

Build-to-Suit Opportunity

Fortuna Mill Commerce Center
New Humboldt County Business Park
South of Newburg Rd/East of Hwy 101

Large Industrial and Commercial Project in Humboldt County

For More Information:



Linda Disiere, CCIM CRS SFR
707.845.1215
ljdisiere@gmail.com
License # 00603876

We will assist with all aspects of the planning process to make your business more efficient and viable in a fast-changing economy!



Area Highlights



Solar & Alternative Energy Sources Planned



Up to 60 Acres of Developable Land



Variety of Build-to-Suit Opportunities



Let us make the project planning easy!
Call for more information

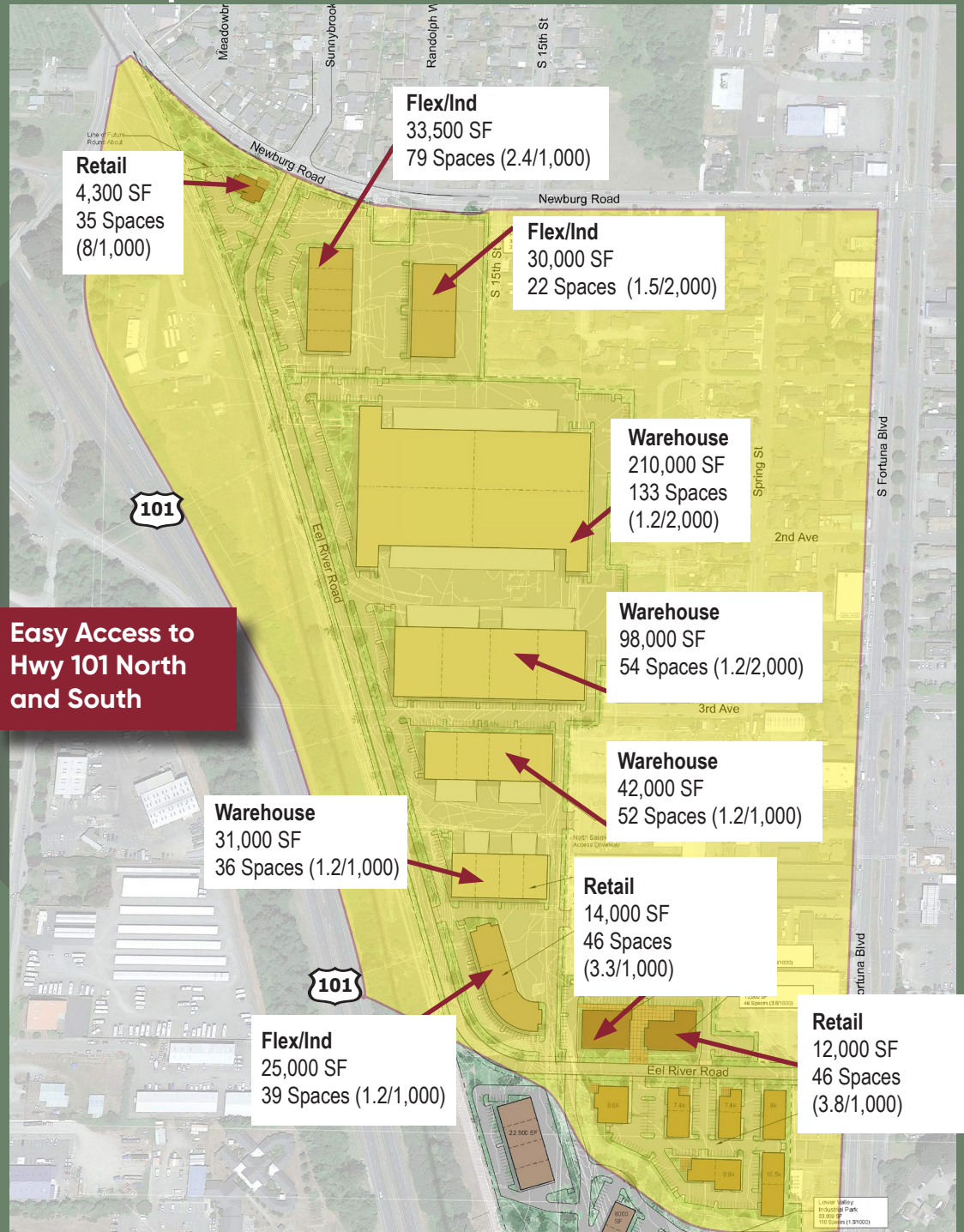
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Note: Site plan pictured below is conceptual; changes can be made as a build-to-suit for buyer's specific needs



Conceptual Site Plan - North End



Easy Access to Hwy 101 North and South

Build-to-Suit Opportunity

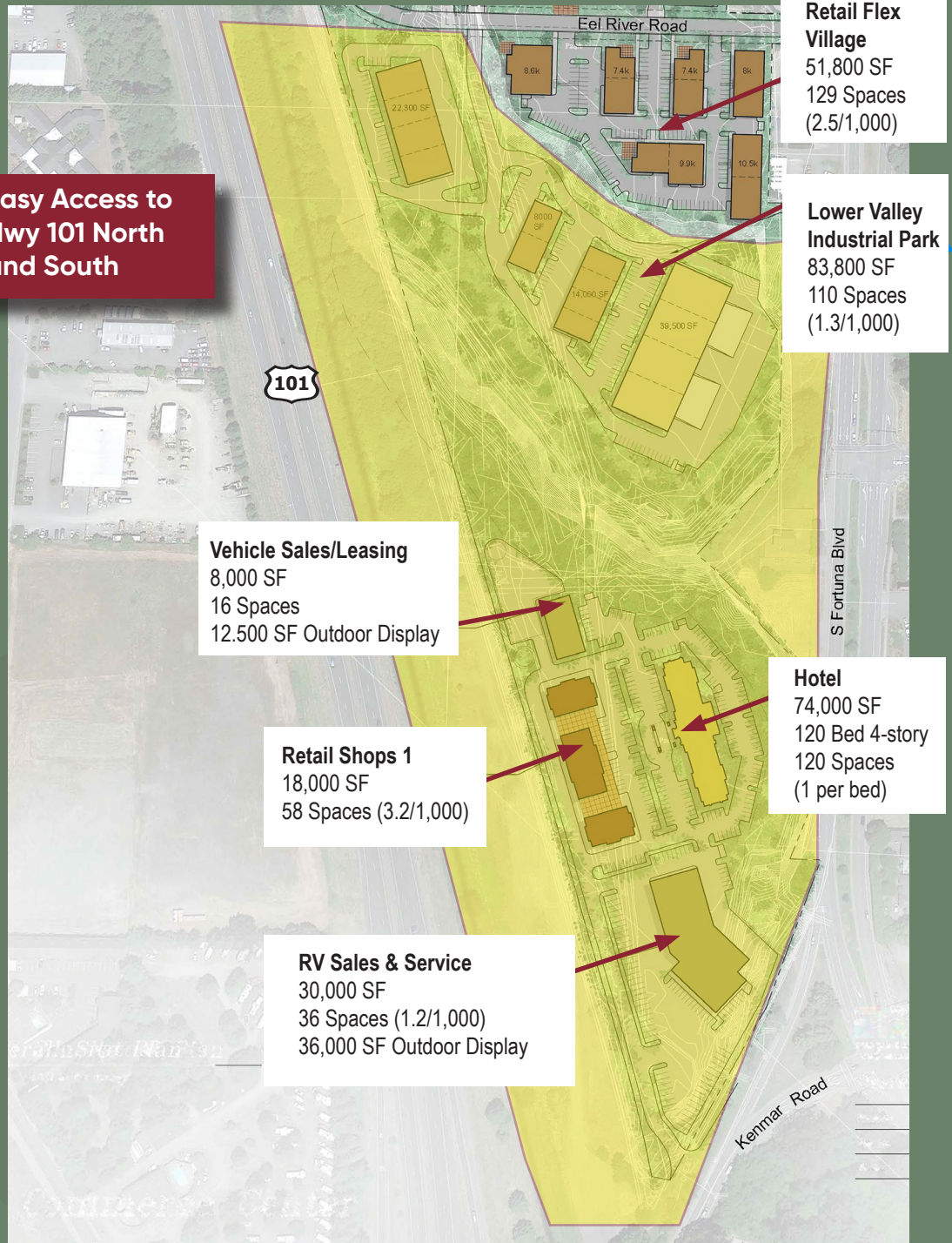
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Conceptual Site Plan - South End

Note: Site plan pictured below is conceptual; changes can be made as a build-to-suit for buyer's specific needs



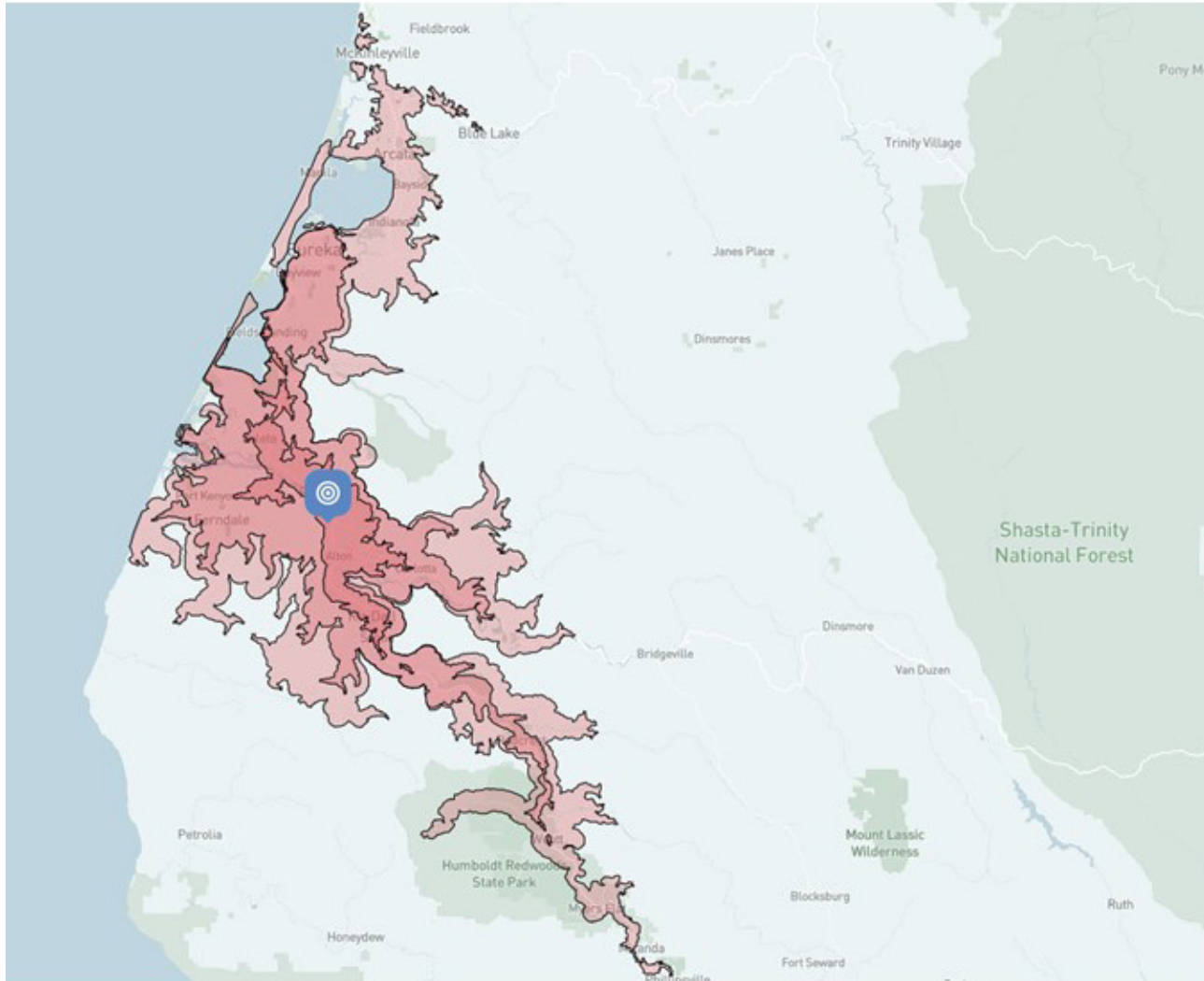
Easy Access to Hwy 101 North and South



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Demographics



Overview - 45 Min Drive Time

5 Year Population Growth Rate	0.69%
Labor Force	57,517
Total Unemployed	3,702
Unemployment	6.48%
Average Commute Time	20 min
Cost of Living Index ⓘ	130.1

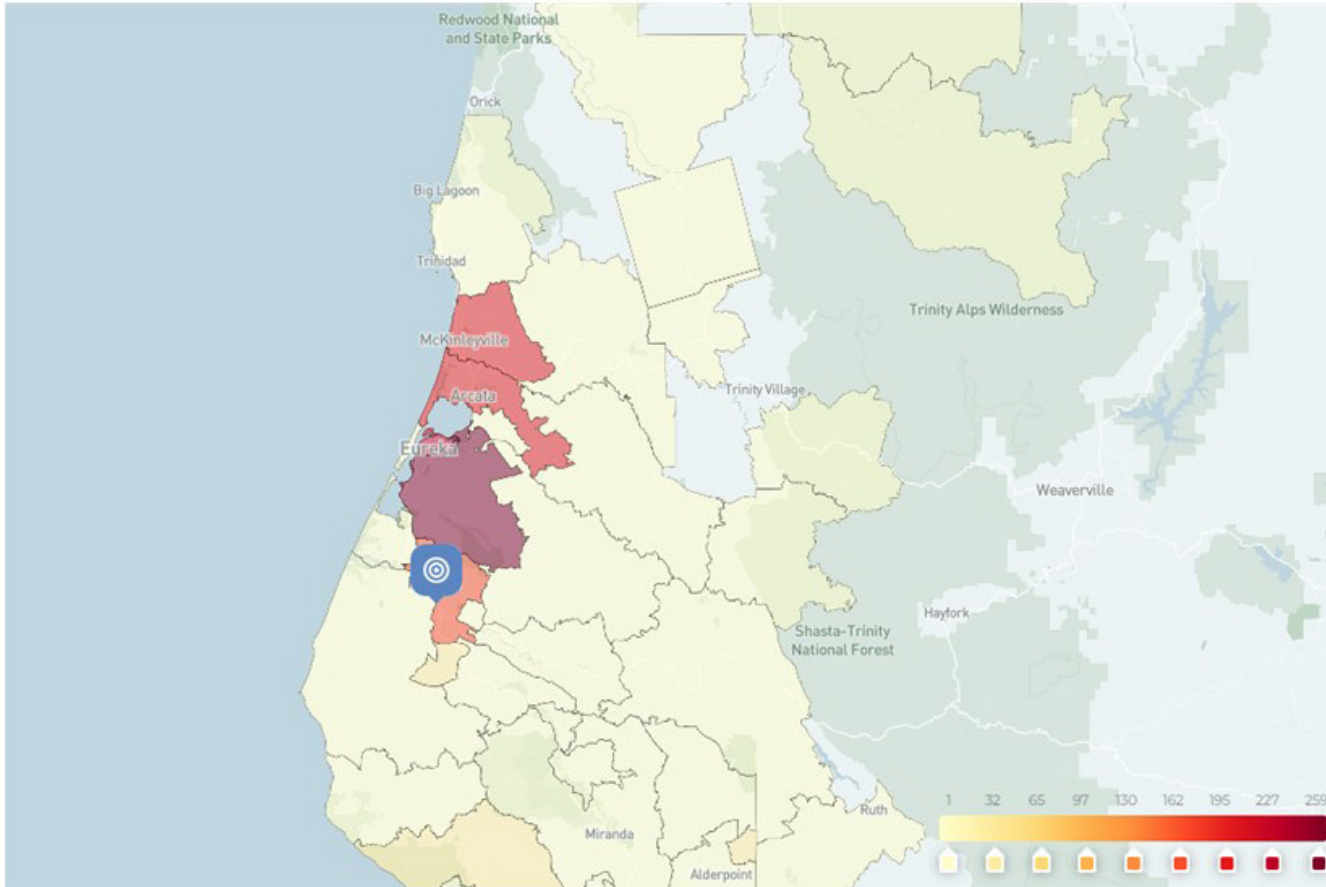
Overview - 30 Min Drive Time

5 Year Population Growth Rate	0.83%
Labor Force	34,866
Total Unemployed	2,300
Unemployment	6.6%
Average Commute Time	20 min
Cost of Living Index ⓘ	130.1

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Regional Labor Analytics



- ✓ 53-7064 Packers and Packagers, Hand
- ✓ 53-7062 Laborers and Freight, Stock, and Material Movers, Hand
- ✓ 53-7051 Industrial Truck and Tractor Operators
- ✓ 53-7065 Stockers and Order Fillers

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