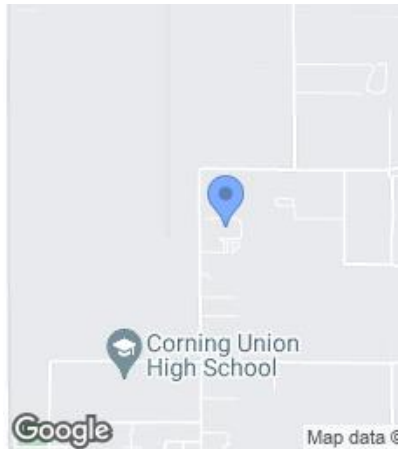


4928 Marguerite Ave, Corning 96021

STATUS: **Active**
LIST CONTRACT: **07/31/24**
SELLER WILL CONSIDER
CONCESSIONS IN OFFER:

LISTING ID: **SN24157823** PARCEL #: **075080033000**
PROP TYPE: **Commercial Sale** PROP SUB TYPE: **Warehouse**

LIST PRICE: **\$6,480,000**
LIST \$ ORIGINAL: **\$6,480,000**



SQFT(SRC): **81,000**
SQFT LOT: **219,107**
ACRES: **5.030**
BUSINESS NAME:
BUSINESS TYPE:
YEAR ESTABLISHED:
YEAR BUILT:
SLC: **Standard**
LEVELS: **1**
CURRENT USE:
MONTHLY RENT:
RENT MIN - MAX \$/SF/YR:
NUMBER OF UNITS:
ENTRY LEVEL: **1**
BUILDING STATUS: **Existing**
OCCUPANCY:
BUILDING \$/PER SQFT: **\$80.00**
LAND \$/PER SQFT:
DAYS ON MARKET: **4**
COUNTY: **Tehama**
PARCEL MASTER:
INVEST?: A/C:
FENCE: **Yes** HEAT:

DESCRIPTION

Commercial Warehouse for sale or lease. 81,000 sq ft approximately with a 2-hour firewall in the center of it. Front portion is 200x205 and the back portion is 200x200, both with 25-30 foot ceilings. On the north side are two canopies, 50x70 and 50x90 with almond or walnut loading pits under them. Two offices in the warehouse with mini splits and two bathrooms. 200 amp single phase service with 220 outlets available and 120 outlets around perimeter walls. Property has two separate electric meters. Food grade curb around the inside perimeter so your pallets won't push against the walls. four 14x14 roll-up doors and 6 man doors. 6" Concrete slab floors have been painted with numbered stacking lanes and all concrete seams are sealed. The metal roof has a 5 lbs load rating and 10 wmp ceiling insulation. Entry gate to the property is 40 ft and is automatic with a code and the property has metal fencing.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
HEATING:
LAUNDRY: **None**
CLEARANCE:
INDUSTRIAL TYPE:

OFFICE CLASS:
ROOFING: **Metal**
SECURITY: **Automatic Gate, Fire and Smoke Detection System, Firewall(s)**
CONSTRUCTION: **Metal Siding**
LOT: **0-1 Unit/Acre**

UTILITIES

ELECTRICITY: **220 Volts in Workshop**
AMPERAGE:
VOLTS:
UTILITIES:
WATER: **Well**

BUSINESS DETAILS

OWNERSHIP:
DAYS / HOURS OPEN:
FULLTIME EMPLOYEES:
LEASE EXPIRES:
EQUIPMENT VALUE:

SPECIAL LICENSES:
PART TIME EMPLOYEES
ACTUAL RENT:
INVENTORY VALUE:

YEARS CURRENT OWNER:
HOURS OWNER WORKS:
LEASABLE SQFT:
MONTHLY NNN:
PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
HIGH TECH FLEX SQFT:
RETAIL SQFT:
TOTAL SQFT:

INDUSTRIAL SQFT:
INDUSTRIAL MIN/MAX:
DIVISIBLE SQFT:
LAND \$/PER ACRE:

OFFICE SQFT:
OFFICE MIN/MAX:
RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
UNCOVERED:

CARPORT:
PARKING RATIO:

LAND

LAND USE: **Industrial**
LOT SIZE DIM.:
TOPOGRAPHY:

BUILDER NAME:
ZONING:
SURVEY TYPE:

PARK NAME:
PHASE:

TERMS

LEASE RENEW OPTION?:
LISTING TERMS:
EXISTING LEASE TYPE:
INCLUSIONS:
EXCLUSIONS:

LEASE ASSIGNABLE?:
FINANCIAL RMKS:
CLOSE DATE:

MIN. DOWN AMOUNT:
OWNERSHIP TYPE:
BAC: **2.5%**

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS:
TENANT PAYS:

of UNITS LEASED:
ANCHORS / CO-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENTIAL MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED RENTS:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING:
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:
TAX OTHER ASSESSMENT: • \$0 (Unknown)

TAX ANNUAL \$:

TAX YEAR:

PHOTOS