



**COMMERCIAL
BROKERS OF
CALIFORNIA**

VERSATILE OFFICE/WAREHOUSE INDUSTRIAL PROPERTY - Ideal for Owner-User or Investment

200 RYAN AVE
Chico, CA 95973

Commercial / Industrial

PRICE
\$965,000

FEATURES

- Metal roofs
- 3-Phase Power
- Secure fenced yard. Ample on-site parking
- Excellent industrial location near Chico Airport

AREA

Chico is in Northern California, and is the most populous city in Butte County, which is at the northeast edge of the Sacramento Valley.



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COMMERCIAL BROKERS OF CALIFORNIA
527 Flume Street, Suite 3
Chico CA 95928

PROPERTY DESCRIPTION

Position your business for success or expand your investment portfolio with this highly functional commercial/industrial facility located in the Chico Airport area. Situated on 0.73 acres, this fully fenced property includes two metal buildings totaling approximately 9,807± sq. ft., offering a flexible layout for a wide range of uses.

The main building features approximately 6,651± sq. ft., including 2,000± sq. ft. of finished office space and an additional 1,500± sq. ft. mezzanine, ideal for storage or expansion. The secondary building offers 3,156± sq. ft. and includes a loading dock, perfect for shipping/receiving or production operations.



INVESTMENT HIGHLIGHTS

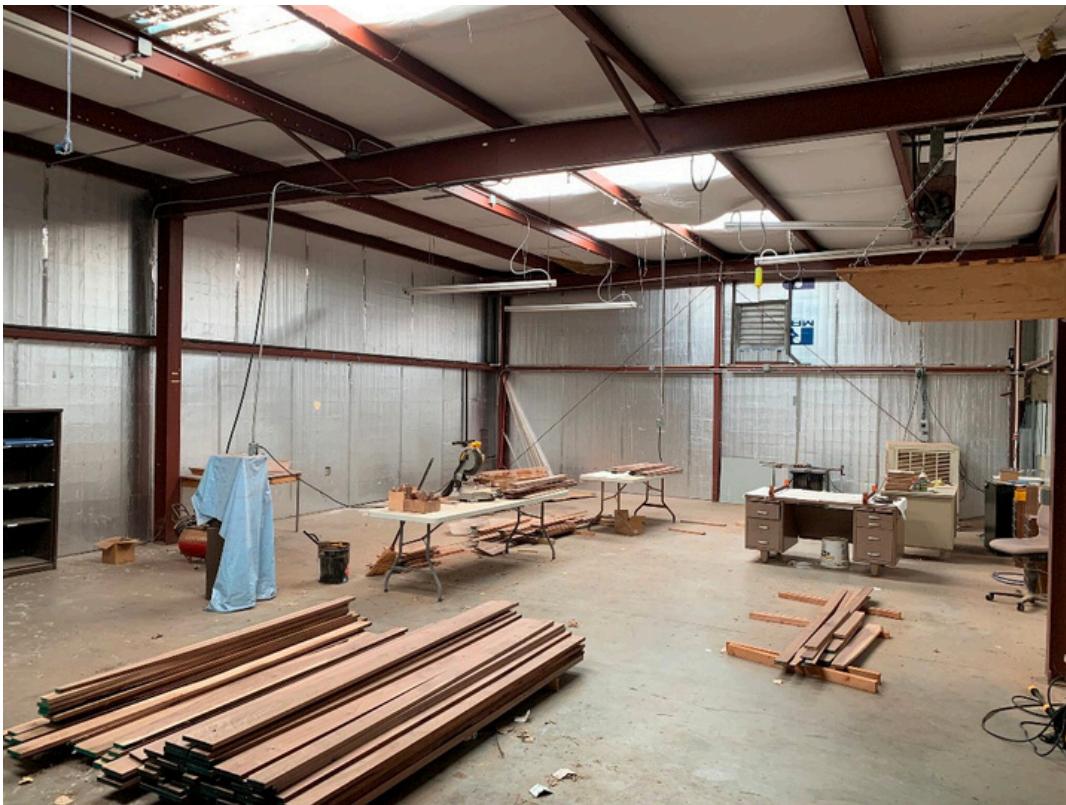
- APN: 047-560-080
- Square Feet: 9807
- Year Built: 1985
- Currently occupied by a woodworking business on a short-term lease. The tenant will be given 90 days' notice to vacate as a condition of sale.
- Great opportunity to acquire a well-located, high-utility property in one of Chico's established industrial hubs.

PHOTOS



Chico Airport Business Industrial Park

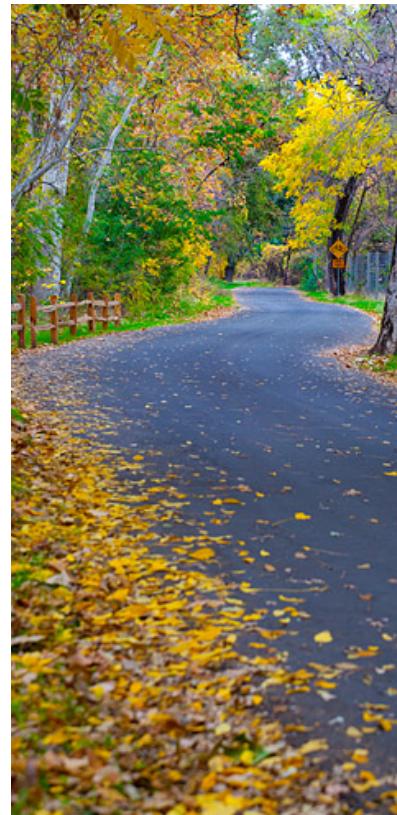
INTERIOR PHOTOS



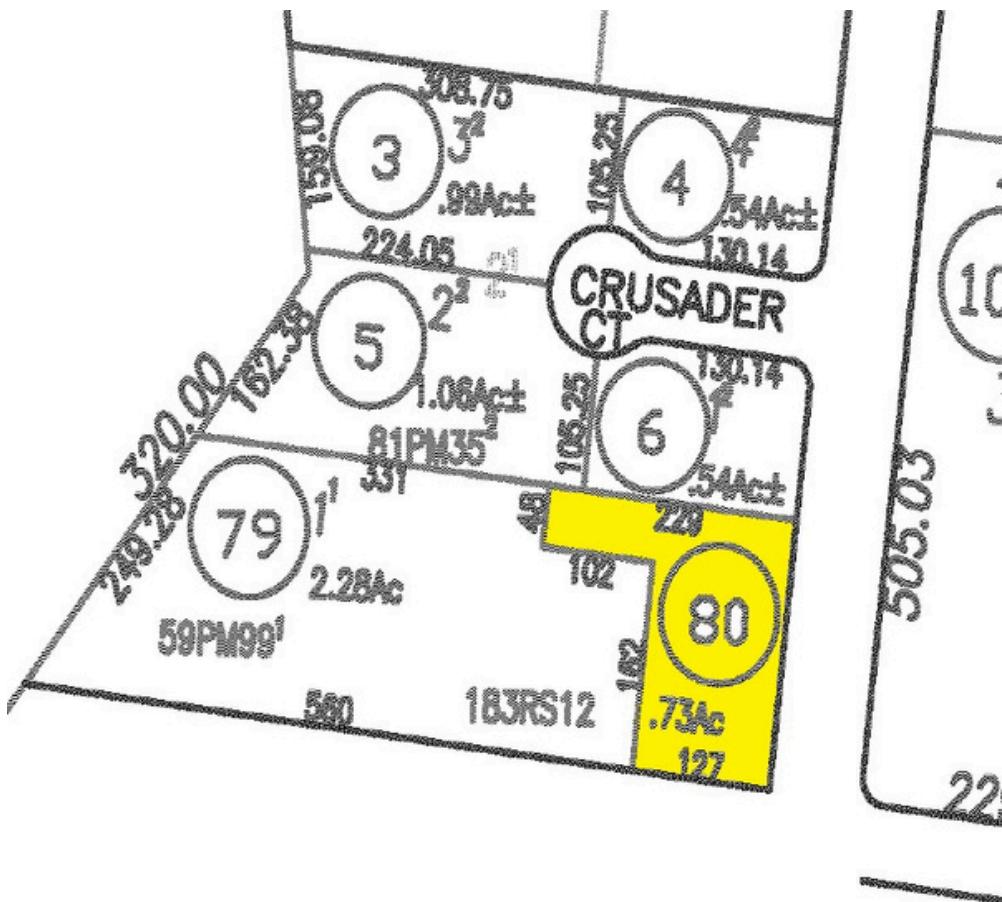
THE CHICO AREA

Chico is the fastest growing city in the state of California. It is the most populous city in Butte County, which is at the northeast edge of the Sacramento Valley. As of the 2020 United State Census, the Chico/Butte County Metro Area is 217,884 and includes the neighboring communities of Paradise, Oroville and Gridley. The U.S. Census not estimated the population of the Greater Chico Urban Area is more than 120,000 people. Following the 2018 Camp Fire that destroyed much of the neighboring town of Paradise, the population of Chico surged as many people who lost their homes in the fire moved to Chico.

The city is the cultural, economic, and educational center of the northern Sacramento Valley and home to California State University, Chico, Sierra Nevada Brewing Company, and Bidwell Park, the country's 26th largest municipal park and the 13th largest municipally-owned park. Bidwell Park makes up over 17% of the city. and Bidwell Park, the country's 26th largest municipal park and the 13th largest municipally-owned park. Bidwell Park makes up over 17% of the city



Pictured: CSU Chico, Bidwell Park, Sierra Nevada Brewery



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