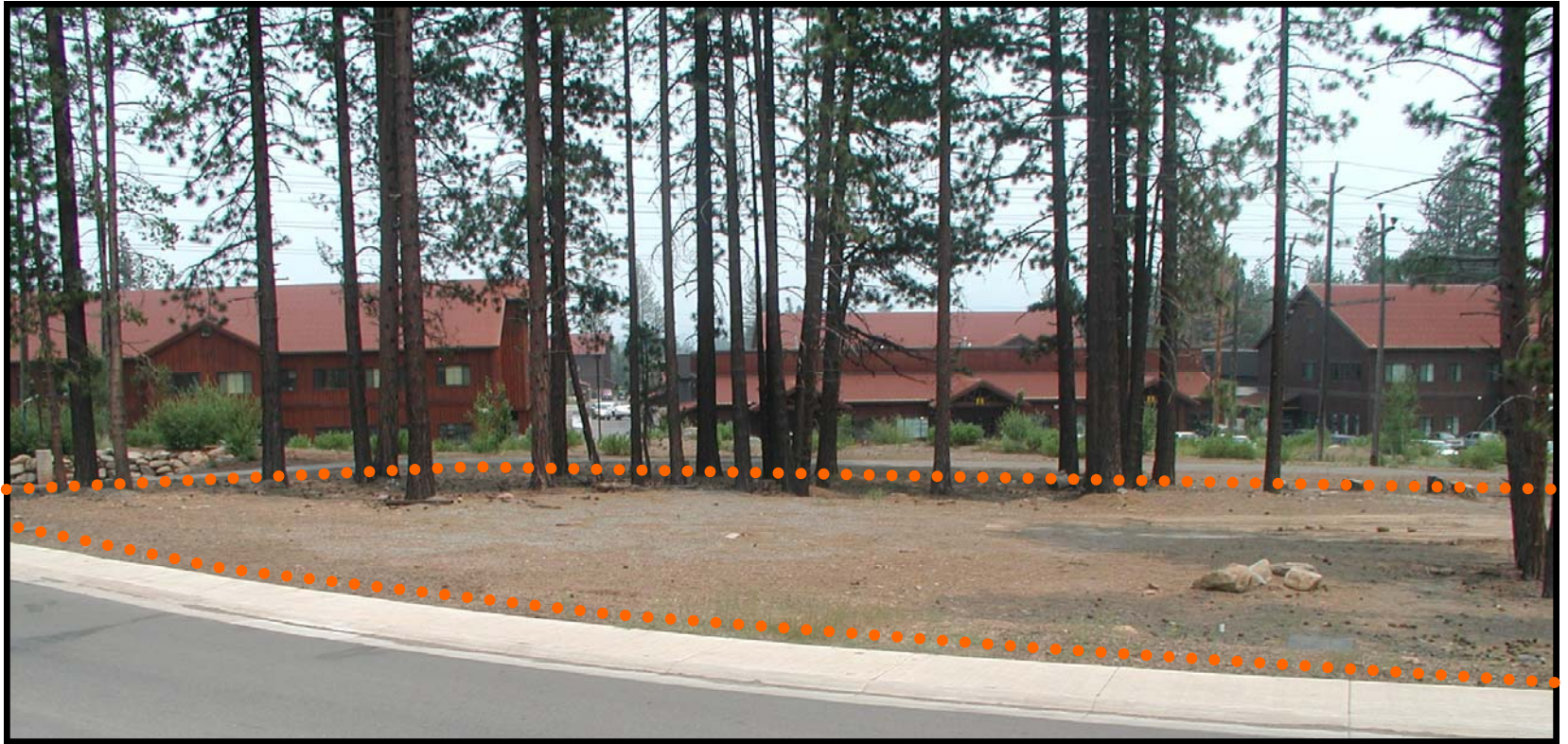


FOR SALE

+/- .40 Acres - Industrial / Service Land
Flat - easy to build in the Pioneer Industrial Park
Front location on Trail's End Road



Asking \$385,000

Call Tom Watson or Karl Saimre
Phone 530.587.7633

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Pioneer Industrial

FOR SALE

Great Location on Trail End

Pioneer Industrial

Truckee
Industrial
Park

Pioneer
Commerce
Center

Pioneer
Industrial
Park



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Great Location on Trail End

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Lot #1
10005 Trails End

Pioneer
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Park



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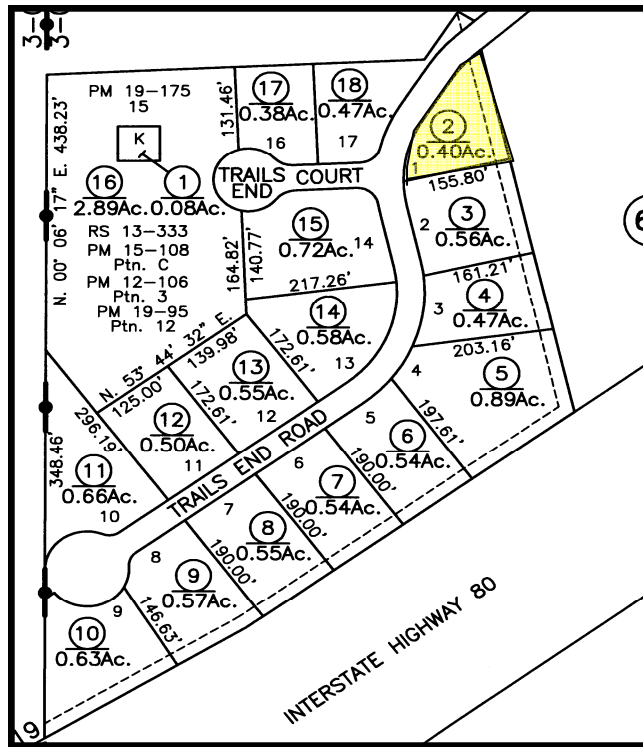
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FOR SALE

10005 Trails End

Total Acreage : .4 acres

Total Square Feet : 17,424



Development Requirements

Impervious Coverage (70%) = 12,196.8 sq ft

Building Size (20%) = 3,484.8 sq ft*

Open Space (20%) = 3,484.8 sq ft

Landscaping (10%) = 1,742.4 sq ft

* Note : Building Size included within
Impervious Coverage

Example Uses under Zoning:

Clothing Products, Electrical equipment, food & beverage distribution, furniture manufacturing / cabinet shop, glass products, small scale manufacturing, laundries / dry cleaning plant, lumber/wood products, machinery manufacturing, metal fabrication, printing/ publishing, recycling, stone products, pottery products, textile products, warehousing, studio (art/dance/photo), building material sales, warehousing, contractor's yard, storage / work areas, repair / maintenance facility, snow removal business, storage facilities, tow yard.

Pioneer Industrial

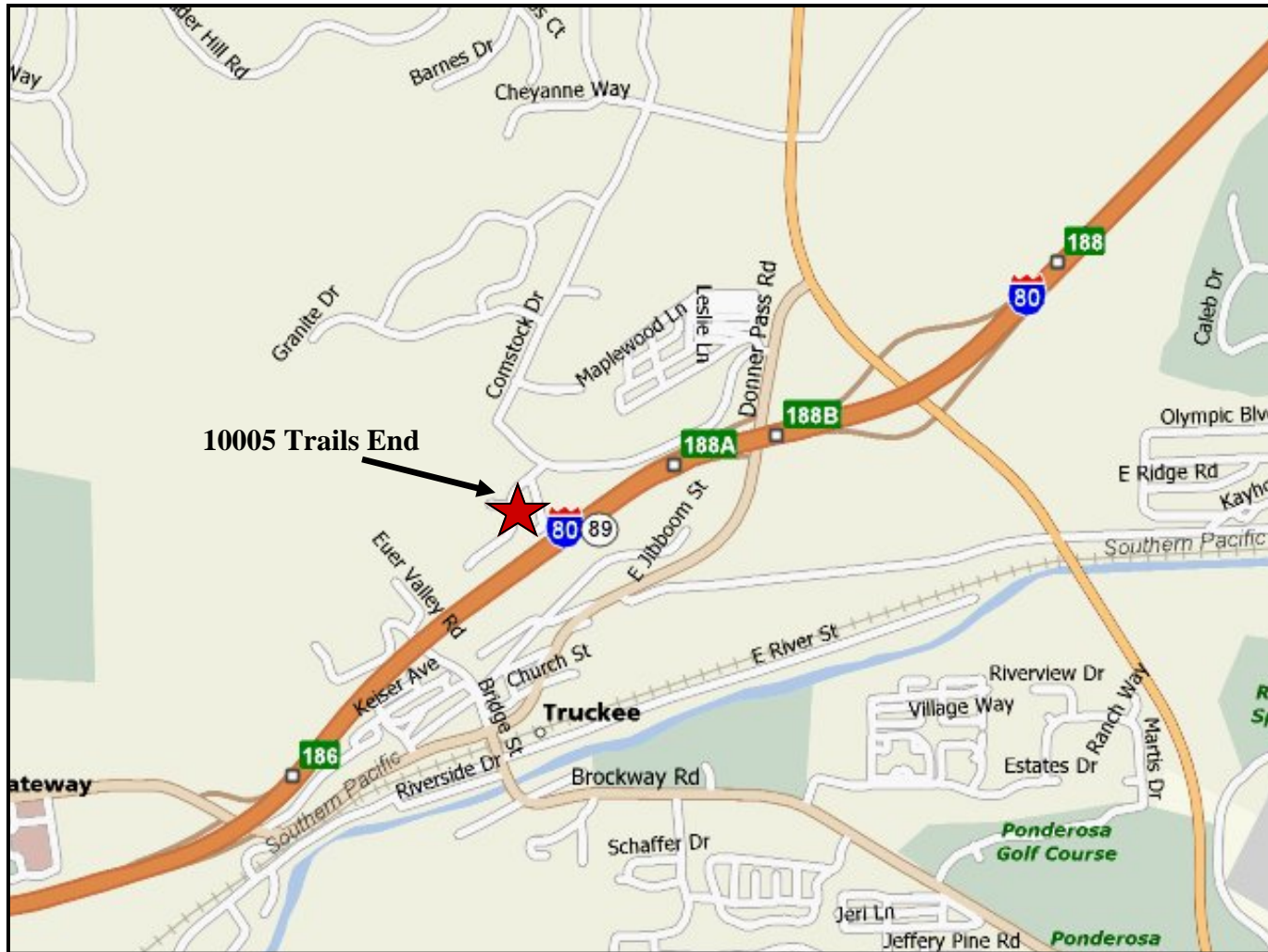
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