

WARMSTONE

A D V I S O R S

OFFERING MEMORANDUM

150 Brush Street

25,000 SF Industrial · Second Floor for Lease · Ukiah, California

PROPERTY FACTS

PROPERTY ADDRESS	150 Brush Street, Ukiah, CA 95482
PROPERTY TYPE	Industrial
BUILDING SIZE	25,000 SF
AVAILABLE	8,525 SF (Second Floor)
LEASE RATE	\$0.70/SF
OCCUPANCY	70% Leased
POWER	600 Amp
ACCESS	Gated · Less than 1 Mile to Hwy 101
STATUS	Active · For Lease

150 BRUSH STREET

Opportunity Overview

150 Brush Street is a 25,000 SF two-story industrial facility in Ukiah's established industrial corridor, less than one mile from Highway 101. The property is 70% leased, with a second floor of 8,525 SF of leasable space suited for office, administrative, or professional use above an active ground-floor operation. The building is fully gated with controlled access, 600-amp power, municipal utilities, and abundant on-site parking.

The site provides easy Highway 101 access, perimeter security, and infrastructure capacity uncommon in the Ukiah market. A clear-span second floor beneath white-painted bowstring trusses offers a rare volume of flexible space, served by freight access and full-height roll-up doors.

The second floor is offered at \$0.70 per square foot. The owner will demise into smaller spaces to accommodate tenant requirements.

Investment Highlights

Flexible Second-Floor Offering

8,525 SF of clear-span second-floor space beneath white-painted bowstring trusses, suited for office, administrative, or professional use. The owner will demise into smaller spaces to accommodate tenant requirements.

Infrastructure Uncommon in the Market

600-amp power, municipal utilities, freight access, full-height roll-up doors, and abundant on-site parking. Fully gated with controlled access and perimeter security.

Established Corridor Location

Less than one mile from Highway 101 in Ukiah's established industrial corridor, above an active ground-floor operation.

Location Overview

Ukiah Industrial Corridor

The property sits in Ukiah's established industrial corridor, less than one mile from Highway 101, with easy freeway access and infrastructure capacity uncommon in the Ukiah market.

Warmstone Commercial

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WARMSTONE ADVISORS

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