



Infrastructure Opportunity

Site ID: Corning Farms | Market: Corning, California 96021

Presented on behalf of:

Patrick Hale, Wireless Equity, LLC.

To Inquire:

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To inquire about this opportunity, email: SID416868@sitebid.com or call 858.295.8280

PROPERTY OVERVIEW



Summary: This offering includes the option to lease the real property located at 19525 Gutenhot Road, Corning, California 96021 for the purpose of utility infrastructure services.

The parcel is classified as Residential and the property owner is looking to lease through a: Ground Lease.

The current leased utility area is approximately 1700 sq. ft. and the property has room to expand the current footprint. The available footprint could expand by up to 800 square feet.

Location Overview

The property is located in Corning, California within the county of Tehama.



| | |
|----------------------|--------------------------------|
| Lease Type: | Ground Lease |
| Site Name/ID: | Corning Farms |
| Address: | <u>19525 Gutenhot Road</u> |
| City: | <u>Corning</u> |
| State: | <u>California</u> |
| Zip: | <u>96021</u> |
| Country: | <u>United States</u> |
| APN: | 061300049000 |
| County: | Tehama |
| Lat/Long: | <u>39.928144 -122.305305</u> |

SITE INFRASTRUCTURE INFORMATION**Property Description:**

10 Acre ranch in Corning, CA right next to the 5 Freeway.

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|--------------------------------|-----------------------------------|
| Property Type: | Residential - Mobile/Manufactured |
| Site Status: | Active Utility Lease |
| Structure Types: | Guyed Structure (GTOWER) |
| Current Leased Area: | 1700 sq. ft. |
| Expansion Available: | Yes |
| Expansion Size: | 800 sq. ft. |
| Available Size: | 25000 sq. ft. |
| Property Length: | 1000 ft. |
| Property Width: | 5000 ft. |
| Lot Acres: | 10.63 acres |
| Lot Sq. Ft: | 463000 sq. ft. |
| Building Sq. Ft: | 600 sq. ft. |
| Year Built (Structure): | 1992 |
| Utilities Available: | Electric (Grid), Septic |

| | |
|--------------------------|---------------------------|
| Licenses: | Yes |
| Object ID: | 45454 |
| Registration #: | 144415 |
| CallSign: | 45235423 |
| Structure Height: | 300 |
| Overall Height: | 400 |
| Licenseee: | 323700 |
| License Link: | Visit FCC |

SITE PHOTOS



