

# Vacant Lot For Lease - For Potential Build to Suit

595 N EAST ST, WOODLAND, CA 95776



Walker Oglesby, Managing Broker  
walker@everrootpartners.com  
(205) 478-0142



# Property Overview



## FOR LEASE \$70,000 PER ACRE

This expansive 5.73-acre industrial asset offers a rare heavy-duty development or owner-user opportunity within the Sacramento regional market. Zoned industrial flex, the property features a fenced and graveled yard currently utilized for high-capacity truck parking.

Exceptional Industrial Property in Prime Location Located in the heart of Woodland, CA, this industrial property offers an exceptional blend of functionality and convenience. The facility includes a spacious office area and a sizable rental yard, offering ample outdoor storage and maneuvering space for equipment or inventory. The yard is secure, providing peace of mind for business operations. With excellent accessibility to major highways and local amenities, this property is ideally situated.



Lease	\$70,000/AC
Property Type	Industrial Office / Warehouse
Lot Size	5.73 AC
Annual Lease	\$401,100
Zoning Description	Industrial Flex
Build to Suit	Potential, Call for Information
APN/Parcel ID	027-340-035-000

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Vacant Lot

595 N East St  
Woodland, CA 95776



# Parcel Map



# Survey



Commercial Real Estate  
Due Diligence Management  
3400 South Arlington Rd, Suite 03185  
Arling, CA 94012  
866.233.8121  
www.american-nl.com

## ALTA/NSPS Land Title Survey N EAST ST WOODLAND CA

355 N EAST STREET  
WOODLAND, CA 95776  
COUNTY OF YOLO

TO:  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMMERCIAL TITLE GROUP  
P.O. BOX 10000  
DENVER, CO 80202-1000

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 STANDARD CONDITIONS OF THE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AS FIRST ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND REVISED (2001), (1), (1.1), (1.1A), (1.1B), (1.1C), (1.1D), (1.1E), (1.1F), (1.1G), (1.1H), (1.1I), (1.1J), (1.1K), (1.1L), (1.1M), (1.1N), (1.1O), (1.1P), (1.1Q), (1.1R), (1.1S), (1.1T), (1.1U), (1.1V), (1.1W), (1.1X), (1.1Y), (1.1Z), (1.1AA), (1.1AB), (1.1AC), (1.1AD), (1.1AE), (1.1AF), (1.1AG), (1.1AH), (1.1AI), (1.1AJ), (1.1AK), (1.1AL), (1.1AM), (1.1AN), (1.1AO), (1.1AP), (1.1AQ), (1.1AR), (1.1AS), (1.1AT), (1.1AU), (1.1AV), (1.1AW), (1.1AX), (1.1AY), (1.1AZ), (1.1BA), (1.1BB), (1.1BC), (1.1BD), (1.1BE), (1.1BF), (1.1BG), (1.1BH), (1.1BI), (1.1BJ), (1.1BK), (1.1BL), (1.1BM), (1.1BN), (1.1BO), (1.1BP), (1.1BQ), (1.1BR), (1.1BS), (1.1BT), (1.1BU), (1.1BV), (1.1BW), (1.1BX), (1.1BY), (1.1BZ), (1.1CA), (1.1CB), (1.1CC), (1.1CD), (1.1CE), (1.1CF), (1.1CG), (1.1CH), (1.1CI), (1.1CJ), (1.1CK), (1.1CL), (1.1CM), (1.1CN), (1.1CO), (1.1CP), (1.1CQ), (1.1CR), (1.1CS), (1.1CT), (1.1CU), (1.1CV), (1.1CW), (1.1CX), (1.1CY), (1.1CZ), (1.1DA), (1.1DB), (1.1DC), (1.1DD), (1.1DE), (1.1DF), (1.1DG), (1.1DH), (1.1DI), (1.1DJ), (1.1DK), (1.1DL), (1.1DM), (1.1DN), (1.1DO), (1.1DP), (1.1DQ), (1.1DR), (1.1DS), (1.1DT), (1.1DU), (1.1DV), (1.1DW), (1.1DX), (1.1DY), (1.1DZ), (1.1EA), (1.1EB), (1.1EC), (1.1ED), (1.1EE), (1.1EF), (1.1EG), (1.1EH), (1.1EI), (1.1EJ), (1.1EK), (1.1EL), (1.1EM), (1.1EN), (1.1EO), (1.1EP), (1.1EQ), (1.1ER), (1.1ES), (1.1ET), (1.1EU), (1.1EV), (1.1EW), (1.1EX), (1.1EY), (1.1EZ), (1.1FA), (1.1FB), (1.1FC), (1.1FD), (1.1FE), (1.1FF), (1.1FG), (1.1FH), (1.1FI), (1.1FJ), (1.1FK), (1.1FL), (1.1FM), (1.1FN), (1.1FO), (1.1FP), (1.1FQ), (1.1FR), (1.1FS), (1.1FT), (1.1FU), (1.1FV), (1.1FW), (1.1FX), (1.1FY), (1.1FZ), (1.1GA), (1.1GB), (1.1GC), (1.1GD), (1.1GE), (1.1GF), (1.1GG), (1.1GH), (1.1GI), (1.1GJ), (1.1GK), (1.1GL), (1.1GM), (1.1GN), (1.1GO), (1.1GP), (1.1GQ), (1.1GR), (1.1GS), (1.1GT), (1.1GU), (1.1GV), (1.1GW), (1.1GX), (1.1GY), (1.1GZ), (1.1HA), (1.1HB), (1.1HC), (1.1HD), (1.1HE), (1.1HF), (1.1HG), (1.1HH), (1.1HI), (1.1HJ), (1.1HK), (1.1HL), (1.1HM), (1.1HN), (1.1HO), (1.1HP), (1.1HQ), (1.1HR), (1.1HS), (1.1HT), (1.1HU), (1.1HV), (1.1HW), (1.1HX), (1.1HY), (1.1HZ), (1.1IA), (1.1IB), (1.1IC), (1.1ID), (1.1IE), (1.1IF), (1.1IG), (1.1IH), (1.1II), (1.1IJ), (1.1IK), (1.1IL), (1.1IM), (1.1IN), (1.1IO), (1.1IP), (1.1IQ), (1.1IR), (1.1IS), (1.1IT), (1.1IU), (1.1IV), (1.1IW), (1.1IX), (1.1IY), (1.1IZ), (1.1JA), (1.1JB), (1.1JC), (1.1JD), (1.1JE), (1.1JF), (1.1JG), (1.1JH), (1.1JI), (1.1JJ), (1.1JK), (1.1JL), (1.1JM), (1.1JN), (1.1JO), (1.1JP), (1.1JQ), (1.1JR), (1.1JS), (1.1JT), (1.1JU), (1.1JV), (1.1JW), (1.1JX), (1.1JY), (1.1JZ), (1.1KA), (1.1KB), (1.1KC), (1.1KD), (1.1KE), (1.1KF), (1.1KG), (1.1KH), (1.1KI), (1.1KJ), (1.1KK), (1.1KL), (1.1KM), (1.1KN), (1.1KO), (1.1KP), (1.1KQ), (1.1KR), (1.1KS), (1.1KT), (1.1KU), (1.1KV), (1.1KW), (1.1KX), (1.1KY), (1.1KZ), (1.1LA), (1.1LB), (1.1LC), (1.1LD), (1.1LE), (1.1LF), (1.1LG), (1.1LH), (1.1LI), (1.1LJ), (1.1LK), (1.1LL), (1.1LM), (1.1LN), (1.1LO), (1.1LP), (1.1LQ), (1.1LR), (1.1LS), (1.1LT), (1.1LU), (1.1LV), (1.1LW), (1.1LX), (1.1LY), (1.1LZ), (1.1MA), (1.1MB), (1.1MC), (1.1MD), (1.1ME), (1.1MF), (1.1MG), (1.1MH), (1.1MI), (1.1MJ), (1.1MK), (1.1ML), (1.1MN), (1.1MO), (1.1MP), (1.1MQ), (1.1MR), (1.1MS), (1.1MT), (1.1MU), (1.1MV), (1.1MW), (1.1MX), (1.1MY), (1.1MZ), (1.1NA), (1.1NB), (1.1NC), (1.1ND), (1.1NE), (1.1NF), (1.1NG), (1.1NH), (1.1NI), (1.1NJ), (1.1NK), (1.1NL), (1.1NM), (1.1NO), (1.1NP), (1.1NQ), (1.1NR), (1.1NS), (1.1NT), (1.1NU), (1.1NV), (1.1NW), (1.1NX), (1.1NY), (1.1NZ), (1.1OA), (1.1OB), (1.1OC), (1.1OD), (1.1OE), (1.1OF), (1.1OG), (1.1OH), (1.1OI), (1.1OJ), (1.1OK), (1.1OL), (1.1OM), (1.1ON), (1.1OO), (1.1OP), (1.1OQ), (1.1OR), (1.1OS), (1.1OT), (1.1OU), (1.1OV), (1.1OW), (1.1OX), (1.1OY), (1.1OZ), (1.1PA), (1.1PB), (1.1PC), (1.1PD), (1.1PE), (1.1PF), (1.1PG), (1.1PH), (1.1PI), (1.1PJ), (1.1PK), (1.1PL), (1.1PM), (1.1PN), (1.1PO), (1.1PP), (1.1PQ), (1.1PR), (1.1PS), (1.1PT), (1.1PU), (1.1PV), (1.1PW), (1.1PX), (1.1PY), (1.1PZ), (1.1QA), (1.1QB), (1.1QC), (1.1QD), (1.1QE), (1.1QF), (1.1QG), (1.1QH), (1.1QI), (1.1QJ), (1.1QK), (1.1QL), (1.1QM), (1.1QN), (1.1QO), (1.1QP), (1.1QQ), (1.1QR), (1.1QS), (1.1QT), (1.1QU), (1.1QV), (1.1QW), (1.1QX), (1.1QY), (1.1QZ), (1.1RA), (1.1RB), (1.1RC), (1.1RD), (1.1RE), (1.1RF), (1.1RG), (1.1RH), (1.1RI), (1.1RJ), (1.1RK), (1.1RL), (1.1RM), (1.1RN), (1.1RO), (1.1RP), (1.1RQ), (1.1RR), (1.1RS), (1.1RT), (1.1RU), (1.1RV), (1.1RW), (1.1RX), (1.1RY), (1.1RZ), (1.1SA), (1.1SB), (1.1SC), (1.1SD), (1.1SE), (1.1SF), (1.1SG), (1.1SH), (1.1SI), (1.1SJ), (1.1SK), (1.1SL), (1.1SM), (1.1SN), (1.1SO), (1.1SP), (1.1SQ), (1.1SR), (1.1SS), (1.1ST), (1.1SU), (1.1SV), (1.1SW), (1.1SX), (1.1SY), (1.1SZ), (1.1TA), (1.1TB), (1.1TC), (1.1TD), (1.1TE), (1.1TF), (1.1TG), (1.1TH), (1.1TI), (1.1TJ), (1.1TK), (1.1TL), (1.1TM), (1.1TN), (1.1TO), (1.1TP), (1.1TQ), (1.1TR), (1.1TS), (1.1TT), (1.1TU), (1.1TV), (1.1TW), (1.1TX), (1.1TY), (1.1TZ), (1.1UA), (1.1UB), (1.1UC), (1.1UD), (1.1UE), (1.1UF), (1.1UG), (1.1UH), (1.1UI), (1.1UJ), (1.1UK), (1.1UL), (1.1UM), (1.1UN), (1.1UO), (1.1UP), (1.1UQ), (1.1UR), (1.1US), (1.1UT), (1.1UU), (1.1UV), (1.1UW), (1.1UX), (1.1UY), (1.1UZ), (1.1VA), (1.1VB), (1.1VC), (1.1VD), (1.1VE), (1.1VF), (1.1VG), (1.1VH), (1.1VI), (1.1VJ), (1.1VK), (1.1VL), (1.1VM), (1.1VN), (1.1VO), (1.1VP), (1.1VQ), (1.1VR), (1.1VS), (1.1VT), (1.1VU), (1.1VV), (1.1VW), (1.1VX), (1.1VY), (1.1VZ), (1.1WA), (1.1WB), (1.1WC), (1.1WD), (1.1WE), (1.1WF), (1.1WG), (1.1WH), (1.1WI), (1.1WJ), (1.1WK), (1.1WL), (1.1WM), (1.1WN), (1.1WO), (1.1WP), (1.1WQ), (1.1WR), (1.1WS), (1.1WT), (1.1WU), (1.1WV), (1.1WW), (1.1WX), (1.1WY), (1.1WZ), (1.1XA), (1.1XB), (1.1XC), (1.1XD), (1.1XE), (1.1XF), (1.1XG), (1.1XH), (1.1XI), (1.1XJ), (1.1XK), (1.1XL), (1.1XM), (1.1XN), (1.1XO), (1.1XP), (1.1XQ), (1.1XR), (1.1XS), (1.1XT), (1.1XU), (1.1XV), (1.1XW), (1.1XX), (1.1XY), (1.1XZ), (1.1YA), (1.1YB), (1.1YC), (1.1YD), (1.1YE), (1.1YF), (1.1YG), (1.1YH), (1.1YI), (1.1YJ), (1.1YK), (1.1YL), (1.1YM), (1.1YN), (1.1YO), (1.1YP), (1.1YQ), (1.1YR), (1.1YS), (1.1YT), (1.1YU), (1.1YV), (1.1YW), (1.1YX), (1.1YY), (1.1YZ), (1.1ZA), (1.1ZB), (1.1ZC), (1.1ZD), (1.1ZE), (1.1ZF), (1.1ZG), (1.1ZH), (1.1ZI), (1.1ZJ), (1.1ZK), (1.1ZL), (1.1ZM), (1.1ZN), (1.1ZO), (1.1ZP), (1.1ZQ), (1.1ZR), (1.1ZS), (1.1ZT), (1.1ZU), (1.1ZV), (1.1ZW), (1.1ZX), (1.1ZY), (1.1ZZ)



DATE OF SURVEY: 04/14/2024  
DATE OF PLAN: 04/14/2024  
DATE LAST REVISED: 04/14/2024

## Legal Description

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF YOLO, CITY OF WOODLAND, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:  
PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 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