

# 1104 Firenze Avenue

McCloud, California 96057

## INDUSTRIAL LAND & FACILITY

## 8.04 AC AVAILABLE

### FOR SALE - NNN Leased Industrial or Excellent Owner/User Opportunity



Historic McCloud  
at the base of  
Mt. Shasta

## Price: \$595,000

### LOCATION FEATURES

- 1104 Firenze Avenue at Truck Shop Rd, in Historic McCloud, California situated at the base of Mt. Shasta
- Within minutes of Blue Ribbon Fly Fishing, hunting, camping, downhill and cross country skiing, and world class riding, hiking, and mountain climbing
- For Redevelopment - could be aggregated with former mill property located just across Truck Shop Rd
- Adjacent acreage also available for purchase

### PROPERTY DESCRIPTION

- 8.04 acres approximately
- 15,737 SF Main Warehouse with 3,724 SF of Mezzanine
- 3,776 SF Pole Barn
- Several additional out buildings
- 6" un-metered, spring fed water supply
- 3200 V power

**FOR MORE  
INFORMATION,  
PLEASE CONTACT:**

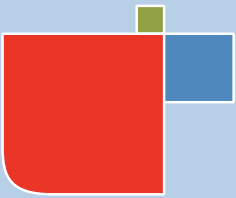
**John Troughton**  
Senior Director  
(510) 908-5007  
john.troughton@cushwake.com  
License #01137509

**Skip Rotticci**  
Broker  
(503) 279-1700  
skip.rotticci@cushwake.com



1111 Broadway, Suite 1600, Oakland, CA 94607  
LICENSE #013767753

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



# INDUSTRIAL LAND & FACILITY

# 1104 Firenze Avenue

McCloud, California 96057

## 8.04 AC AVAILABLE



### Price: \$595,000



**FOR MORE INFORMATION, PLEASE CONTACT:**

**John Troughton**  
Senior Director  
(510) 908-5007  
john.troughton@cushwake.com  
License #01137509

**Skip Rotticci**  
Broker  
(503) 279-1700  
skip.rotticci@cushwake.com



1111 Broadway, Suite 1600, Oakland, CA 94607  
LICENSE #013767753

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.