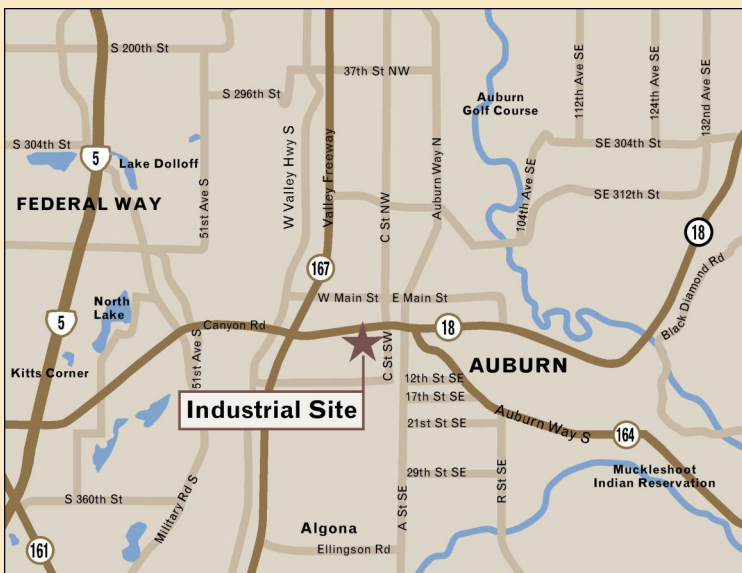


GROUND LEASE ONLY

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”.

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