

INDUSTRIAL COMPLEX FOR LEASE

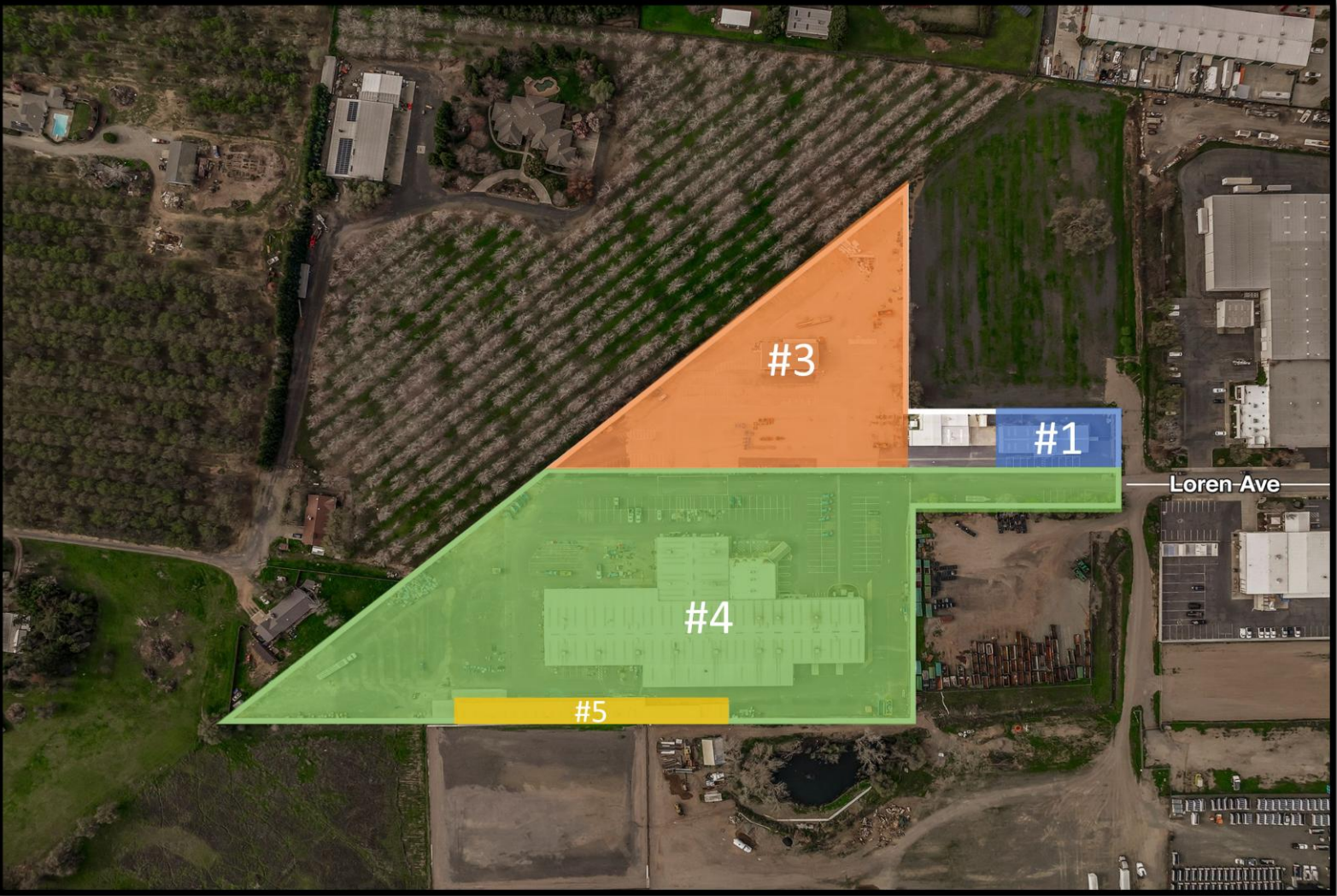
89 - 100 Loren Ave, Chico, CA



PROPERTY HIGHLIGHTS

- Great location- quick and easy access from Hwy 99 via lighted intersection.
- Heavy Industrial zoning (Butte County)
- Established and desirable industrial area
- Fully secured 10.8 acre site
- Ample power
- Up to 90,000 SQ FT available. Buildings can be leased out individually.
- Newly remodeled offices
- \$.62 / sq ft / month BASE RENT
- \$.08 / sq ft / month NNN

89 – 100 Loren Ave, Chico, CA



#1- Warehouse w/ Office:

- **Office:** 2,940 SQ FT (remodeled)
- **Warehouse:** 2,310 SQ FT
- **Storage:** 755 SQ FT
- **Fenced Yard:** 4,600 SQ FT
- **\$4,505 / mo** (\$.67/sq ft base rent + \$.08 NNN)

#3- Warehouse w/ 2.6 acre yard

- Fully secured site
- **Warehouse:** 3,200 SQ FT warehouse
- **Yard:** 2.6 Acres (fenced and paved)
- **\$4,000 / mo** (\$1.17/ sq ft base rent + \$.08 NNN)

#4- Warehouse w/ Office and Yard

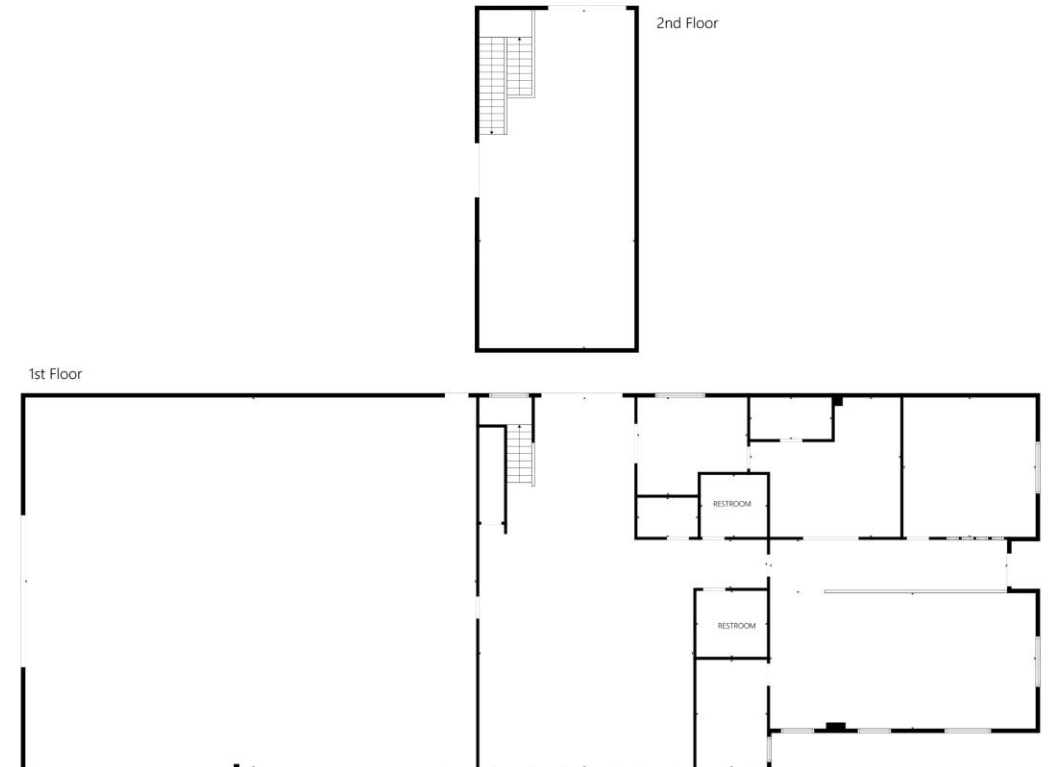
- Fully secured site
- **Warehouse:** 55,000 SQ FT
- **Office:** 5,844 SQ FT (remodeled)
- **Covered area:** 7,700 SQ FT
- **Yard / Parking:** 7.3 acres (fenced and paved)
- **\$48,030 / mo** (\$.62 / sq ft base rent + \$.08 NNN)

#5- Open Warehouse

- **Warehouse:** 9,240 SQ FT
- **Covered Area:** 3,000 SQ FT
- Potential for fenced and paved
- **\$8,570 / mo** (\$.62 / sq ft base rent + \$.08 NNN)

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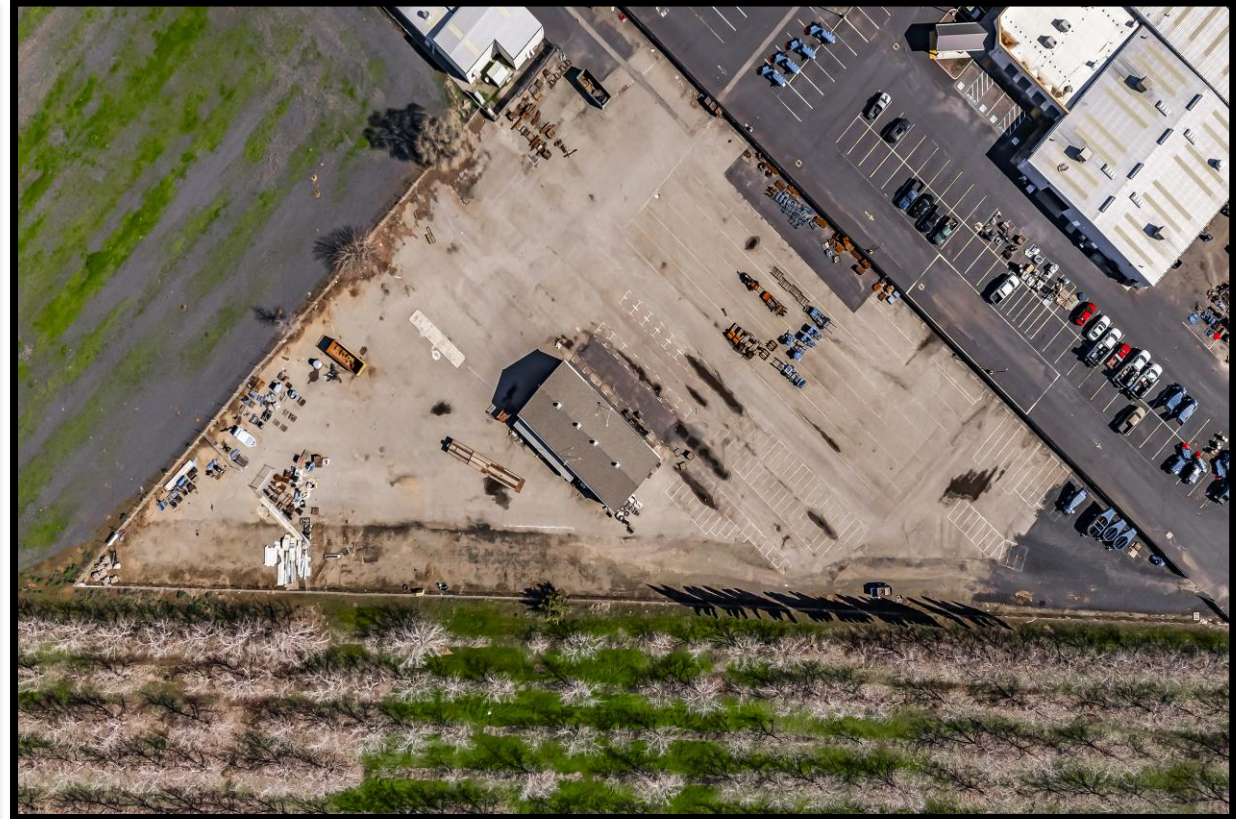


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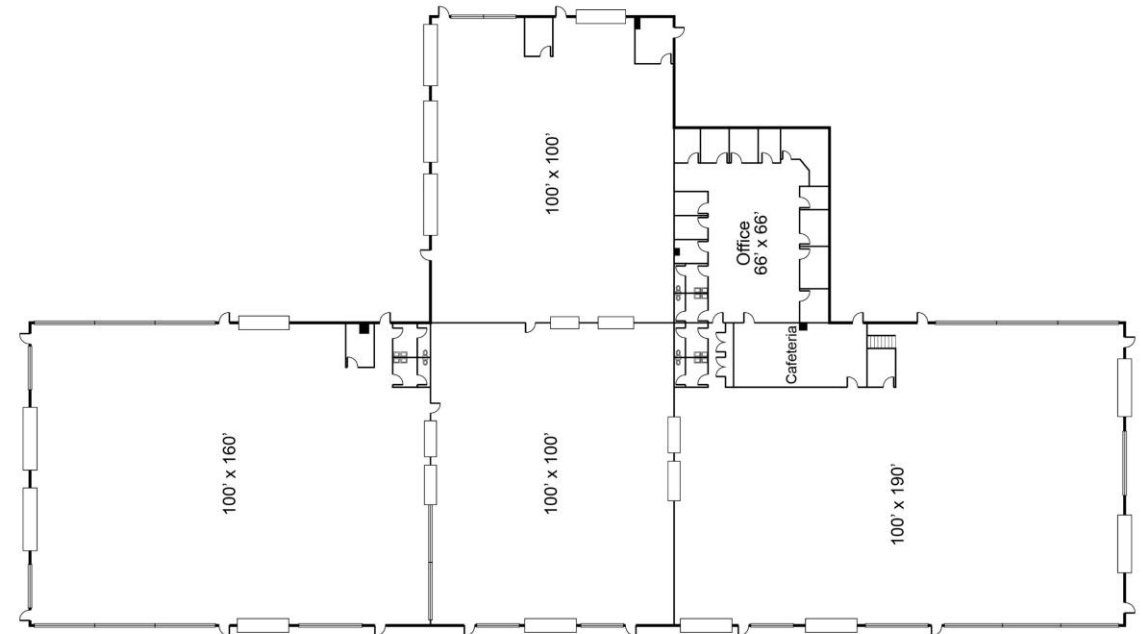
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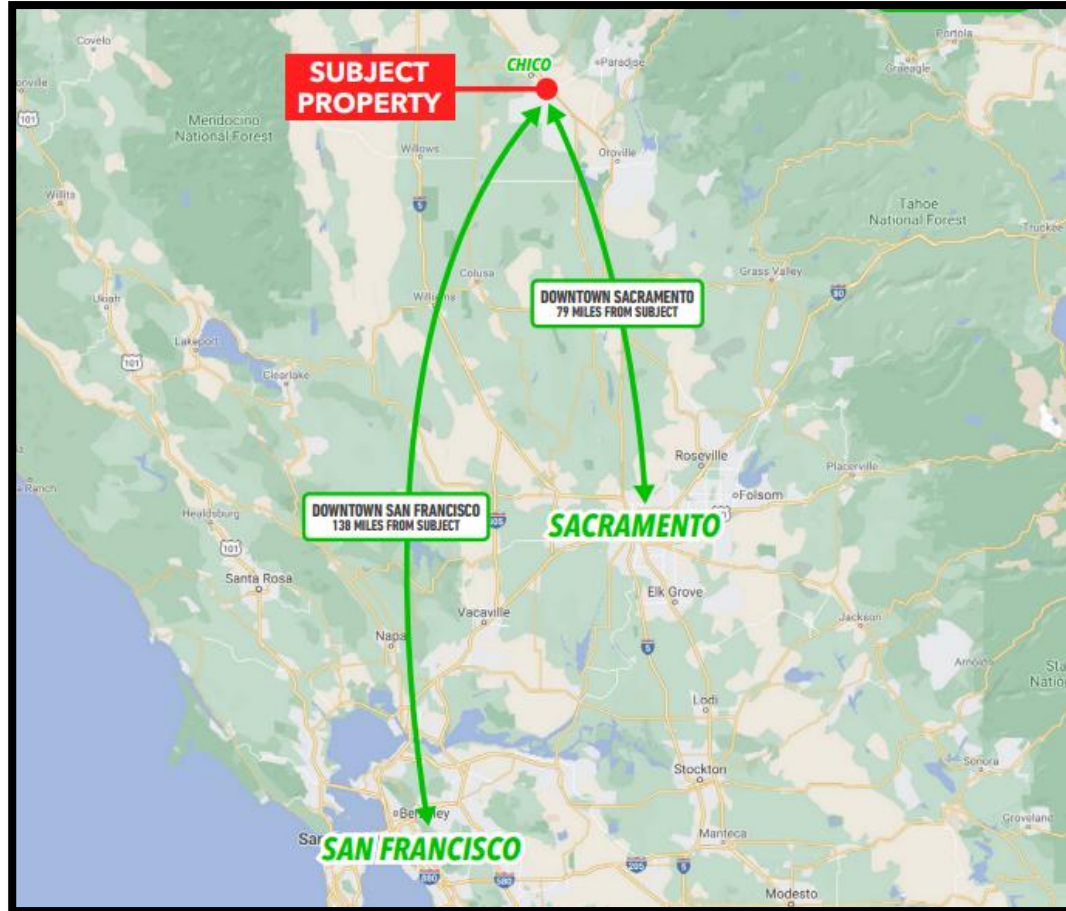
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CHICO, CA



Chico is the most populous city (Estimated 110k +/-) in Butte County (205k +/-), and is the largest city north of Sacramento.

The city is the cultural, economic, and educational center of the northern Sacramento Valley and home to California State University- Chico, Bidwell Park, the 13th largest municipally-owned park, and Sierra Nevada Brewing Company, the third largest craft brewery in the country.