

**424 OTTERSON DRIVE
CHICO, CALIFORNIA
±63,000 SQUARE FOOT WAREHOUSE**

**FOR SALE
OR LEASE**

**±15,000 TO ±52,200
SQUARE FEET AVAILABLE**

\$99 PSF

424

SUITE 160

- Convenient Location to Bay Area and Sacramento
- Versatile & Functional Facility
- Located in an Opportunity Area
- Rare Industrial Availability in tight Chico Market
- Quality Concrete Tilt Concrete Construction
- Great Local Workforce
- Excellent Small Town Quality of Life

Peter Nixon
916.259.4453
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Todd Sanfilippo SIOR
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CBRE

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BEGINNING SEPTEMBER 15, 2023

PROPERTY DESCRIPTION

OVERALL IMPROVEMENT SIZE:	±63,000 square feet
FOOTPRINT DIMENSIONS:	±300 feet x ±210 feet
CURRENT OFFICE BUILD-OUT:	±15,000 square feet
LAND AREA:	±3.64 acres
CAR PARKING STALLS:	140 stalls (including 5 ADA spots)
CLEAR HEIGHT:	±24 feet to ±28.5 feet
POWER:	480/277 volt with 1,000 amps to building (3 phase - 4 wire)
UTILITIES AND SERVICES	
ELECTRICITY & GAS:	Pacific Gas & Electric
SEWER:	City of Chico Public Works
WATER:	California Water Service Company
ZONING:	ML Light Manufacturing

PRICE: \$6,237,000
(±\$99 PER SQUARE FOOT)

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AZTEC DRIVE

OTTERSON DRIVE

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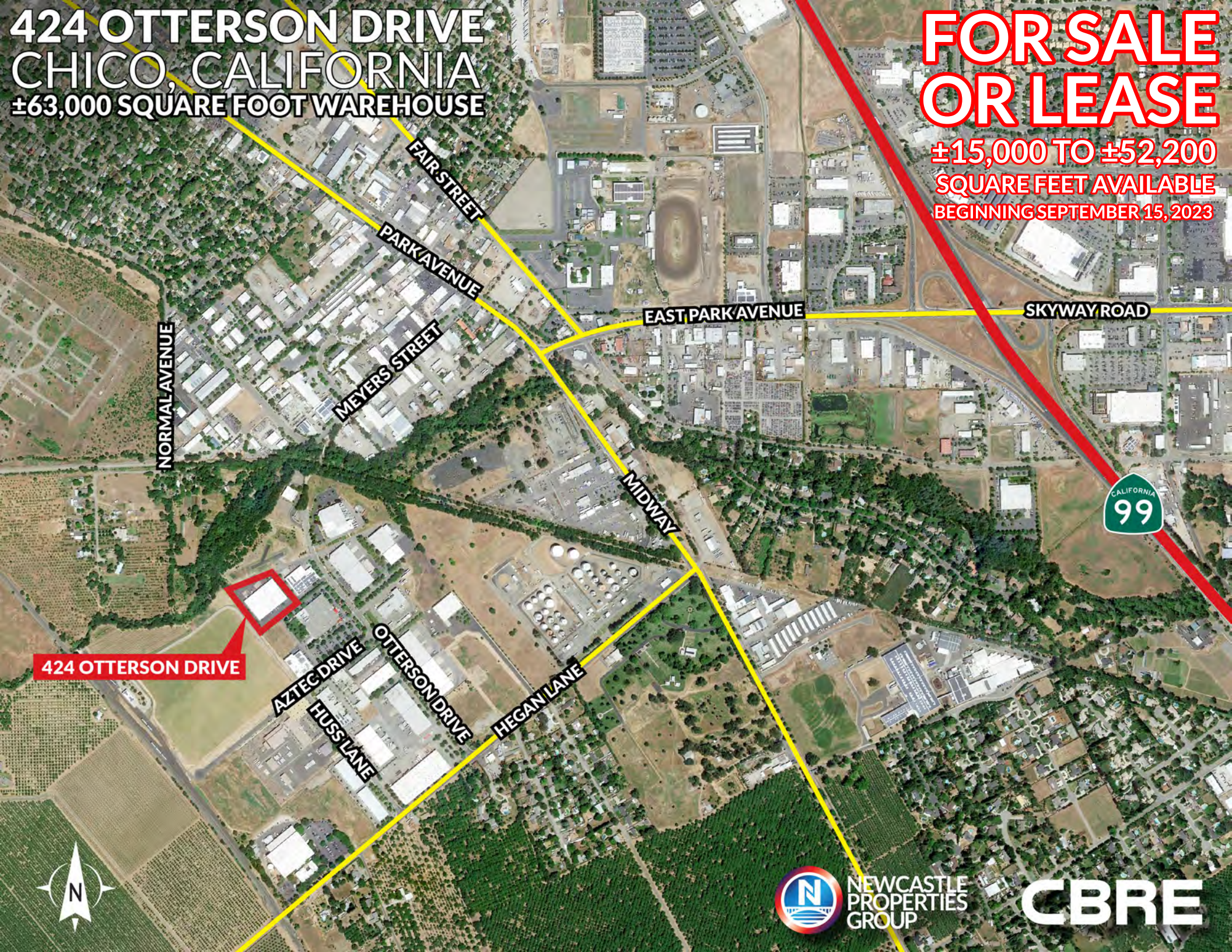
**HEGAN LANE
BUSINESS PARK**



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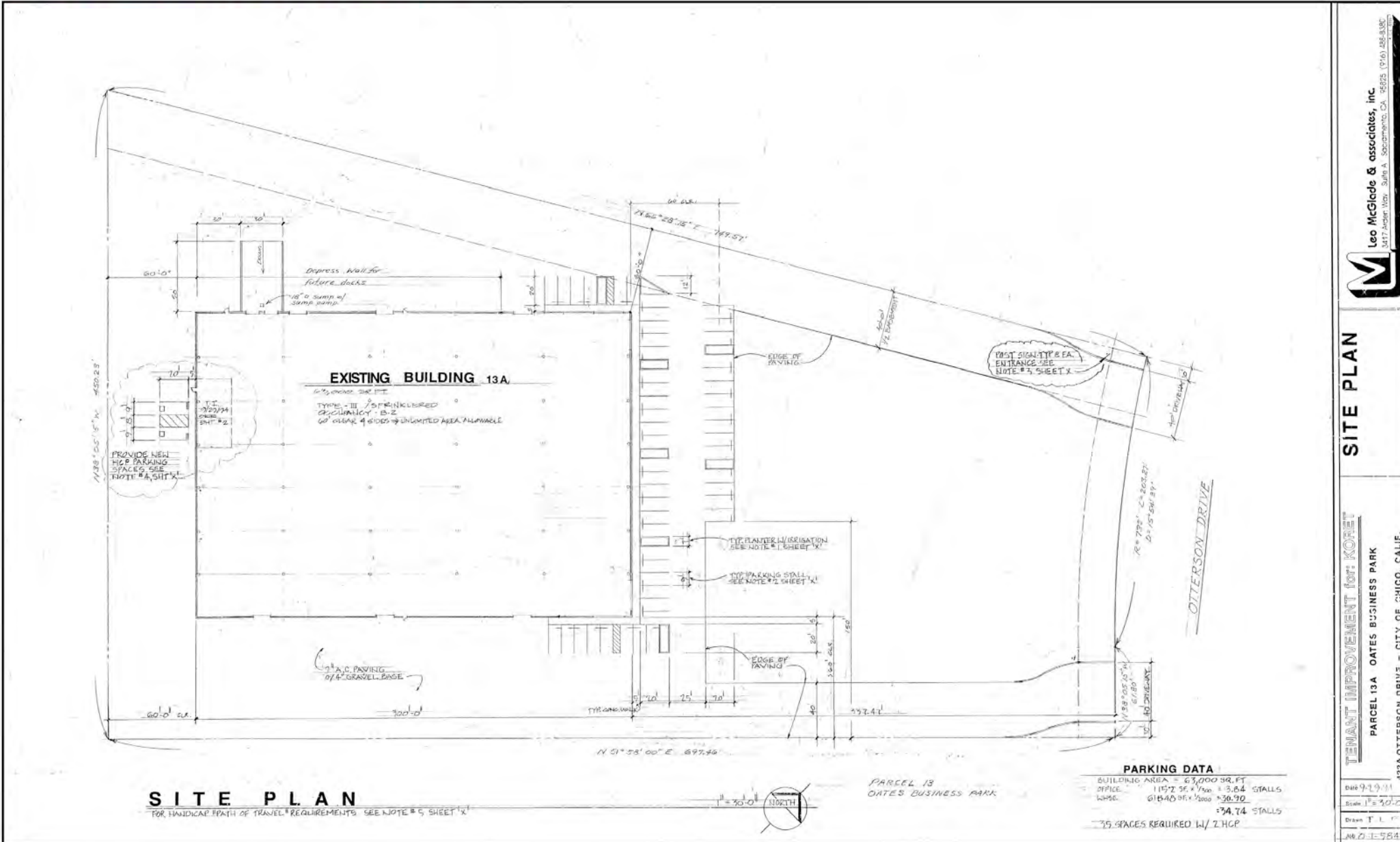
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ORIGINAL SITE PLAN



Leo McGlade & associates, inc
3417 Antler Way, Suite A, Sacramento, CA 95825 (916) 486-8100

SITE PLAN

PARCEL 13A OATES BUSINESS PARK
422A OTTERSON DRIVE - CITY OF CHICO, CALIF.

DATE: 9-1-23
SCALE: 1" = 30'-0"
DRAWN: T.L.
NO. 01-2584

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**CURRENT DEMISED
CONFIGURATION OF THE BUILD IN
INTERIOR (APPROXIMATE)**

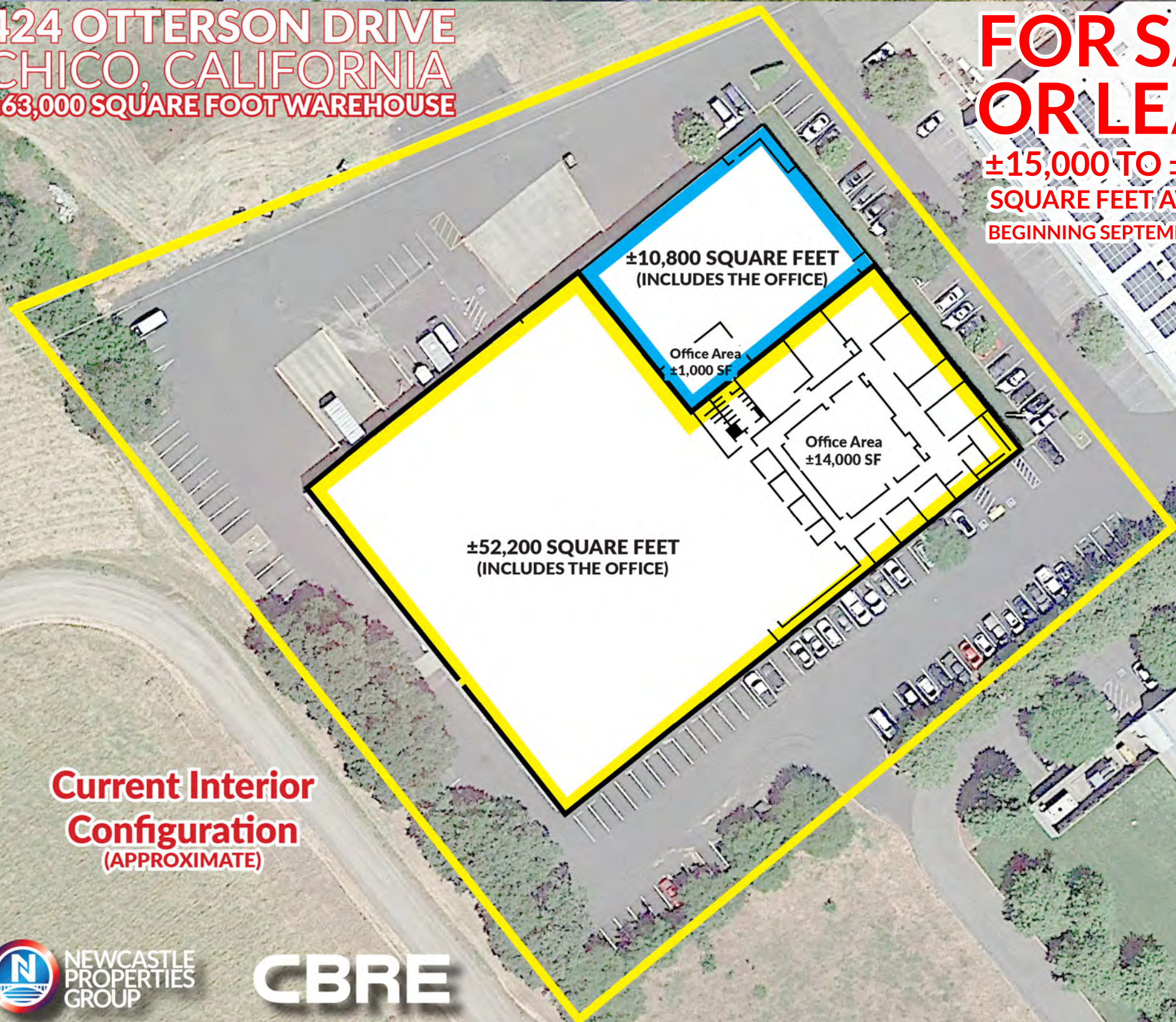


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CHICO DISTANCES TO MAJOR MARKETS



APPROXIMATE MILES TO MAJOR MARKETS

BOISE	396 Miles
DENVER	895 Miles
FRESNO	233 Miles
LAS VEGAS	438 Miles
LOS ANGELES	436 Miles
OAKLAND	133 Miles
PHOENIX	692 Miles
PORTLAND	402 Miles
RENO	107 Miles
SACRAMENTO	80 Miles
SALT LAKE CITY	530 Miles
SAN FRANCISCO	137 Miles
SAN JOSE	163 Miles
SEATTLE	545 Miles

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THE SACRAMENTO BEE

Part of the McClatchy Media Network

August 24, 2023

California's population is projected to remain flat. But these counties will see big jumps

Projected percent growth for California counties

These California counties are projected to grow the most between 2020 and 2060.

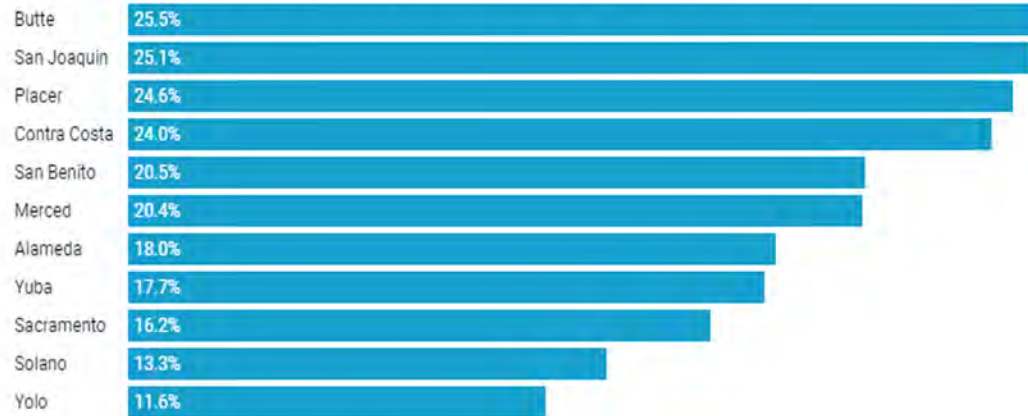


Chart: Ryan Lillis/Sacramento Bee • Source: California Department of Finance • [Get the data](#)

CHICO OPPORTUNITY AREAS

Hegan Lane Business Park
Manufacturing, ecommerce,
warehouse & fitness.

Airport Park

Recycling Market Development Zone

North Valley Plaza

Meriam Park

20th St Corridor

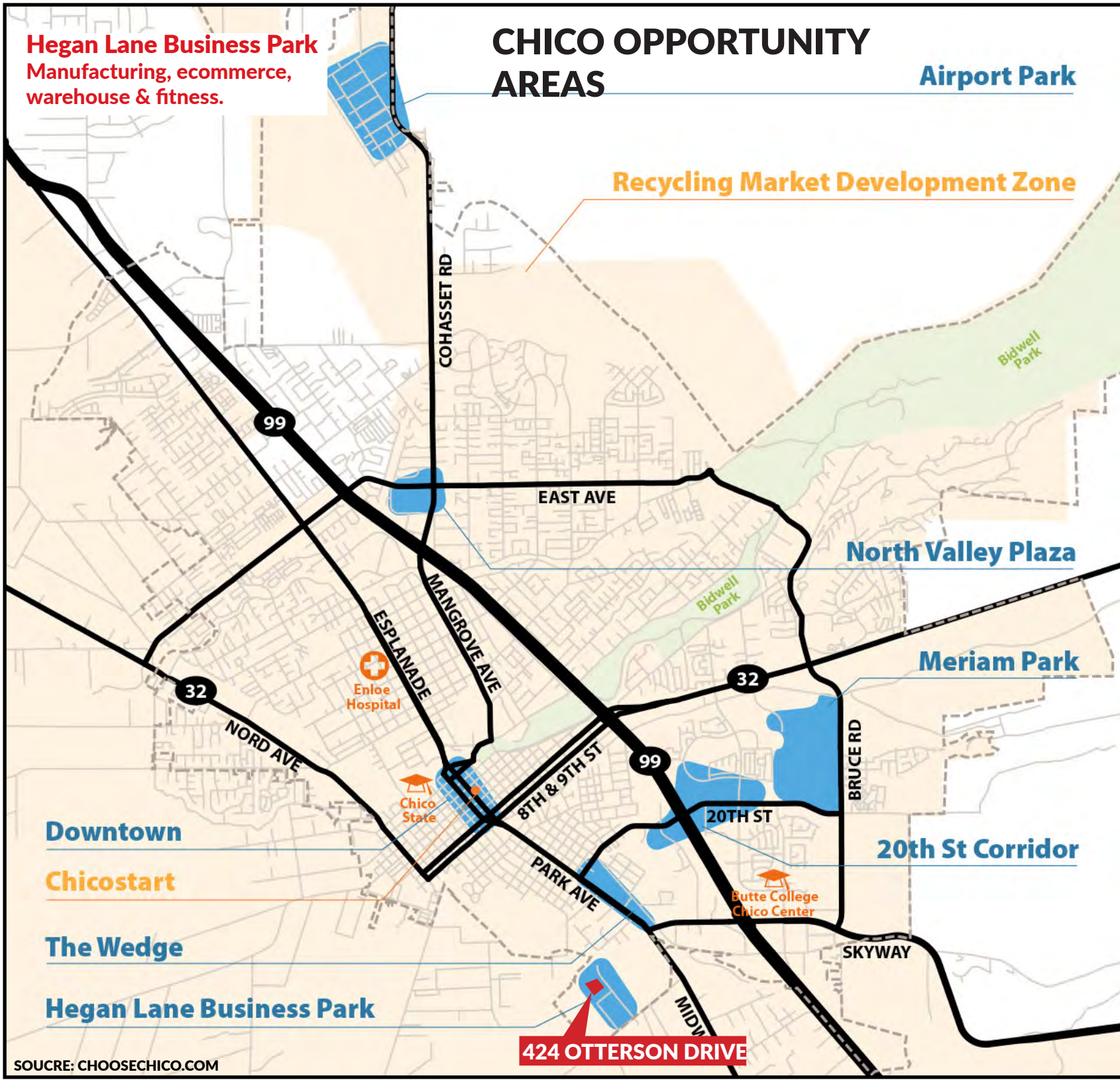
Downtown

Chicostart

The Wedge

Hegan Lane Business Park

424 OTTERSON DRIVE



CHICO IS A GREAT PLACE TO LOCATE YOUR COMPANY!

Choose Chico We're Going Places

Chico maintained its special sense of community and small-town living as it has developed into a vibrant regional center for business, recreation and cultural activities. It's a magnet to individuals seeking an environment where you can live and work while enjoying unparalleled access to outdoor recreation, and the social spirit of an involved community.

CHICO HAS BEEN RECOGNIZED AS:

- "#14 in Job Growth" - Forbes Magazine (2019)
- "Best Towns" - Outside Magazine (2011)
- "Best Places to Live in America" - Men's Journal (2010)
- "#1 Cycling Community in America" - Cycling Magazine (1997)
- "#7 Cities where Outdoor Lovers Can Actually Afford to Live" - Realtor.com 2017
- California State University, Chico, Best U.S. Colleges 2019 - Money Magazine
- California State University, Chico, Top Public Schools in the West 2019 - US News & World Report
- Chico was the Fastest Growing City in California in 2018 and continued growing in 2019 (cities above 30,000 population, CA Dept. of Finance May 2019)



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IMAGE SOURCE: DOWNTOWNCHICO.COM

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