

FOR SALE

PAUL BUNYAN INDUSTRIAL PARK

PAUL BUNYAN COURT
ANDERSON, CA 96007



RYAN HAEDRICH, CCIM

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FOR SALE

SUMMARY OF FACTS

PAUL BUNYAN COURT | ANDERSON, CA 96007



PROPERTY SUMMARY

Sale Price:	\$150,000
Lot Size:	2.2 Acres
APN #:	090-500-009
Zoning:	General Industrial - M
Industrial Lots:	One Available - Option for Additional Lots

PROPERTY OVERVIEW

Industrial Lot in the Paul Bunyan Industrial Park located on Locust Road, in the south east area of Anderson in Shasta County. The Industrial Park is improved with a paved road named Paul Bunyan Court that services all the lots and the fire/emergency easement access for lot A. There is a Permanent Road Division in place that will assess property owners within the park for the maintenance of Paul Bunyan Court. The lots are fairly flat to the north of Paul Bunyan Court and the lots to the south of Paul Bunyan Court slope upwards at the southern end. Utilities are located at each lot line and septic areas have been designated on the recorded map. There is a fire service system that is provided to the Industrial Park through a detention holding pond located to the west of the park across Locust Road providing plenty of Fire Water for development. Each lot is assessed a minimal annual fee for the maintenance of the fire water system.

PROPERTY HIGHLIGHTS

- Finished Industrial Lots
- Fire Water Available
- Easy Access from Interstate 5
- Level Topography

FOR MORE INFORMATION :

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PICTURES

PAUL BUNYAN COURT | ANDERSON, CA 96007



Turn Lanes into Park - Easy Access



Fire Water for Many Types of Uses



Underground Utilities



Level Parcels

FOR MORE INFORMATION :

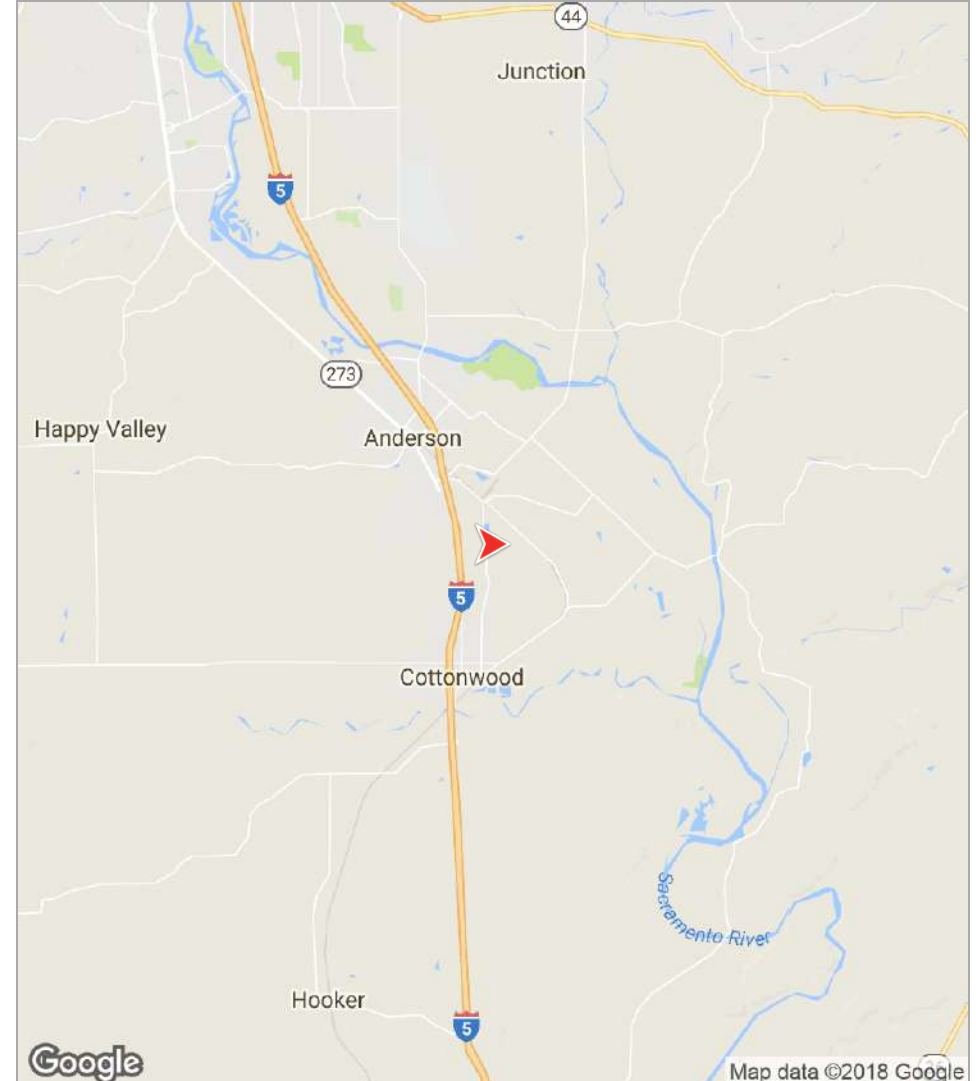
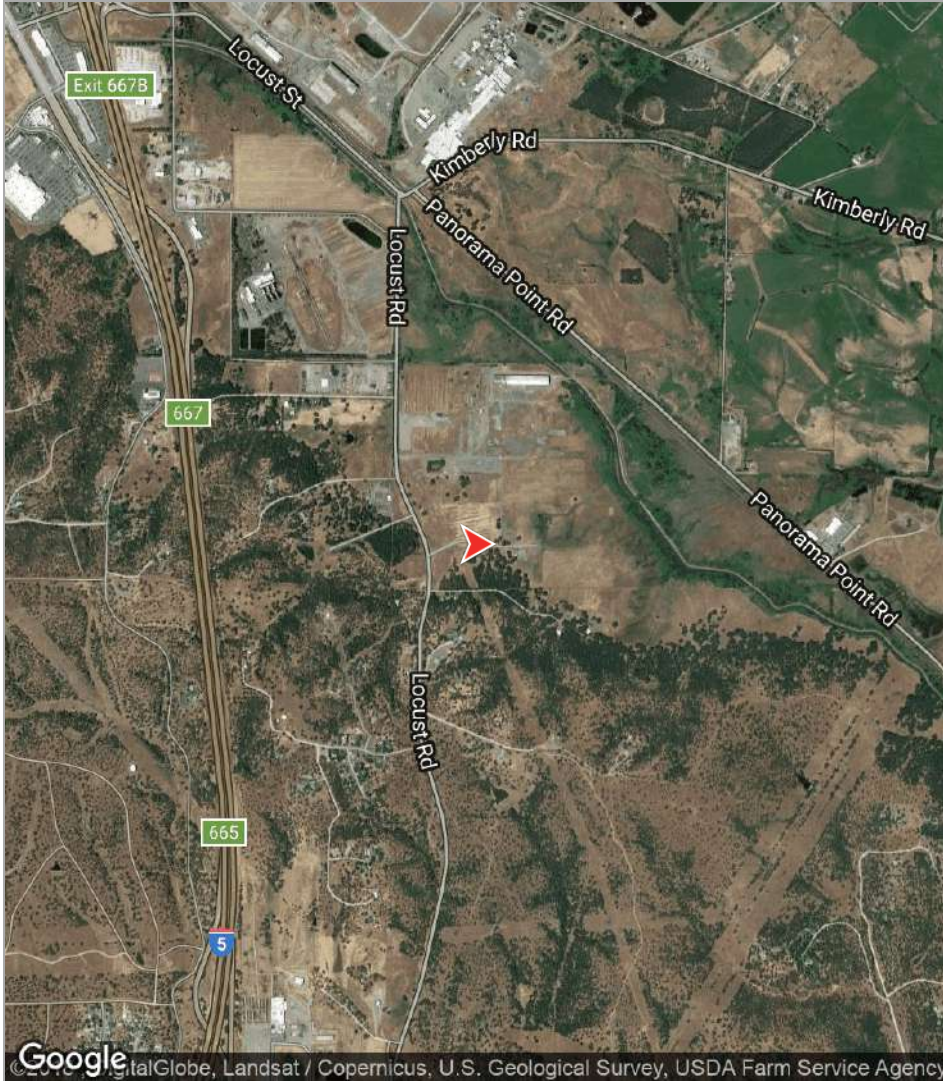
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EASY ACCESS FROM I-5

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