

YUBA COUNTY, CA

INDUSTRIAL OPPORTUNITIES

A place where water, infrastructure and land exist abundantly and a pro-development culture prevails

Yuba COUNTY
Economic Development

yestoyuba.com

Introduction

Why Develop in Yuba County?

Yuba County offers the essential ingredients for industrial growth. From robust infrastructure to a pro-development culture and a skilled workforce, the County is positioned to support businesses and attract new investment.



The Four Key Industries in Yuba County

- Manufacturing
- Agriculture & Food Processing
- Defense & Cyber Security
- Construction Materials



We Make Industrial Development Straightforward

Many industrial projects are **allowed by right**, and more complex projects have a streamlined path forward.

- **General Industrial (IG)** – Manufacturing, distribution, material processing
- **Light Industrial (IL)** – Small to mid-sized manufacturing, engineering offices
- **Commercial Industrial (IC)** – Mixed-use industrial with retail and services
- **Agricultural Industrial (AI)** – Supports agriculture-related manufacturing and crop production

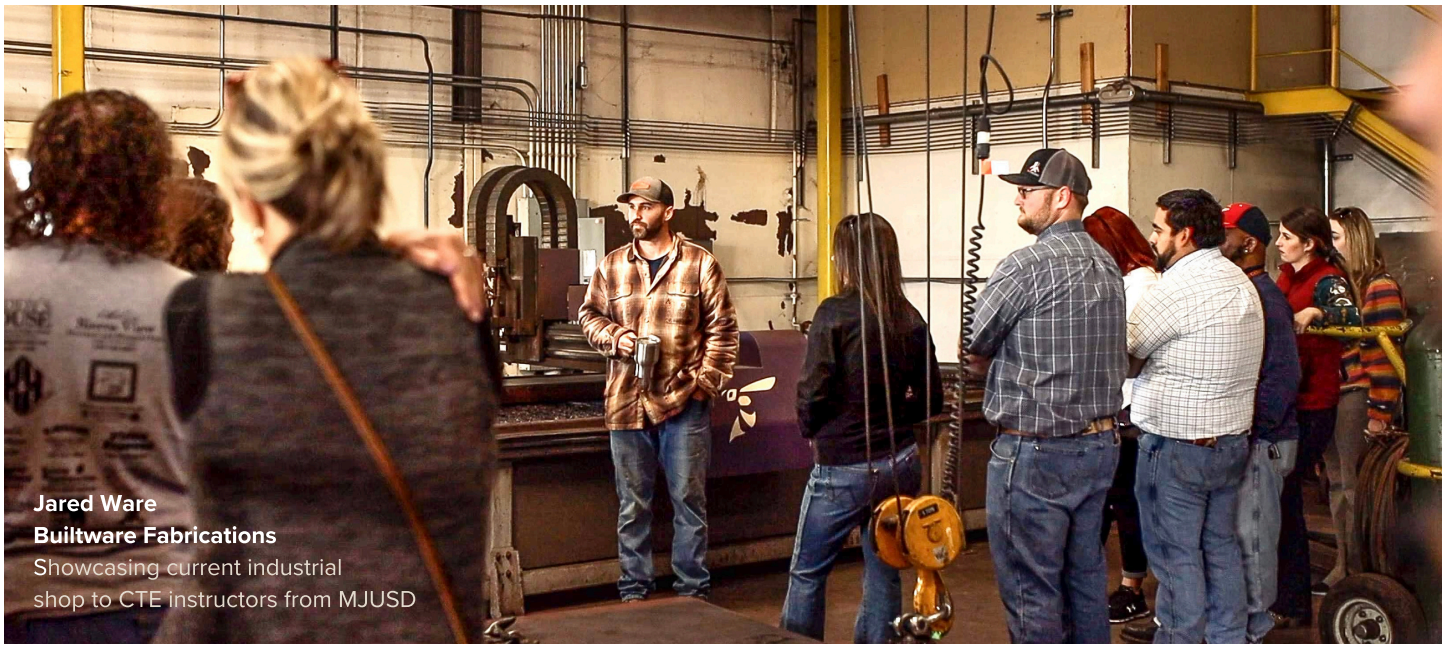


What Sets Yuba County Apart

- A **pro-business environment** with fast, concurrent permitting and a dedicated development liason
- A skilled workforce with ***1.4× MORE*** trained workers than local jobs available
- Strong **infrastructure** with **reliable** utilities, wastewater planning, abundant water, and solid transportation networks
- A **strategic location** just 35 miles from Sacramento and less than 90 miles from the Bay Area

Other Resources
Scan here view industrial zones & property specific details on Gridics or visit tinyurl.com/industrialproperties

Businesses Growing in Yuba County



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 $1.7M 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.

Ten years later, their 8,000 sq. ft. location 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.

Yuba County Business Incentives

Did you know?

California offers a variety of business incentives to help you grow, hire, and invest. Pair these resources with Yuba County's **pro-development culture** and **fast permitting** to accelerate your success.

Development by Right

- Many projects are **principally permitted.**
- **Approvals** in as little as 3–6 months.
- Projects benefit from **concurrent permit processing** for faster, streamlined approvals.

MORE INCENTIVES
Scan here for the California Business Investment Guide

tinyurl.com/gobizguide

Your Economic Development Team

- Yuba County's Economic Development team **works with you hand-in-hand** to guide your project from start to finish.
- We coordinate with partners to avoid delays and provide **comprehensive fee estimates** from the County and outside agencies.

California Business Incentives

Incentive	What it Offers	Who Qualifies	Learn More
California Competes Tax Credit (CCTC)	Income tax credit for business growing or relocating in CA.	Any industry/size, competitive application.	business.ca.gov/california-competes-tax-credit/
Employment Training Panel (ETP)	Cash reimbursement for customized employee training.	Businesses adding jobs or upgrading worker skills.	etp.ca.gov
Partial Exemption & Use Tax Exemption	Reduced state sales tax on manufacturing & R&D equipment.	Manufacturers, biotech, clean tech, R&D firms.	cdtfa.ca.gov
PG&E Economic Development Rate (EDR)	Up to 30% electric bill discount for qualifying new or expanding businesses.	Must meet PG&E EDR criteria.	pge.com

Interested? Get in touch with **ASHLEY POTOČNIK** at **530-635-5028** or **APOTOCNIK@YUBA.GOV**
Visit our office at 915 8th St, Suite 123, Marysville, CA 95901
Visit our website at www.yuba.gov



Industrial

Properties

Arboga Industrial Facility

Property Overview

Address	5050 Arboga Road
APN	013-410-089
Zoning	Light Industrial
Lot size	12.85 Acres
Availability	Lease or Purchase



Property Highlights

- **±65,333 SF** freestanding block & metal building
- Includes **±11,000 SF office space**
- **±19,135 SF attached covered & sprinklered storage area**
- **13 dock-high loading doors** (Ten 7' x 8' and three 7' x 10')
- **20'–24' clear height**
- Fully sprinklered (0.20 over 1,560 SF per calc plate)
- **2,000 amps, 480V / 3-phase power** *(Tenant/Buyer to verify)*
- Former US Post Office Distribution Center
- Situated in the **Olivehurst** Community
- Site is **fully fenced and secured**
- Convenient **access to Highway 70**



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Rail Access on Rancho Road

Property Overview

Current Use	Vacant
APN	014230165
Zoning	Agriculture Industrial (AI)
Lot size	49+ Acres
Availability	Lease

INDUSTRY CLUSTER
Land and adjacent business are owned by NorCal Lumber, a leading Truss Manufacturer in the Building & Construction material industry.

Features

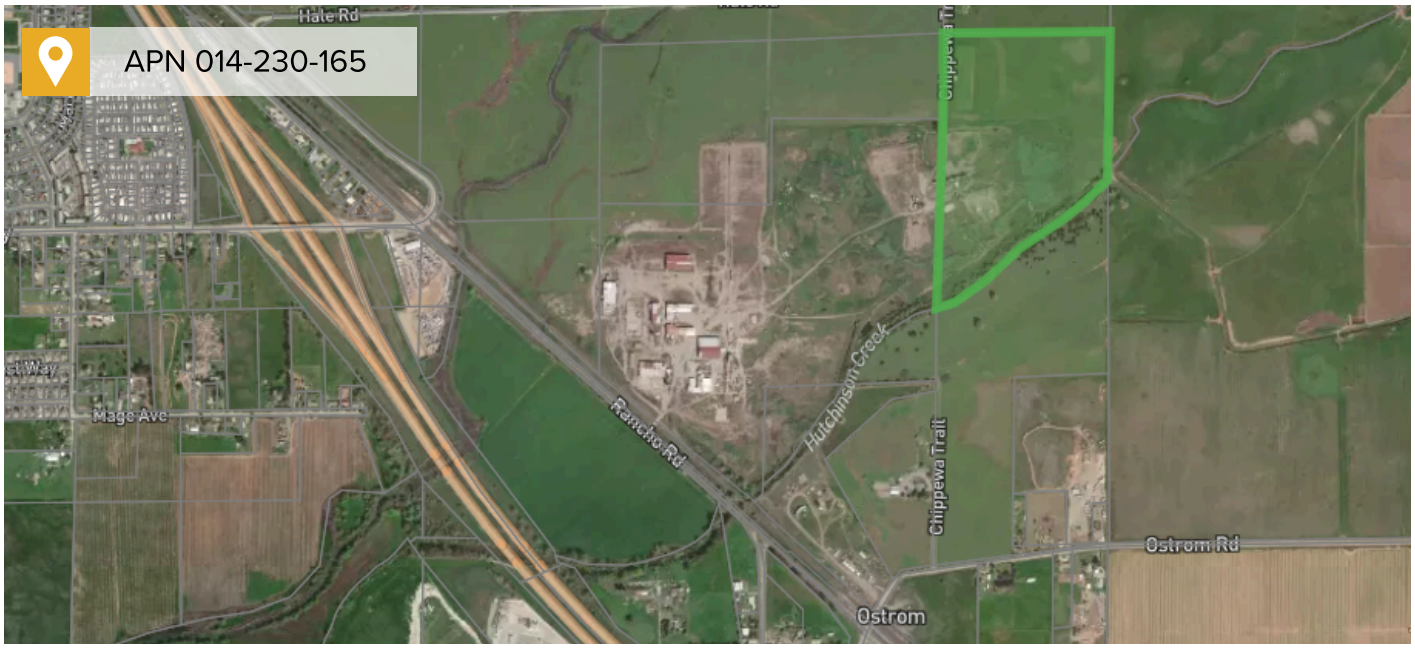
- **Rail Access**: 32 car spur on adjacent property
- **Wet Utilities**: Well & Septic
- **Highways**: 70, 20, 65 & 99
- **Landfill:** 7 Miles, 10 min drive time

Ports & Airports

- **Port of West Sacramento**: 45 min
- **Sacramento Int'l Airport**: 35 min

Talent Availability

- **Assemblers & Fabricators:** 989
- **Supervisors of Mechanics, Installers and Repairers:** 716
- **Industrial Machinery Installation, Repair, and Maintenance Workers:** 467



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Skyway Industrial Site

Property overview

Address	4593 Skyway Drive
APN	013-560-016
Lot size	5.58 Acres
Ownership	Yuba County
Availability	Available for lease (terms negotiable)



Zoning & Features

- **Zoning:** General Industrial
- **Infrastructure**: Adjacent to property
- **Highlights**: Dedicated taxiway

Access

- **Highways**: 70, 20, 65 & 99
- **Airport access**: Direct taxiway to Yuba County Airport, 6,000+ ft. runway

Ports & Airports

- **Port of West Sacramento**: 45 min
- **Sacramento Int'l Airport**: 35 min



Interested? Get in touch with **JACK LAWRENCE, DIRECTOR OF SALES AND LEASING, CAPITAL RIVERS**
925-457-0489
JACK@CAPITALRIVERS.COM

Ag-Industrial Property

Property Overview

APN	014-510-015
Lot Size	18.76 Acres
Zoning	Ag Industrial
Ownership	Privately Owned
Availability	Available for Purchase

Highlights

- **Rail spur possible** for industrial shipping
- **Expandable utilities** - water annexation into the Brophy Water District (Hutchinson Creek – ~$6k)
- **Existing natural gas line** along Rancho Rd
- Currently served by septic and well



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Arboga Road Development Site

Property overview

Address	4947 Arboga Road
Lot size	15.7 Acres
Zoning	Light Industrial
Existing building use	Vacant
Availability	For sale

Highlights

Site Details

- Ready for **development**
- Infrastructure nearby - utilities adjacent to property

Access & Logistics

- Located on STAA route
- Proximity to HWY-70, 20, 65 & 99
- Adjacent to Yuba County Airport



Interested? Get in touch with **GREG QUILTY, COLDWELL BANKER COMMERCIAL**
530-632-8634
GREGQUILTY@OUTLOOK.COM

Arboga Road Development Site

Property overview

Address	4529 Arboga Road
Lot Size	20.68 Acres
Zoning	Light Industrial
Existing building use	Vacant
Availability	For sale

Highlights

Site Details

- Fully leveled site
- **Approved 5-Parcel Tentative Parcel Map**
- Infrastructure adjacent to property

Access & Logistics

- Located on STAA route
- Proximity to HWY-70, 20, 65 & 99



Interested? Get in touch with **JEFFREY HELM, HELM PROPERTIES**
530-329-8336 EXT. 401
JEFF@HELMRE.COM

Skyway Drive Industrial Site

Property overview

Address	4856 Skyway Drive
Lot Size	3.42 Acres
Zoning	General Industrial
Existing building use	Vacant
Availability	For sale

Highlights

Site Details

- Ready for development
- Located across from Yuba-Sutter Aviation (Longest operating West Coast aviation repair business)
- Infrastructure adjacent to property

Incentive zones

- SBA HUBZone
- HUD Opportunity Zone

Access & Logistics

- Located on STAA route
- Proximity to HWY-70, 20, 65 & 99



Interested? Get in touch with **AVERY CERVANTES, CENTURY 21 REAL ESTATE**
530-635-4233
ACERVANTES@C21SELECTGROUP.COM

Rancho Road Truck Parking Facility

Property overview

Address	3582 Rancho Road
Lot Size	10 Acres
Zoning	General Industrial
Existing building use	Parking lot
Availability	For sale



Highlights

Site Details

- $1.3M ($6.66/ft) in recent property improvements
- Premier truck parking facility in Yuba County
- 229 parking spots
- Fully fenced with card lock access
- Well-lit parking lot

Access & Logistics

- Located on STAA route
- Adjacent to HWY-65
- Proximity to HWY-70, 20, & 99



Interested? Get in touch with **DEREK SANDGREN, HELM REAL ESTATE**
530-844-0505
DEREK@HELMRE.COM

Yuba COUNTY
Economic Development

Develop with us, get in touch:



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