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Western Industrial Park

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As implied by its name, the Western Industrial Park is located on the western edge of the City Limits. The 250 acre park is nearly 80% developed. Immediate access to California State Highway 99 and State Highway 59, all infrastructure in place, access to Union Pacific rail service, and competitive rates for power provided by two utility companies make the Park an appealing location for industries. The Park is a favorite of corporate America and was selected by companies such as Safeway and Scholle Corporation for their respective projects.

The Western Industrial Park is well protected from residential uses. Black Rascal Creek acts as a natural buffer between the Western Industrial Park and surrounding land uses.

Current Improvements to the Area

Realignment of Cooper Avenue and Willowbrook Drive at Highway 59: A \$6.5 million improvement project is underway to realign Willowbrook Drive and Cooper Avenue on Highway 59. Once completed, access to the Western Industrial Park via Cooper avenue will be improved for both employees and truck traffic.

Widening of Highway 59 and Reconfiguration at W. 16th Street/Highway 59 Intersection: The project calls for the widening of Highway 59 from W. 16th Street to W. Olive Avenue. CalTrans serves as the lead agency for the \$26 million project.

Housing: A 75 unit apartment complex is in the construction process at Highway 59 and Cooper Ave. The project

is currently in the foundation preparation stage.

The Western Industrial Park possesses the following features:

- Light Industrial Zoning
- Union Pacific Railroad Service
- Over 30 Acres Available
- Fully Serviced
- Quick Freeway Access

Tenants Include:

- Greif Brothers
- Modern Air Mechanical
- Apria Health Care Inc.
- Safeway Food Processing
- G.P. Norton Co.
- All Phase Electric
- Scholle Corporation
- Quad Graphics
- Applied Industrial Technologies