



**7082 Tule Road,
Arbuckle, CA 95912**

Tule Road
Industrial Offering

**22.42±
Acres**



Dom Belza

Agent

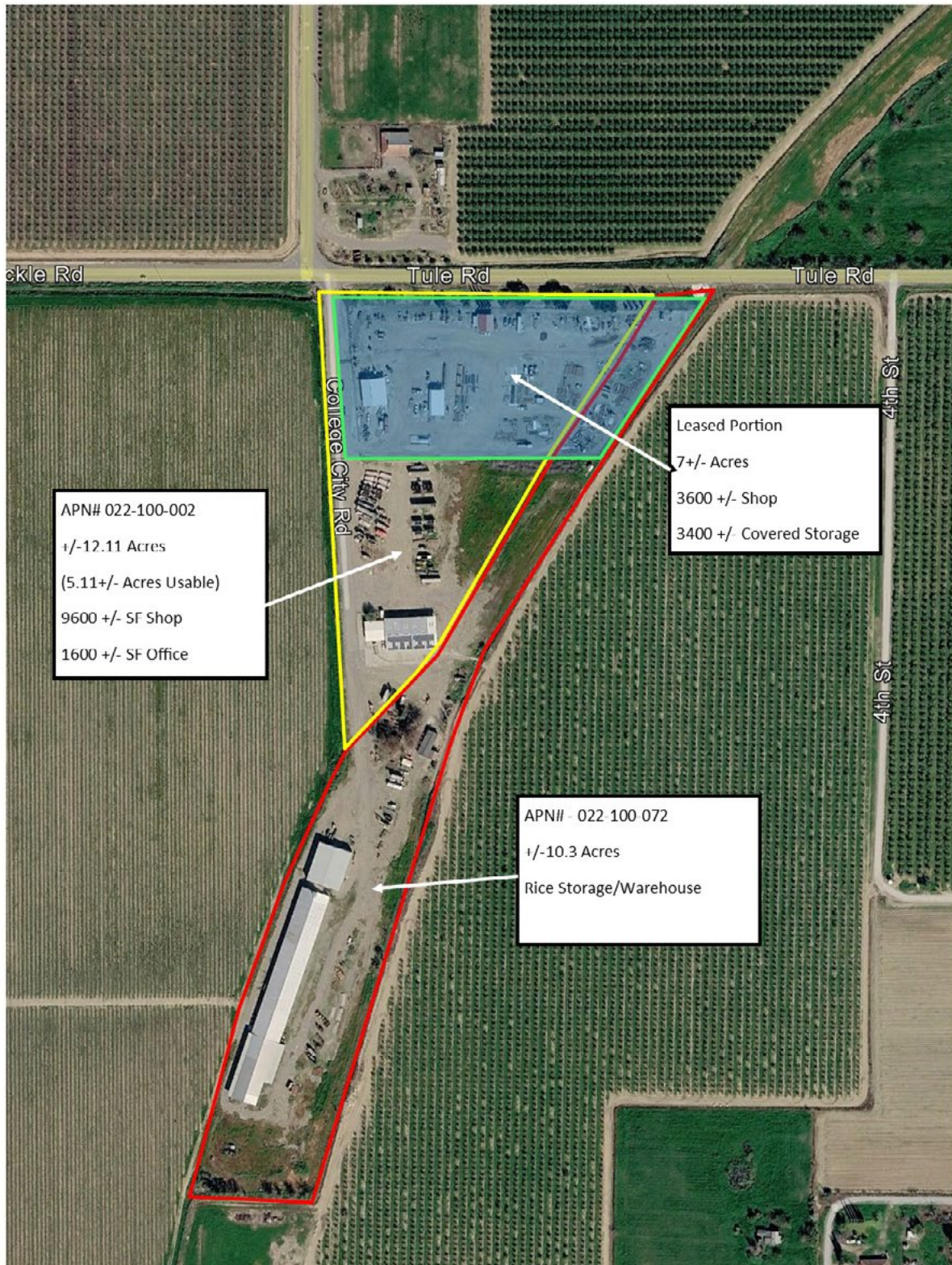
CalBRE# 01704405

530-701-1068

dom@cornerstonelandco.com

7082 TULE ROAD, ARBUCKLE, CA 95912-0770

APN# 022-100-002-000 and APN#022-100-072



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Improvements:

Approximately 52,000 square feet of structures

Land Area:

Approximately 22.42 acres

Zoning:

M-1 Light Industrial

Asking Price:

\$2,750,000

Positioned on approximately 22.42 acres across two separate parcels, this Arbuckle industrial property offers a substantial combination of building area, yard space, truck access, and operational flexibility. Multiple structures are located throughout the property, providing a range of office, shop, storage, agricultural-processing, and covered-parking improvements suited for industrial and service-oriented users.

The primary office and shop building includes approximately 1,600 square feet of office space with truck scales. The scales were last certified in 2023 and were operational at that time. Attached to the office is an approximately 9,600-square-foot steel shop featuring four full-size, drive-through semi-truck bays. The shop is served by 400-amp power, with well and septic service to the property.

A separate steel storage shop provides additional functional space and includes one 14-foot roll-up door. The building is improved with a cinder-block base wall, supporting durable storage and operational use.

The property also includes an approximately 22,000-square-foot rice-drying building equipped with a pit, grain elevator, and auger system for distribution throughout the building. Connected to this structure is an additional approximately 9,700-square-foot steel-built covered parking area, further expanding the property's utility.

The front approximately 7 acres are occupied by a long-term tenant under a long-term lease. The leased area includes a newer shop building, multiple covered storage areas, and a fuel-cell location, offering existing income and continued use of a portion of the site.

Zoned M-1 Light Industrial, the property supports a variety of potential uses, including truck terminal operations, bio-waste and energy-related uses, equipment repair, and light manufacturing. A full list of county-permitted and conditional uses is available upon request.

Location

The properties are located in Colusa County, near the area of College City. From Interstate 5 at Arbuckle, the property is approximately 2 Miles east at the intersection of Grimes-Arbuckle Rd and Tule Rd.

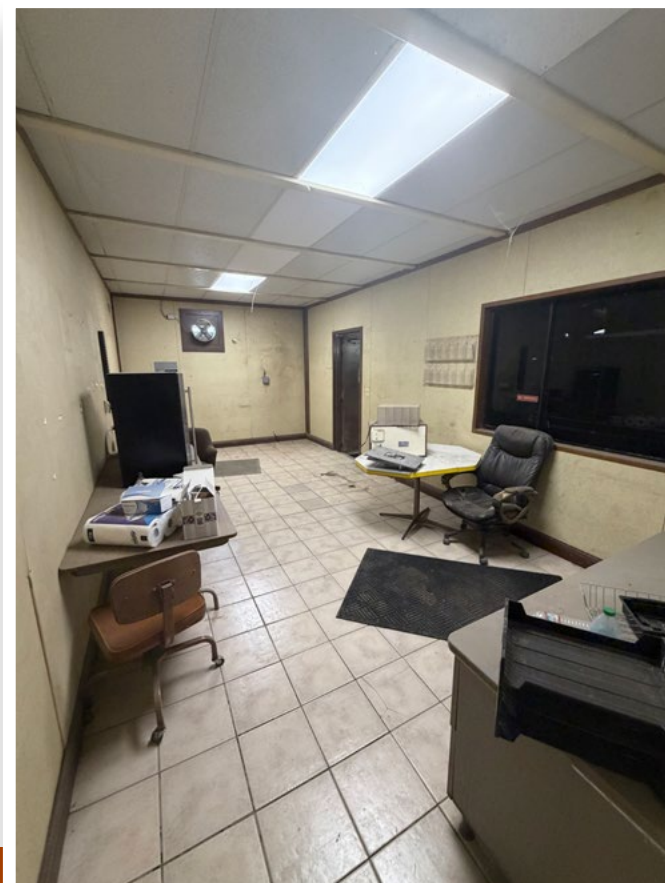
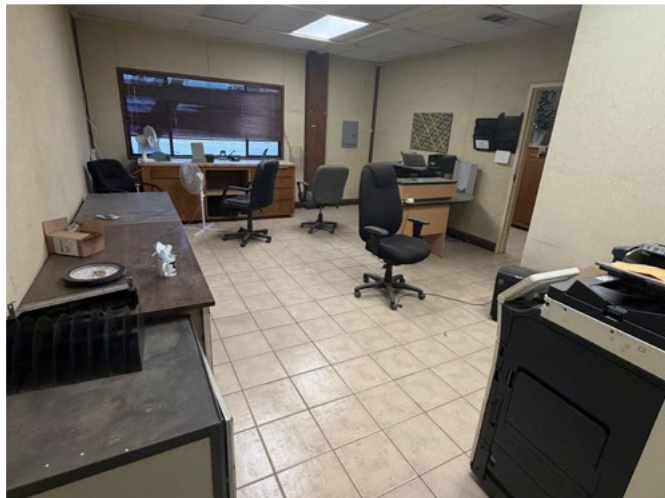
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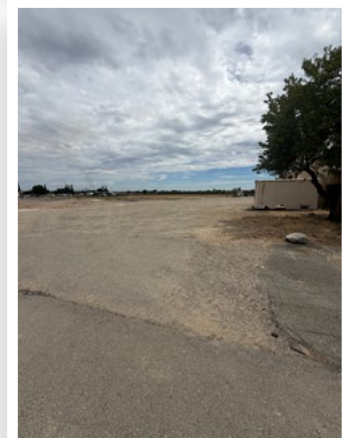
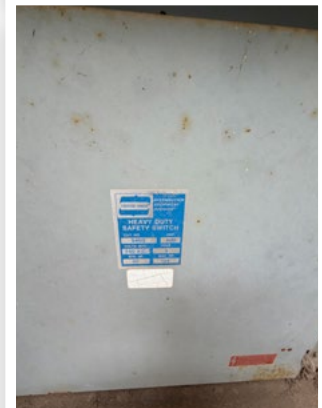
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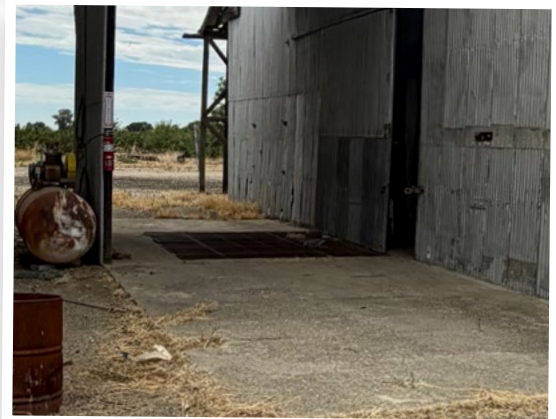
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CA BRE Broker License No. 01704405

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



Cornerstone Land Co

1510 Poole Blvd Suite 106
Yuba City, Ca 95993
Broker Lic. #01966240

Dom Belza

Agent
BRE Lic. #01704405
(530) 701-1068

cornerstonelandco.com

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