



Yes

TO YUBA COUNTY

You've heard the hype, you've seen the development... now, what is this Yes to Yuba County buzz all about?

Yes to Yuba is the *business friendly brand* of Yuba County. As your development concierge, Yes to Yuba listens to your vision, understands your goals, and then works hand-in-hand to navigate local government policies to make that vision a success and introduces you to the right connections.

Welcome to our Newsletter

If you are a... this is for you!

- Business Owner
- Developer
- Commercial Real Estate Agent

What's happening in development is important to you!

Moving my business to Yuba County was one of the best decisions I have ever made!

Mike Shiyanko
CEO, Golden State Trailers



WHY INVEST IN YUBA COUNTY?

1. Quicker permit review times!
2. Dedicated development liaison, making it easy to do business.
3. Continued growth and new development.

BUILDING A FUTURE IN YUBA COUNTY

The Place to Grow...

Have you considered expanding your current business location?

Yuba County's abundance of land, water and "YES" attitude provides ample opportunities for you to grow!



Jared Ware
Builtware Fabrications
Showcasing current industrial shop to CTE instructors from MJUSD.

American Wood Fibers

Since 1966, AWF has been family owned and operated, building a reputation as the industry leader in wood shavings, wood flour, and pet bedding products.

In 2023, AWF was awarded \$1.7 MILLION by CAL FIRE to install a "wood flour" system that will increase consumption of mill residuals, ultimately returning bio-material to the forest floor. This major investment will expand AWF Olivehurst location, west of the Yuba County Airport.

Builtware Fabrications

Jared and Aubree Ware started their business in a nearby County, and when red-tape choked their expansion, they looked toward Yuba County.

10 years later, their 8,000 sq. ft. off Skyway Dr. is at max capacity. Poised for expansion, Builtware Fabrications worked hand-in-hand with Yuba County to find an ideal property, subdivide the right acreage, and are developing plans for a new 32,000 sq. ft. long-term business location.

Benzeen Auto

Upsizing from 2 acres in Rancho Cordova to 45 acres in Yuba County, off Hwy 65, Benzeen Auto has risen to the County's top 50 sales tax generating businesses.

While this dismantler's primary customers remain mechanic and body shops, their business-to-consumer sales extend nationwide for high-demand auto parts.

After relocating numerous company executives and hiring 50+ locals, Benzeen Auto has solidified their company HQ in Yuba County.



INDUSTRIAL PROPERTY

About the Property

The County of Yuba owns this ideal real estate asset, located just north of the regional airport. Available for lease - terms negotiable.

General Industrial Zone

Property Features



25,600 SQFT



3 PHASE
122.5 KVA
480 VOLT



4.11 ACRES



3/4 " WATER LINE
4" WASTE WATER



18 FT
CEILING HEIGHT



LOCATED ON STAA
ROUTE



6 DOCK DOORS
2 LOADING
DOCKS



45 MINUTES PORT
OF WEST
SACRAMENTO



30 MINUTES
SACRAMENTO
AIRPORT



Yuba County Development Code



530-682-1073
jkopping@co.yuba.ca.us



1430 Melody Rd.
Olivehurst, CA 95961

Development

SPOTLIGHT

North Beale Commons: Yuba County's newest shopping center!



COMMERCIAL REDEVELOPMENT CONTINUES IN LINDA!

North Beale Commons is Yuba County's newest multi-tenant shopping center, full of food and beverage and retail opportunities, located at the corner of North Beale Rd. and Lindhurst Ave.

The first to break ground will be Surf Thru Car Wash. With plans for more businesses, North Beale Commons is becoming a vital part of redevelopment in Linda.

Stay tuned for more updates as we continue to see growth and improvements throughout Yuba County.