000
PER MONTH LEASE

10
ACRES

M2
ZONING

1/4
MILE FROM I-5

Turton Commercial Real Estate is pleased to present a very rare opportunity to lease or purchase highly visible industrial land with existing infrastructure located at 6127 Myers Road in Williams, CA (the “Property”) totaling 435,600 square feet. The subject property is situated in Colusa County’s Opportunity Zone and is less than 1,100 feet to Interstate 5. The property sits just south of

Williams and less than an hour away from Sacramento. Benefiting from the more than 32,000 cars and trucks that use the freeway each day, the Property is uniquely situated to take advantage of this strong transportation artery serving Colusa County. The Property is fully fenced, has stadium lighting, a truck scale, septic system, a 300 foot well capable of producing 3000 GPM, and a 6,000

gallon water tank that is plumbed for both fire suppression and irrigation. Natural gas and fiber optic is readily available at the street and can easily be connected for your needs. All of these combine to produce a valuable location for the user with possible implementation as a service center, distribution center, hemp greenhouse structure, or storage.

HIGHLY VISIBLE INDUSTRIAL LAND
WITH EXISTING INFRASTRUCTURE
LOCATED AT 6127 MYERS ROAD IN
WILLIAMS, CA





PROPERTY DETAILS

Address:	6127 Myers Rd, Williams, CA 95987
APN:	017-090-046-000
Parcel Size:	10 Acres 435,600 Square Feet
Cars Per Day:	32,000
Electric:	PG&E
Gas:	PG&E
Water:	6,000-gallon water tank on site plumbed for irrigation and fire suppression 300ft. deep well with an output of 3,000 gallons per minute
Zoning:	M-2 Heavy industrial
Opportunity Zone:	Yes
Lighting:	Stadium lighting
Other:	70 foot long truck certified truck scale Septic tank Industrial power to the property Flat and level site

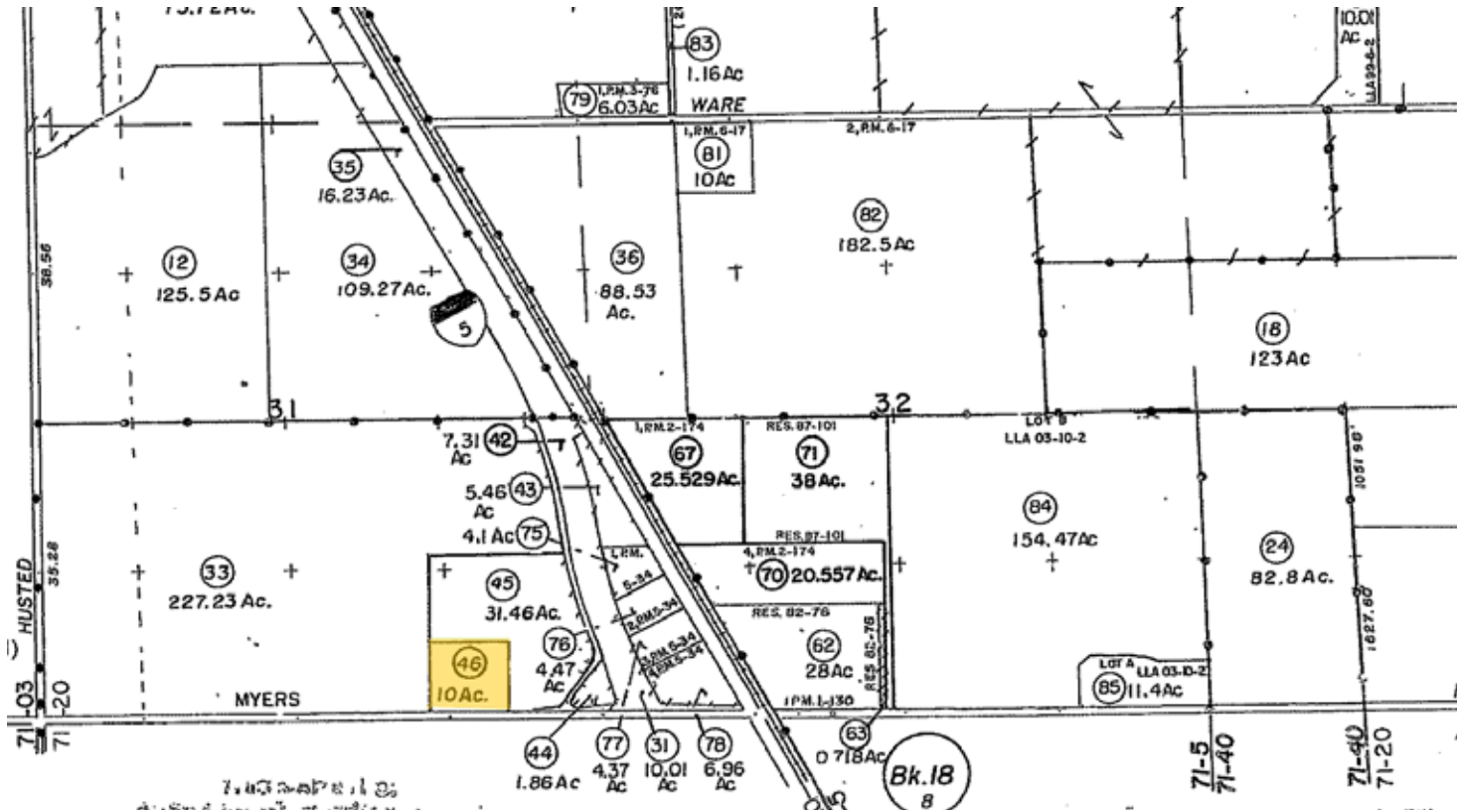


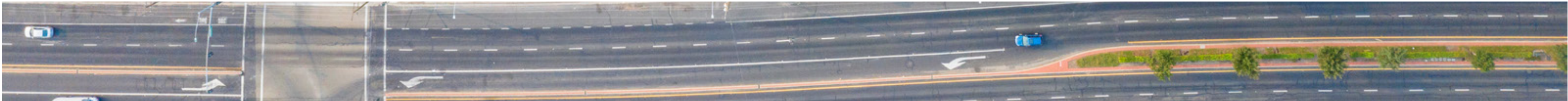
Section One: The Property

6127 MYERS



PARCEL MAP





ZONING AND DEVELOPMENT

<p>Permitted uses with current zoning:</p> <ul style="list-style-type: none">• Agricultural processing, off-site products• Agricultural processing, on-on-site products• Nurseries and greenhouses• Energy generation for off-site use• Energy generation for on-site use• Agricultural product sales, off-site• Agricultural product sales, on-site• Agricultural auction and sales yard• Agricultural chemicals commercial storage and distribution• Agricultural chemicals use and storage• Animal hospital and kennels• Commercial recreation, indoor• Construction, maintenance, and repair services• Equipment sales and rental• Farm equipment: sales, rental, repair, supplies• Public/mini storage• Vehicle repair, service, and maintenance• Vehicle sales and rental	<ul style="list-style-type: none">• Public safety facilities• Manufacturing, general• Manufacturing, light• Manufacturing, heavy• Research and development• Warehouse, wholesaling, and distribution• Composting facilities• Freight and truck terminals and yard• Recycling collection or processing facility, small• Reverse vending machine• Telecommunications facilities• Utilities, minor	<p>Permitted uses with use permit:</p> <ul style="list-style-type: none">• Animal raising and keeping commercial• Dairy• Intensive animal operations• Private farm airstrip• Mining• Oil and gas extraction• Timber processing• Agriculture chemicals manufacturing• Correctional institutions and facilities• Schools public and private• Airport-related Uses• Airport for commercial farm services• Solid waste disposal site• Sewage disposal site• Utilities, Major	<p>Permitted uses with minor use permit:</p> <ul style="list-style-type: none">• Animal processing and rendering• Visitor-serving agricultural support use• Wineries• Gas and stations• Nursery, retail• Offices, professional• Tasting rooms• Emergency shelters• Recycling collection or processing facility, Large
---	--	---	--

6127 MYERS



Images from granzellasinn.com

COLUSA

Located 60 miles north of Sacramento and 100 miles from the Bay Area bisected by both I-5 and HWY 99 Colusa County is planted firmly in the middle of the Sacramento Valley. With a very rich history, Colusa County is a business welcoming community with a wide range of industrial and agricultural activities and opportunities.

With over 21,500 individuals from a cornucopia of backgrounds, Colusa is a melting pot that welcomes diversity. Hosting the country's largest County Fair, Colusa readily gives inhabitants and businesses the opportunity to showcase their pride in the various exhibits and competitions. The Colusa County Airport's 3000ft runway makes

business and pleasure related aviation a practical reality. Weekends can be spent enjoying the more than two dozen wineries located a 45min drive away at beautiful Clear Lake. Enjoy the wine, water, and weather as you take in some of the best California has to offer.





2131 CAPITOL AVENUE STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM

SCOTT KINGSTON
VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCOM.COM

MATT AXFORD
DIRECTOR - LIC. 02124801
916.743.6328
MATTAXFORD@TURTONCOM.COM

© 2021 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.



TURTON
COMMERCIAL REAL ESTATE