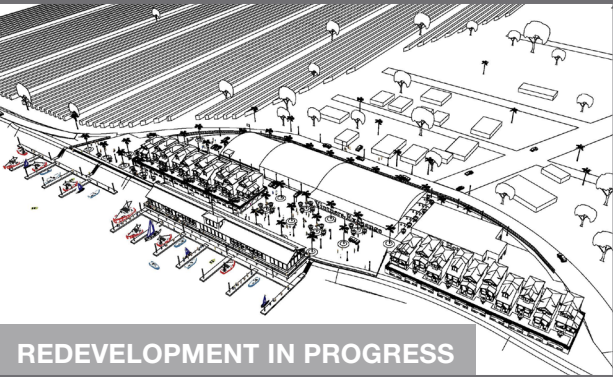
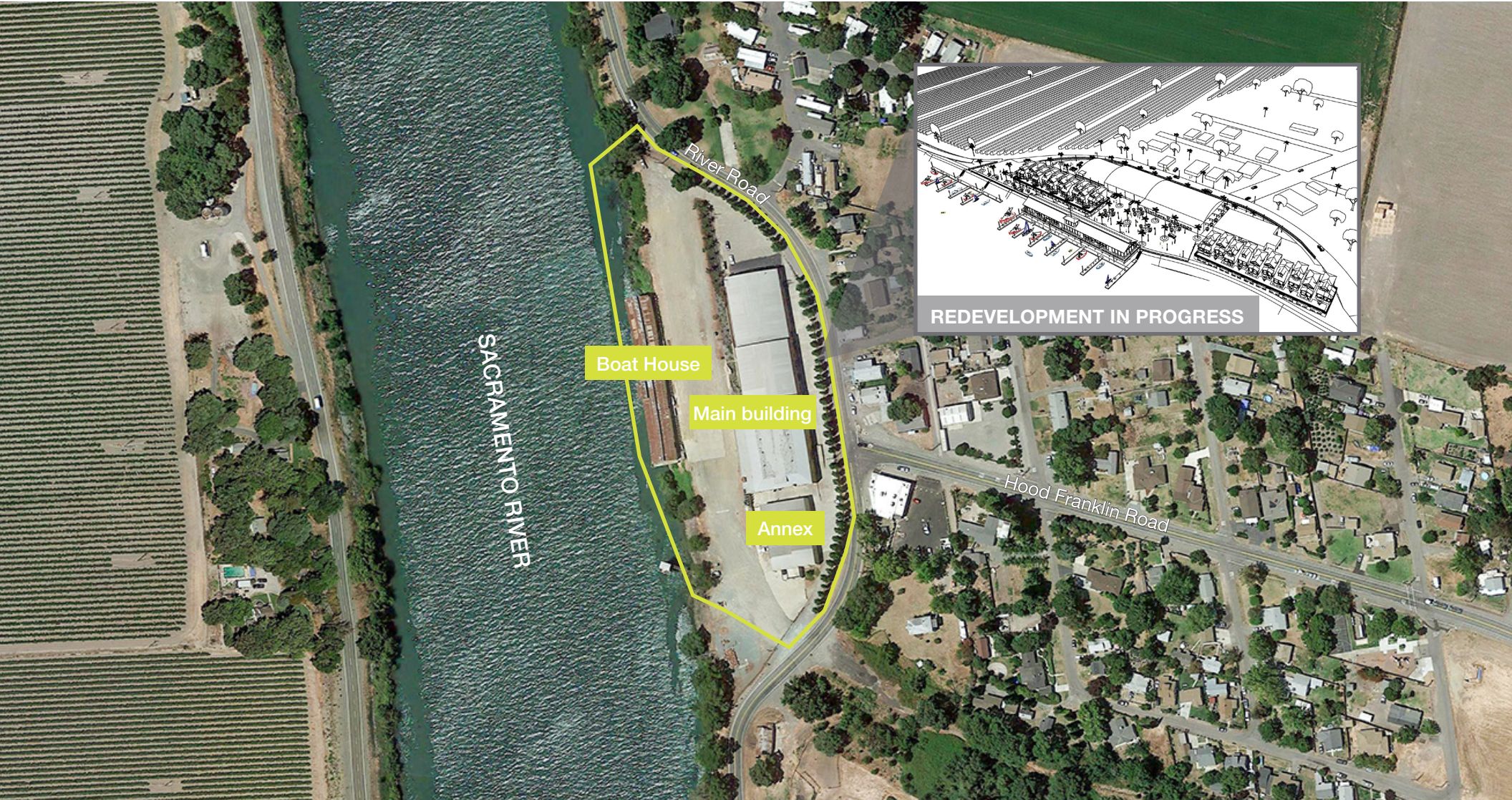


FOR SALE / LEASE

±100,000 SF Commercial Property

±6.37 Gross Acre Site | 600' of River Front | 10724 Highway 160, Hood, CA



REDEVELOPMENT IN PROGRESS

CONTACT

Jay Richter, CCIM

Vice President

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LIC #01305696



FOR SALE / LEASE

10724 Highway 160, Hood, CA

REDEVELOPMENT IN PROCESS

Phase 1:

The Annex: ±11,000 SF, 30' clear height, free-span building with high identity and 800 amps of 277/480v heavy power - **\$750,000**

The Main Building: ±73,000 SF including (4) 5,500 SF elevated pear lockers with Sacramento River views and (2) 600 amps panels of 277/480v heavy power - **\$2,950,000**

Phase 2:

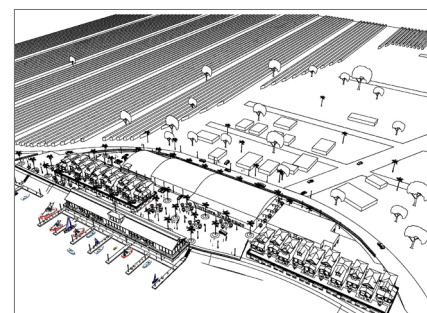
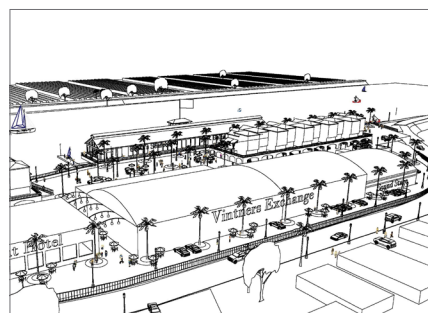
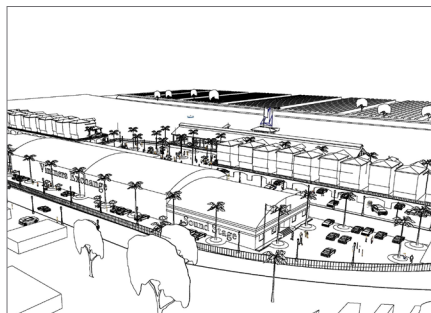
Boat house: ±16,000 SF, 20' clear height, free-span building with infrastructure for docks and barge loading on the river. Heavy power stubbed to property - **\$1,500,000**

Lease Rates:

±10,000 SF minimum required - Contact Broker for details.

RIVER ROAD EXCHANGE

Historically constructed as a refrigerated fruit processing and shipping facility. River Road Exchange is now being redeveloped to accommodate modern uses, including recreation, marine, fitness, distillery, winery production, brewery, tasting room, and cold storage. The insulated poured in place concrete structure holds a constant temperature of approximately 67 degrees year round, offering an abundance of opportunities and uses.



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PROPERTY HISTORY

Over the last hundred years, the River Road Exchange was home to a bustling fruit shipping and processing facility. Connected to the major metropolis by water (the greater Sacramento River) via steamer ships, the goods were transferred to and from the boathouse directly onto rail cars. Eventually these historic warehouses were constructed as cold storage facilities (that could go from 0 to 32 degrees) to store the precious delta agriculture for months, and employed more than 100 people throughout the season. Today, the 100,000 SF facility is being developed with greater emphasis on retail use. The Phase 1 of the vintage warehouses on the River Road is near completion. The Phase 2 restoration of the four (4) elevated pear lockers (with river views), boat house steamer shed, pump house, landing and other waterfront improvements are currently underway and slated for completion in Spring 2016.

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PROPERTY HIGHLIGHTS

3 Structures totaling ±100,000 SF

Property APN: 132-0091-019, 020, 021, 022, 023, & 024

±2,000 Amps Heavy Power to Subject Property. Additional Heavy Power may be available; quantity to be verified at time of acquisition.

UTILITIES

Electric: SMUD - under ground utilities with 400-600 Amps of 277/480V available to each unit

Gas: Propane

Sewer: Septic services Main Building (1,500 gallon tank)

Water: Sacramento Irrigation District

Drainage: Bureau of Reclamation, Sacramento County

ZONING

Main Building and Annex - "M-1" Zoning (light industrial) with special uses allowed and grandfathered.

Boat House - "Z00" (Open Space / Recreation / River Front) and "DW" (Delta Waterways Combining Zone regulates uses along the Sacramento River) with special uses allowed and grandfathered.

The new zoning ordinance now allows for a small or large distillery, winery, brewery, full production, storage, tasting rooms, live events, restaurants, boat dealerships, fitness, and recreation amongst other uses now approved.

CONSTRUCTION

Insulated, poured in place concrete construction with brick, metal, and wood elements; holding a constant temperature of approximately 67 degrees year round.



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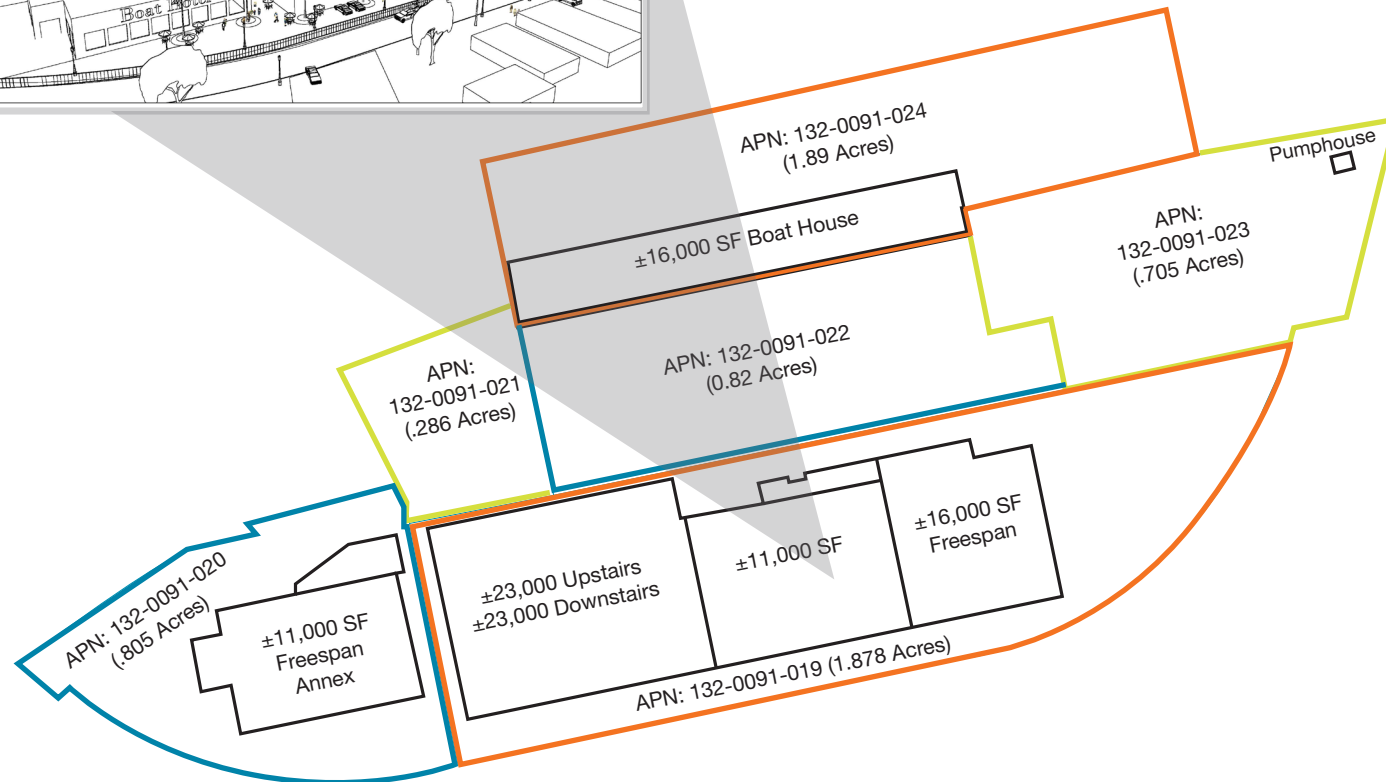
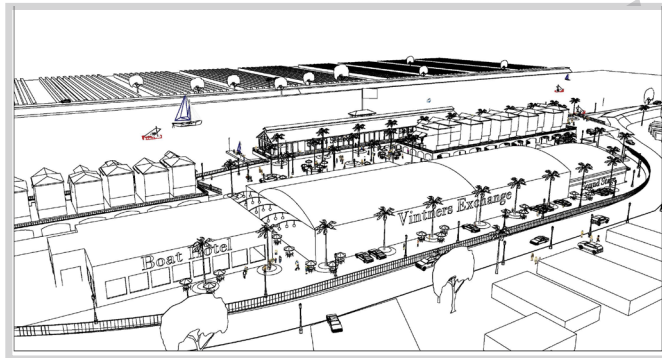
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RIVER ROAD EXCHANGE PARCEL OVERLAY



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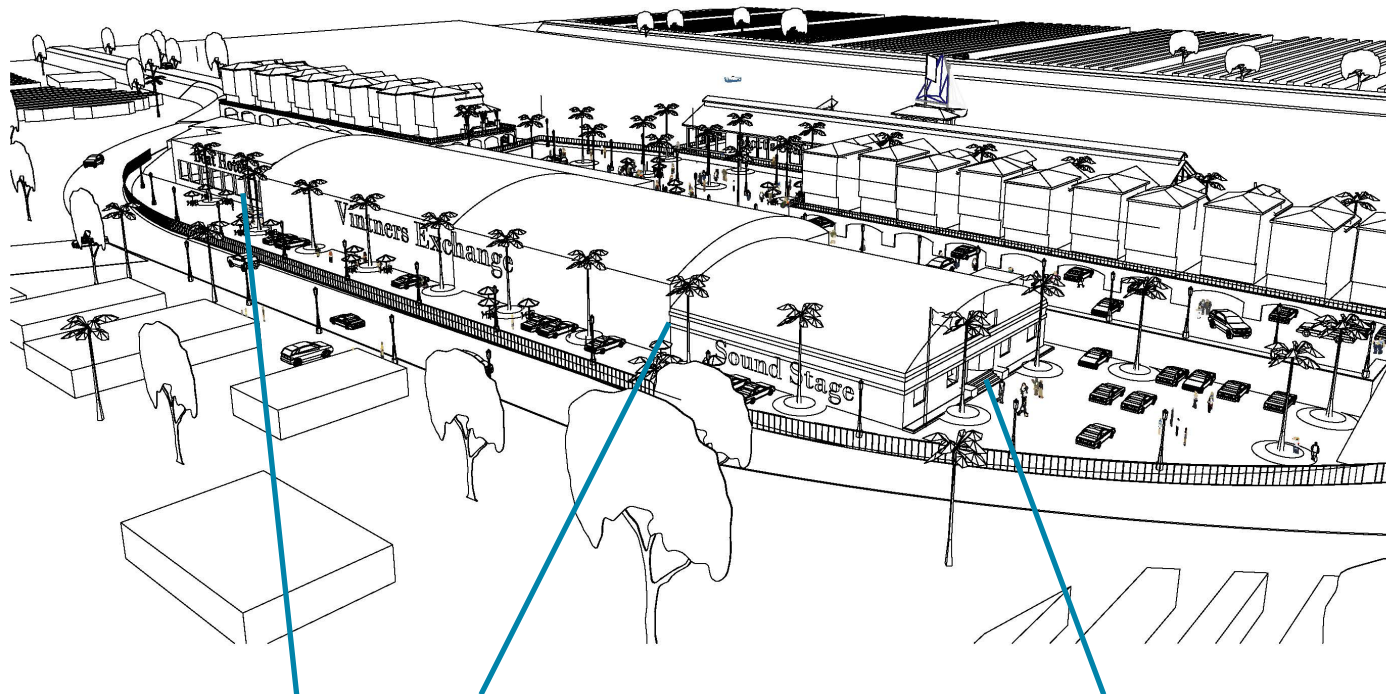
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PROPOSED RENDERING OF FUTURE PROPERTY DEVELOPMENT



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Mathews

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10724 Highway 160, Hood, CA

SITE MAP

107254 Highway 160 is located only 2 miles from Interstate 5 and is only 15 minutes from Downtown Sacramento

Just a few short exists north of the subject property along I-5, and 800 acre master planned use development is under way. Delta shores, located at I-5 and Consumes River Blvd, is approved for 1.3 million SF of commercial development and over 4,900 homes. Delta Shores will include large format retailers, entertainment, dining, hospitality and personal services.

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