



**5461 HWY 20
Yuba City, Ca 95993**

**1.2±
Acres**

7000 SF+/- Building
For Lease



Dom Belza

Agent

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\$5,000
PER MONTH



5461 HWY 20 YUBA CITY, CA 95993

APN# 013-280-021-000

Location:

Located in Sutter County at the intersection Lytle Road and HWY 20.

Directions:

HWY 20 Westbound, turn North on Lytle Rd, then immediately turn West on the frontage Rd.

Description:

This brand new 7000 SF shop building was constructed in 2023. It boasts 4, 14 Ft roll up doors, 18' clear height at center of building, concrete slab and ribbon around exterior. The interior is a blank page and interior offices can be built out as desired.

Utilities:

Power to be connected at occupancy. Power - 340 AMP service to the shop. , Shared well, shared septic with adjacent building.

Zoning:

Current AG80

- potential rezone to Commercial
- some uses subject to conditional use permits



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CA BRE Broker License No. 01704405

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Dom has successfully closed hundreds of Real Estate transactions since **2005**.



Dom understands the life blood of our community and comprehends what farmers and ranchers are looking for in a Real Estate Professional



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