

# ≡ Light Industrial Land - Yreka, CA

## Location

This property is highly prepared and ready for development. Infrastructure includes electrical, water, sewer, and High Speed Fiber Internet access. The location is near to the College of the Siskiyous and Nor-Cal Manufacturing. The site is located near Interstate 5, California's major north-south thoroughfare midway between Portland and San Francisco.



**Development Friendly:** The City of Yreka is interested in selling or leasing the land adjacent to the College of the Siskiyous. The City's first priority for the site is economic development and job creation.

**Business Friendly:** This City is well positioned to take advantage of a strengthening economy and heightened interest in the region. The City is prepared to accept a wide array of different types of industries and has done all it can to indicate its openness and willingness to work closely with developers and builders to bring in new large-scale companies and developments.



- **Acres:** 2.83
- **Zoning:** Light Industrial (M-1)
- **Broadband:** High-Speed Fiber Optic Cable
- **Electrical:** 12 MVA, substation <1 mile. Pacific Power provides some of the lowest wholesale power rates on the west coast (see attached pricing schedule).
- **Water:** 6"-8" Main Stubs, **Sewer:** 8" Main Stubs + 12" Main Line
- **Freeway Access:** <0.5 miles east