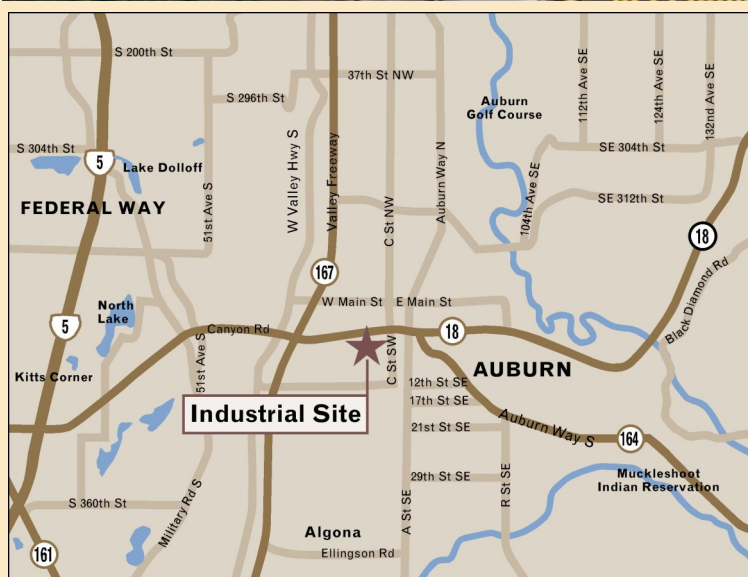


# GROUND LEASE ONLY

## 18 +/- TOTAL ACRES



**Site • 18 +/- total; 16.6 +/- usable**

City of Auburn

**ZONING** • M-2 Heavy Industrial allowing a multitude of uses including general manufacturing, assembling, fabrication, processing, outdoor storage.

**UTILITIES** • Water, sewer, electricity, gas, phone.

**RAIL** • Potentially available.

**AMENITIES** • Restaurant, retail and service providers are located nearby at the Auburn Supermall and in Downtown Auburn.

**ACCESS** • Excellent access to all major transportation routes including I-5, SR-18 and SR-167 “The Valley Freeway”.

**SEGALE PROPERTIES LLC**

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206.575.2000