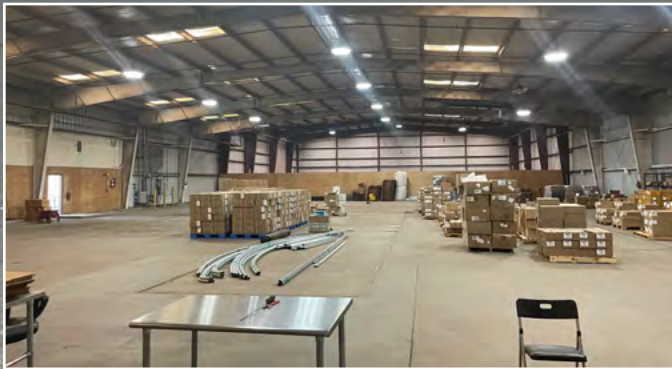


Zoned for variety of Cannabis uses



QUICK LINK

Ideally situated industrial  
warehouse facility

4260 N State Street, Ukiah CA

27,930± SF WAREHOUSE SPACE | 1,320± SF OFFICE SPACE | 6.13± ACRES LAND



**NORTH BAY**™  
PROPERTY ADVISORS

## 4260 N State Street Ukiah CA 95482

4260 North State Street is a 29,232± sf industrial building located just outside city limits of Ukiah, under the jurisdiction of Mendocino County. The building has a southern warehouse area of about 8,930± sf with tall ceilings and large entry door with 26' clear height. The remaining warehouse has an area of about 19,000± sf with 2 roll up doors on the north end. The building offers about 1,302± sf of office space on the east side, with 3 private rooms, 2 restrooms, break room, reception, and IT room.

The site provides approximately 6.13± acres zoned I2 which is General Industrial under the jurisdiction of the County of Sonoma. This zoning district allows for a broad range of industrial uses and is also a zoning district that supports a broad range of cannabis uses.

The property is serviced by 2,000 amps of power into a multi meter switchgear. The property is connected to municipal water and is fully sprinklered with 2 fire hydrants on site. The large site can accommodate additional buildings, additions, or a variety of storage needs.

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SCEPTIC TANK

FIRE HYDRANTS (2)

MAIN WATER SERVICE CONNECTION

# PROPERTY HIGHLIGHTS

- ▶ 6.13± Acres
- ▶ Zoned I2 (General Industrial)  
County of Mendocino
- ▶ Total gross Building Area approximately 29,232±sf
- ▶ 3 roll up doors, one 20' x 26' located on the southern end
- ▶ Septic system
- ▶ 2,000 Amps power
- ▶ Fire suppression plus 2 fire hydrants onsite.
- ▶ Connected to municipal water

**Lot Size** 6.13± acres

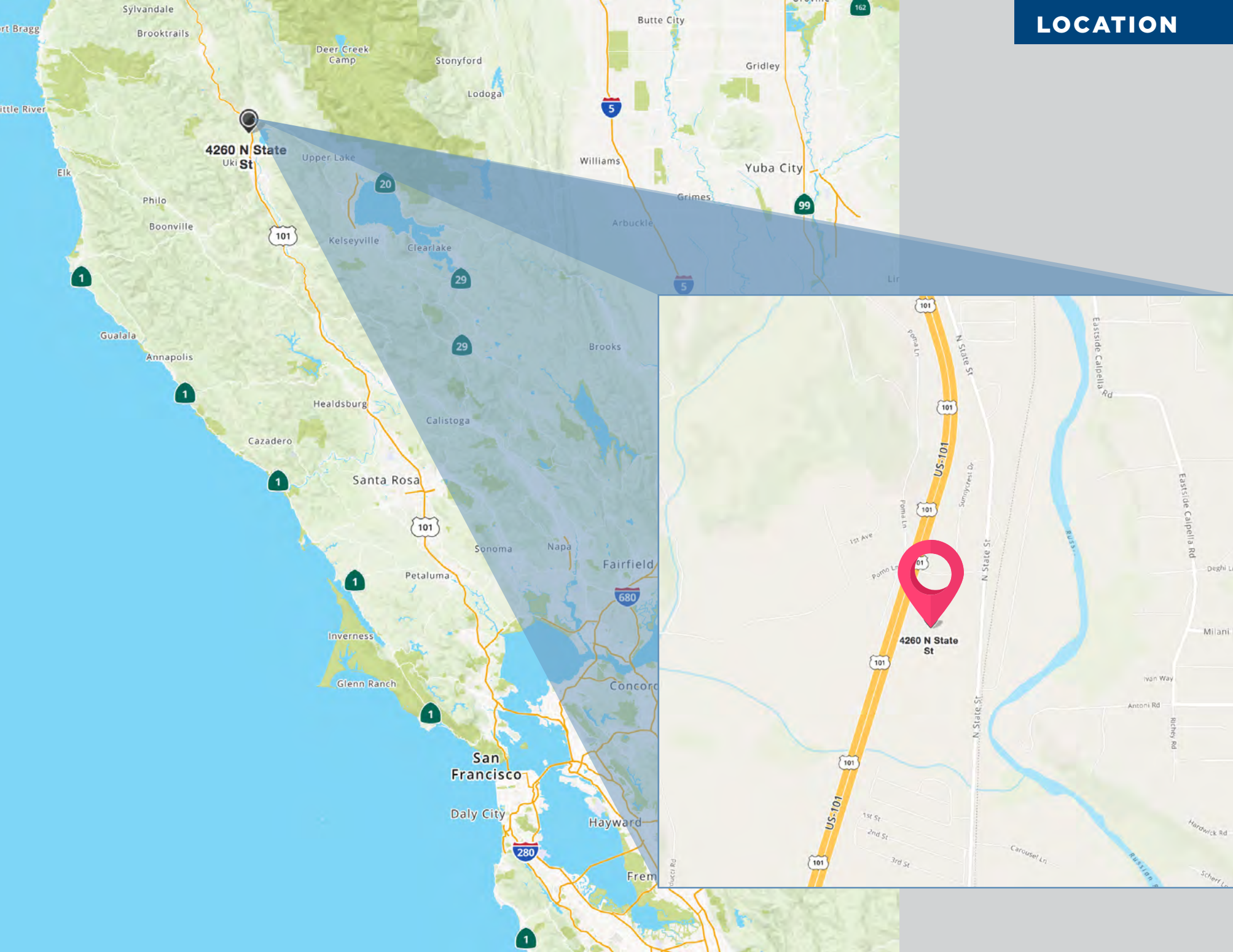
**Total Building Size** 29,232± sf

**Warehouse Size** 27,930± sf

**Finished Office Space** 1,302± sf

**Heating & Cooling** Central air and heat serving the office areas







To learn more about 4260 N State Street, please call:

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