

6101 CA-162, Willows, CA

SUMMARY PROPERTY DESCRIPTION

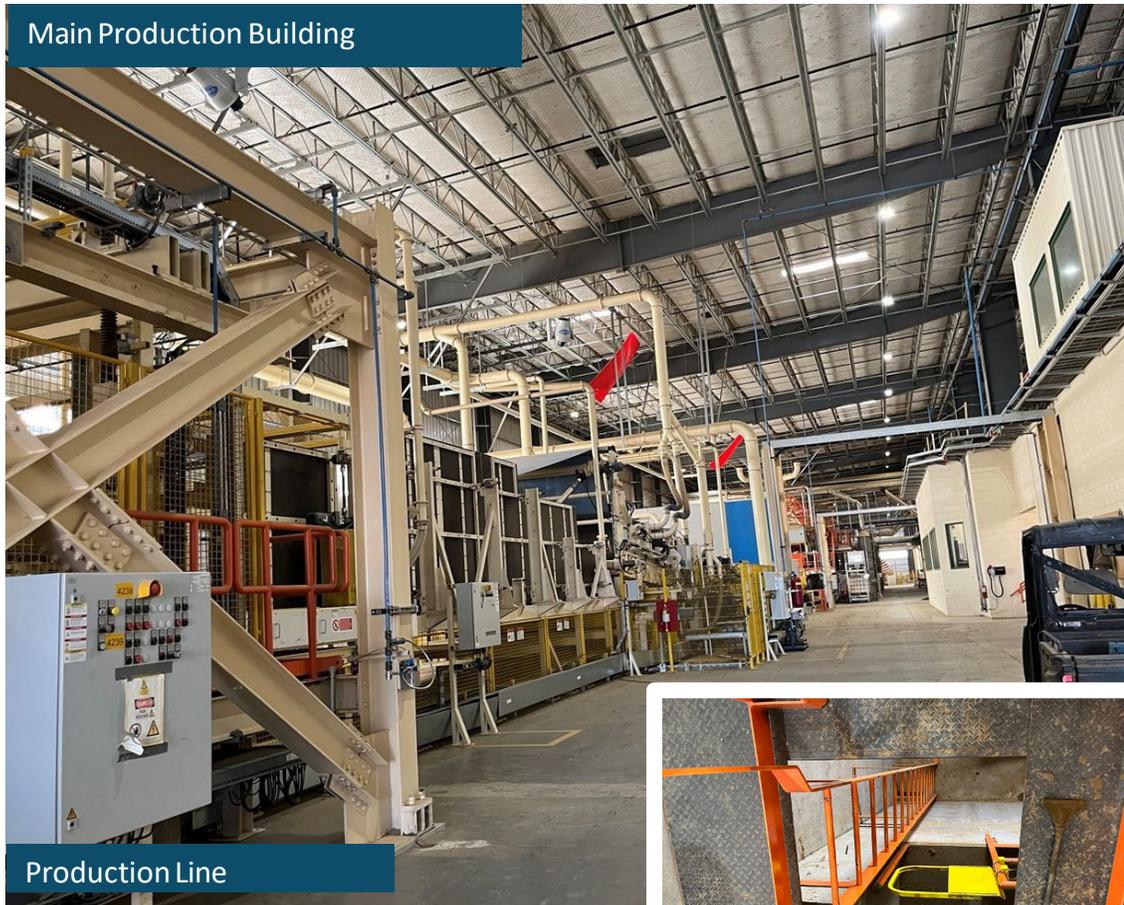


Total Building Size: 254,566 sq. ft.
 Total Land Size: 274.92 +/- acres

- Improved Land: 158.52 +/- Acres
- Excess Land: 116.40 +/- Acres

Building	Potential Condition/Use After Removal of Equipment
<p><u>Main Production Building</u> Size: 192,344 sq. ft. Ceiling Heights: 43'- 5 13/16" at peak Column spacing: Mostly at 48' Shipping/Receiving: 19,350 sq. ft. overhang</p>	50-60% or more of the building may be damaged in equipment removal
<p><u>Straw Prep. Building</u> Size: 41,504 sq. ft. Ceiling Heights: 45' at Un-loading Dock 30'- 6" at Main Building (Bale Breaking) 25' at Bale Breaking Dock Column spacing: Mostly at 24' Shipping/Receiving: No Truck Bays</p>	Building may be damaged in equipment removal
<p><u>Refiner Building</u> Size: 12,323 sq. ft. Ceiling Heights: 31' at Transformer Room 63' Main Building Column spacing: Varies - 20' -5", 16'-8", 18'-8" Shipping/Receiving: No Truck Bays</p>	Building condition following equipment removal unknown
<p><u>Energy Building</u> Size: 5,195 sq. ft. Ceiling Heights: 38' - 0 1/2" Column spacing: Varies - 16' -5 13/16", 24', 20' - 5 13/16" Shipping/Receiving: No Truck Bays</p>	Building condition following equipment removal unknown
<p><u>Glue Room Building</u> Size: 3,500 sq. ft. Ceiling Heights: 34' Column spacing: 20' Shipping/Receiving: No Truck Bays</p>	Building condition following equipment removal unknown

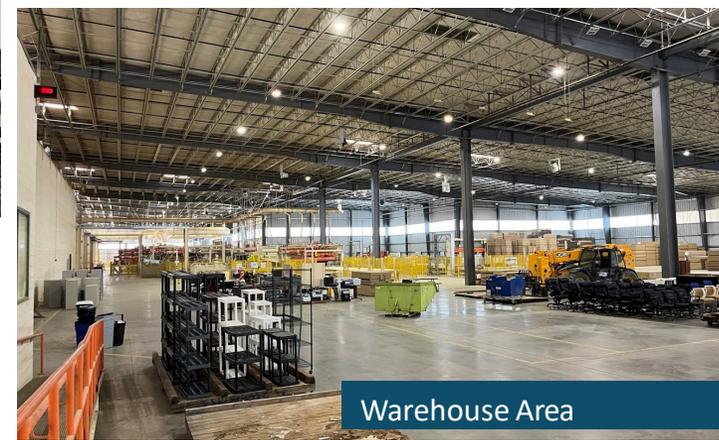
Main Production Building



Production Line



Command Center



Warehouse Area



Ladder to below grade access



Exterior – Production Side



Exterior – Warehouse Side

Straw Prep. Building



Beginning of Prep. Line



Loading End of Prep. Building



End of Prep. Line



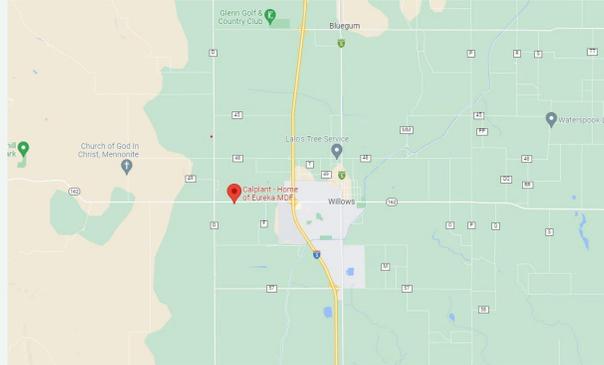
Below grade equipment



Building Exterior



Area & Market Overview



AREA DESCRIPTION

The CalPlant facility is located in Willows, California in the heart of the state's farmland in the Sacramento Valley of Northern California. The city is located within Glenn County, neighbored by mountains to the west and the Sacramento River to the east. Known for its rice production, this agricultural county's other commodities include almonds, walnuts, pistachios, olives, prunes, milk products, and livestock.

INDUSTRIAL MARKET STATISTICS (50 Mile Radius of Willow Grove, CA)

- Industrial Inventory – 23,300,000 SQFT
- Vacancy Rate – 2.82%
- Market Rent - \$8.90 PSF
- Market Price - \$134 PSF