

Vinton Warehouse

# FOR SALE

Warehouse- Office- Showroom  
Highway 70 - Vinton



- \$45.63
- ~~\$60.87~~ PSF Including Land!!
  - Land 1.41 +/- Acres
  - Building 9,840 +/- Sq Ft.
  - Asking Price- ~~\$599,000~~
  - *Bank Financing Available*

*JUST  
REDUCED !!  
\$449,000!!*



Call Tom Watson or Bill Flynn  
Phone 530.587.7633

**TRUCKEE  
RIVER  
Associates**

# FOR SALE

Built: 2004

Location: Vinton Industrial Park  
93630 Hwy 70 Vinton, CA

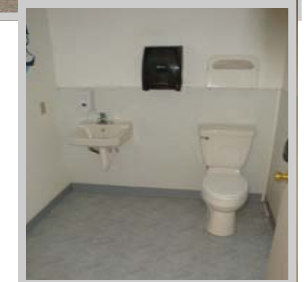
Building: Office 939 +/- Square Feet  
Showroom 1,540 +/- Square Feet  
Warehouse 7,360 +/- Square Feet  
Total 9,840 +/- Square Feet

Lot Size: 1.41 +/- Acres / 61,419 +/- Square Feet  
6' Fenced Yard with barb wire

Utilities: Plumas Sierra Rural Electric Cooperative  
Phase 3 - 277/480 volt  
150 KVA Transformer  
Two (2) 400 amp disconnects  
Onsite propane tank  
Onsite well  
Onsite Septic

Heating: Office / Showroom: HVAC  
Warehouse: 2 ceiling hung gas heaters

Interior Walls : 2 hour firewalls separate office and each warehouse bay. Each bay has fuse ably linked fire doors



Bathrooms: 2 ADA bathrooms serving office / warehouse

Building Insulation: 12 inch insulation exterior wall and ceiling

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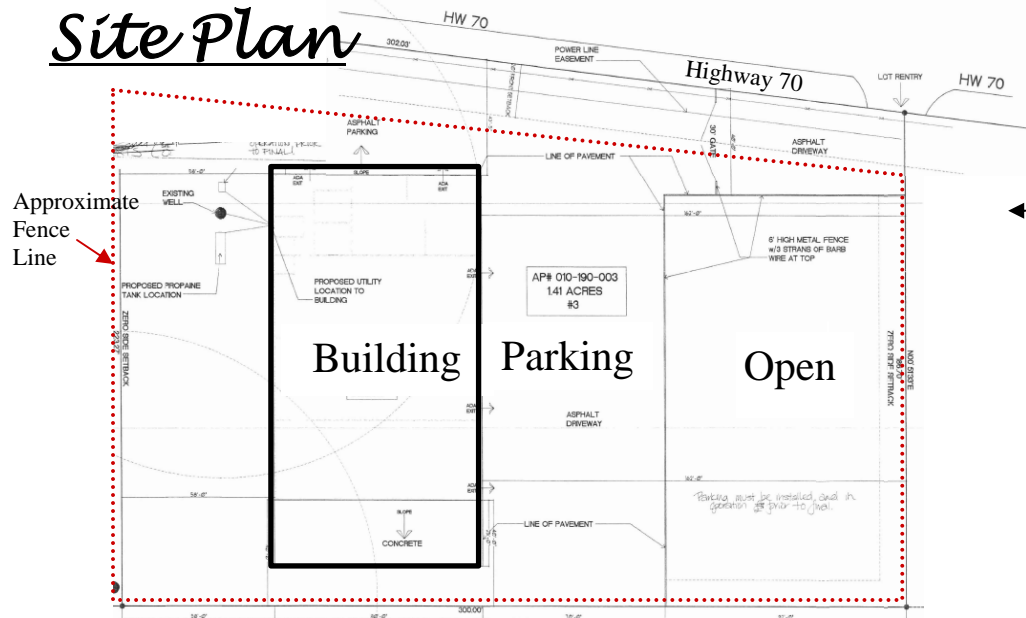
Offered at ~~\$599,000~~ → **\$449,000!!**

## Bank Loan Program

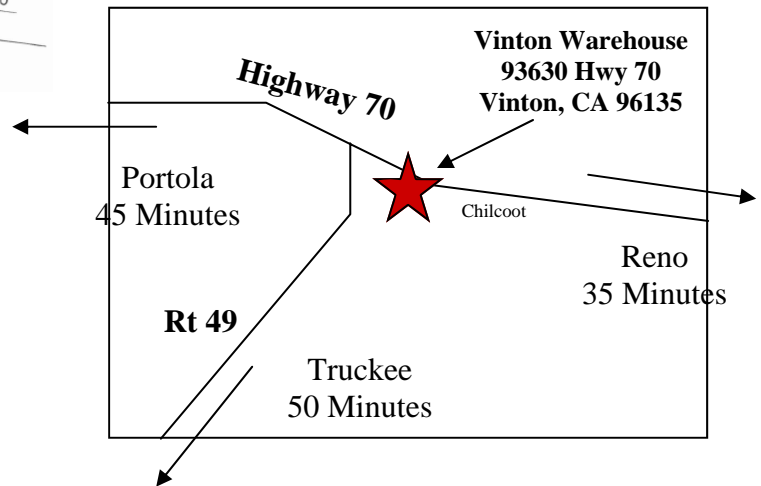
- 25% down / 75% LTV
- Interest Rate = 5 year CMT + 3% (6.5% floor)
- 1 point loan fee
- 25 year term



## Site Plan



## Building Location



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