

# Commercial-Industrial FOR LEASE

Just 30 minutes from Reno, NV



**93696 Highway 70**

Chilcoot CA 96105

**7.36 ACRES | 23,200 SF | LEASE \$0.70/SF - NNN**

**Ron Hemig**

(530) 318-8158

ronhemig@gmail.com

BRE 01157345

Sierra

**Sotheby's**

INTERNATIONAL REALTY

BRE #002018110

## EXCELLENT LOCATION

Convenient year 'round access, approximately 30 miles from Reno, NV and about 1 hour from Truckee, CA.

Approximately 10 minutes to Portola, CA, Highway 395 and Highway 89.



**COMMERCIAL-INDUSTRIAL FOR LEASE**

93696 Highway 70

# PROPERTY HIGHLIGHTS



Expansive 23,200 SF multi-use industrial building includes 22,000 SF floor plate plus 1,200 SF mezzanine. Quality built in 2005, with clear height of 6 - 22 ft. Currently configured as a combination warehouse-office with three private offices, conference room, four restrooms, storage mezzanine and flexible warehouse space.

The level site consists of 7.36 ACRES and provides abundant paved and fenced parking, two loading docks plus a roll-up commercial grade door. Great opportunity for long term Boat and RV storage, parking for large machinery, secure R&D, agricultural uses, light manufacturing and more. Plumas County zoning allows for a broad range of commercial and industrial uses, including retail sales.



# COMMERCIAL-INDUSTRIAL FOR LEASE

93696 Highway 70



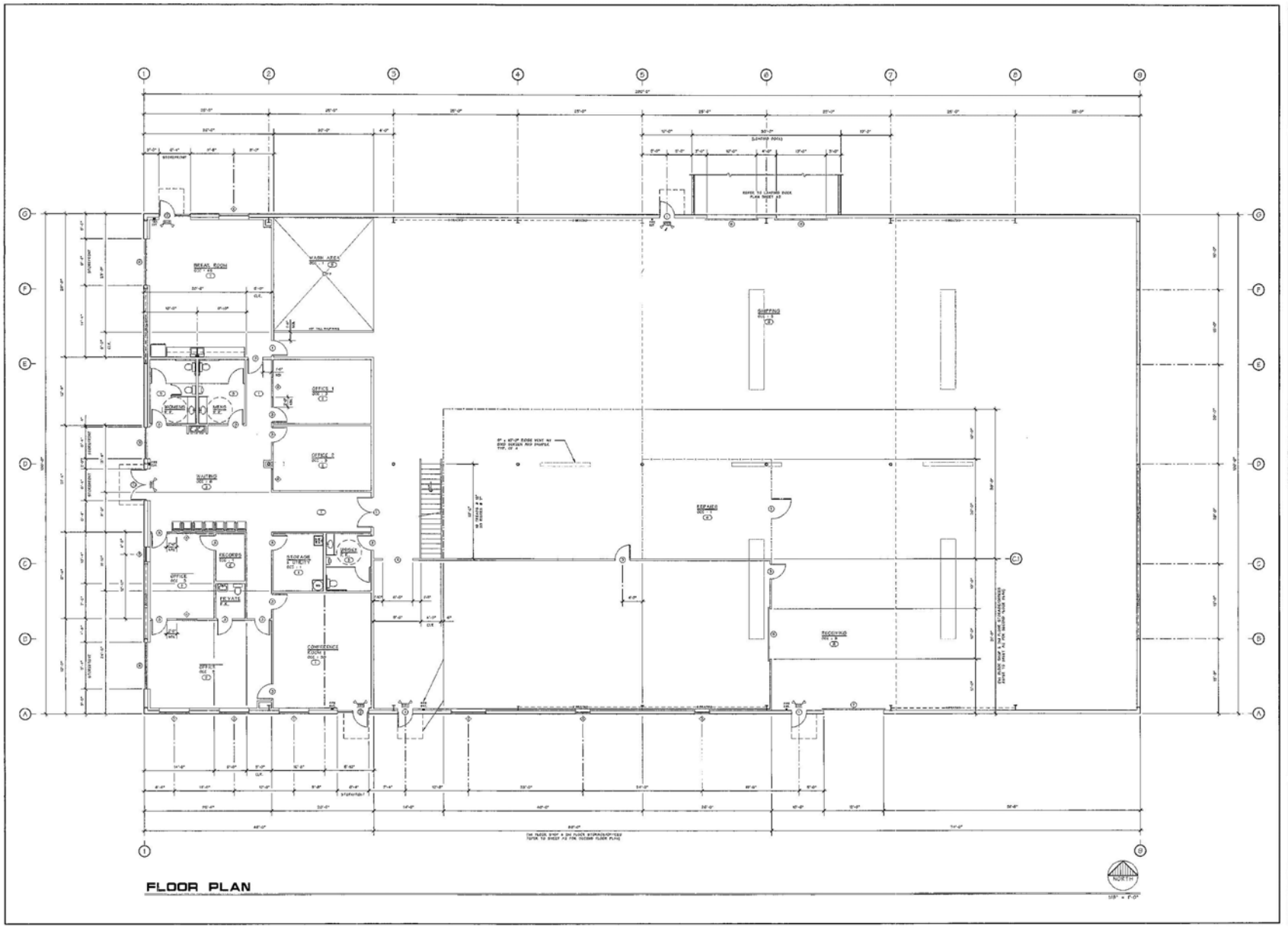
**COMMERCIAL-INDUSTRIAL FOR LEASE**

93696 Highway 70



# COMMERCIAL-INDUSTRIAL FOR LEASE

93696 Highway 70



**FLOOR PLAN**

REVISIONS	BY



302 N. Duane Street, Suite 101  
 Madison, WI 53703  
 Tel: (608) 441-4330  
 Fax: (608) 448-0347

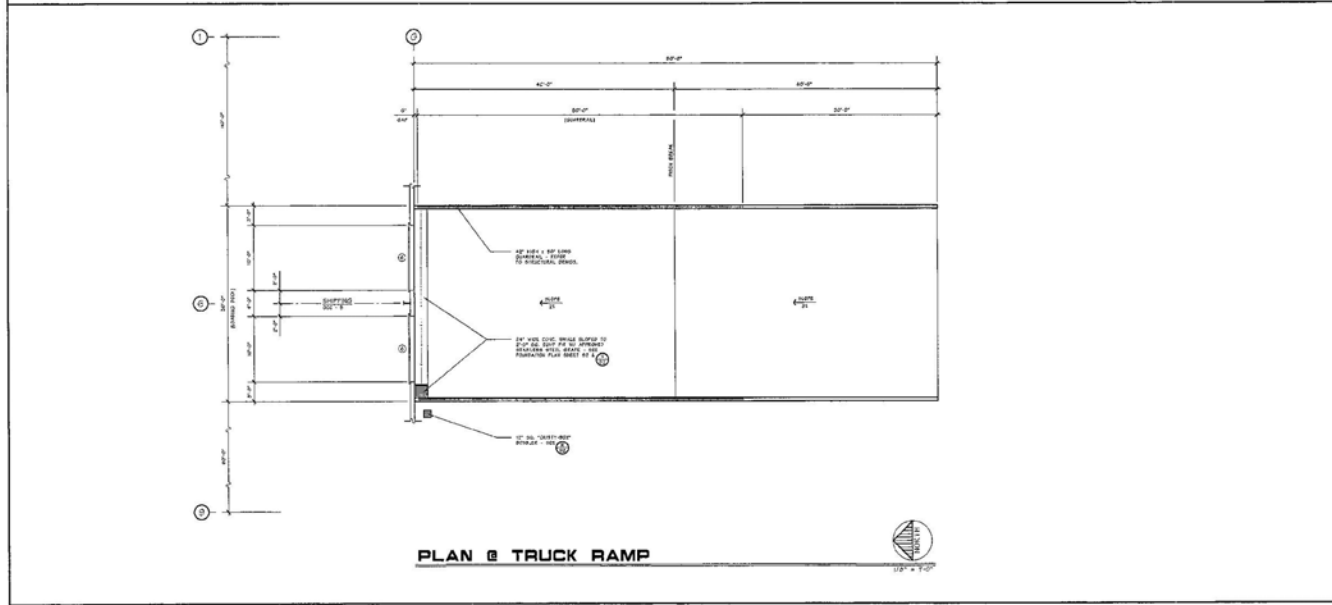
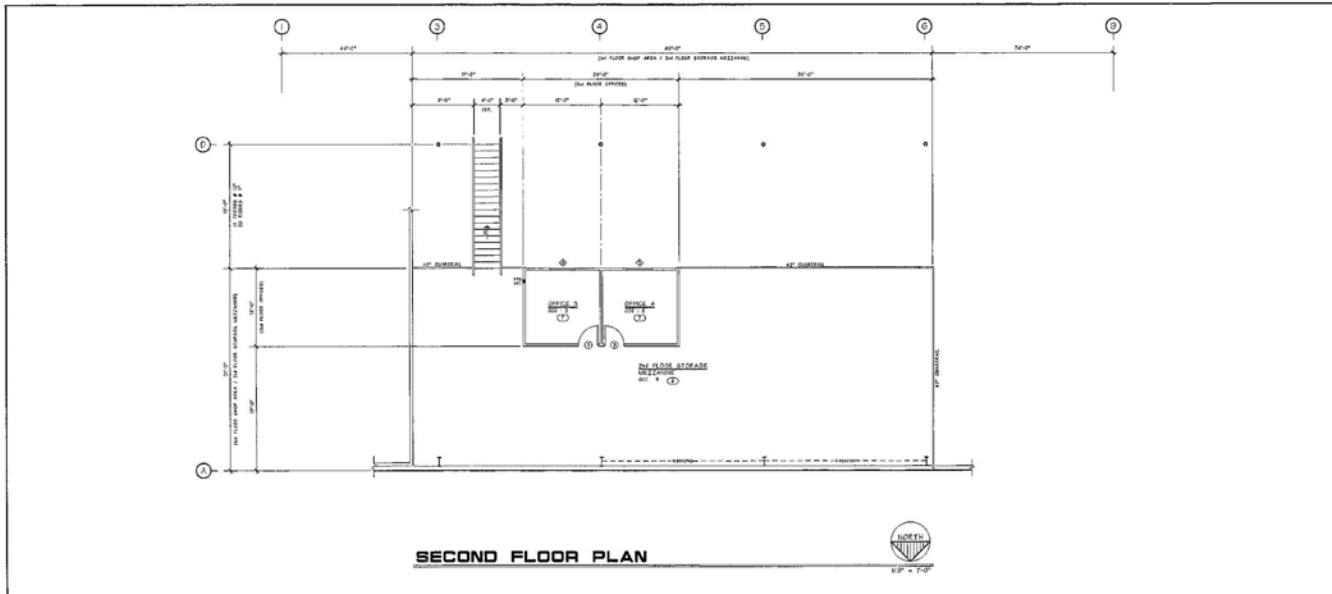
**Mark C. Hatcher**  
**ENGINEERING**

DESIGN	T.E.W.
DRAWING	M.C.H.
DATE	APR. 2004
SCALE	AS NOTED
PROJ. #	24071
SHEET	

**A1**

# COMMERCIAL-INDUSTRIAL MAIN FLOOR PLAN

93696 Highway 70



- ### GENERAL NOTES
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE CALIFORNIA BUILDING CODE 2006 EDITION, AND ALL CODES, REGULATIONS AND ORDINANCES.
  - IF SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT ALL CONSTRUCTION ENVELOPING THE PROVIDED BUILDING AND THE SET DEVELOPMENT IS CORRECT, CONSISTENT WITH ALL APPLICABLE SECTIONS OF THE CALIFORNIA ACCESSIBILITY STANDARDS, AS SET FORTH IN SHEET AC.
  - THE MAIN BUILDING ENTRANCE SHALL BE IDENTIFIED BY SIGNS WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
  - THE PATH OF TRAVEL TO AND FROM SEVERAL OF THE BUILDING SHALL BE IDENTIFIED BY SIGNAGE AND SHALL BE IDENTIFIED BY SIGNAGE. THE SIGNAGE SHALL BE IDENTIFIED BY SIGNAGE. THE SIGNAGE SHALL BE IDENTIFIED BY SIGNAGE.
  - ALL EST. DOORS SHALL BE PROVIDED WITH SIGNAGE CAPABLE OF PROVIDING IDENTIFICATION OF THE ROOM AND ROOM NUMBER. THE SIGNAGE SHALL BE IDENTIFIED BY SIGNAGE.
  - THE MAXIMUM CLEARANCE HEIGHT FOR INTERIOR AND EXTERIOR DOORS SHALL BE 80" UNLESS SHOWN OTHERWISE. DOORS IDENTIFIED WITH A CIRCLE SHALL BE IDENTIFIED BY SIGNAGE.
  - IF EXISTING FLOORING IS NOT IDENTIFIED AT THE MAIN FLOORING SET, THE CONTRACTOR SHALL VERIFY THE EXISTING FLOORING IS IDENTIFIED BY SIGNAGE.
  - ALL FLOOR FINISHES IDENTIFIED BY SIGNAGE SHALL BE IDENTIFIED BY SIGNAGE.
  - ALL SHOWER, CORNER, TRANSVERSE, ETC. SHALL BE IDENTIFIED BY SIGNAGE.
  - IF EXISTING FLOORING IS NOT IDENTIFIED AT THE MAIN FLOORING SET, THE CONTRACTOR SHALL VERIFY THE EXISTING FLOORING IS IDENTIFIED BY SIGNAGE.
  - ALL FINISHES, CORNER, TRANSVERSE, ETC. SHALL BE IDENTIFIED BY SIGNAGE.
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### FRAMED OPENING SCHEDULE

TYPE	DESCRIPTION	REQUIREMENTS	HARDWARE
①	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	POSSIBLE LOCK CASE BY STANLEY'S LOCKER
②	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	PANORAMA WINDOW CASE BY STANLEY'S LOCKER
③	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	NA
④	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	NA
⑤	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	DOUBLE END BY SHU, INTERLOCK/LOCKER
⑥	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	DOUBLE END BY SHU, INTERLOCK/LOCKER
⑦	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	DOUBLE END BY SHU, INTERLOCK/LOCKER
⑧	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	DOUBLE END BY SHU, INTERLOCK/LOCKER
⑨	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	DOUBLE END BY SHU, INTERLOCK/LOCKER
⑩	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	DOUBLE END BY SHU, INTERLOCK/LOCKER
⑪	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	DOUBLE END BY SHU, INTERLOCK/LOCKER
⑫	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	DOUBLE END BY SHU, INTERLOCK/LOCKER
⑬	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	DOUBLE END BY SHU, INTERLOCK/LOCKER
⑭	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	DOUBLE END BY SHU, INTERLOCK/LOCKER
⑮	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	DOUBLE END BY SHU, INTERLOCK/LOCKER
⑯	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	DOUBLE END BY SHU, INTERLOCK/LOCKER
⑰	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	DOUBLE END BY SHU, INTERLOCK/LOCKER
⑱	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	DOUBLE END BY SHU, INTERLOCK/LOCKER
⑲	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	DOUBLE END BY SHU, INTERLOCK/LOCKER
⑳	6'-0" x 6'-0" WOOD DOOR	BY JAIL, WOOD FRAME	DOUBLE END BY SHU, INTERLOCK/LOCKER

### FRAMED OPENING SCHEDULE

NO SCALE

ROOM	FLOOR	FINISH	WALLS	Ceilings
①	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
②	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
③	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
④	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑤	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑥	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑦	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑧	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑨	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑩	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑪	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑫	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑬	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑭	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑮	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑯	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑰	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑱	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑲	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑳	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board

### ROOM FINISH SCHEDULE

NO SCALE

ROOM	FLOOR	FINISH	WALLS	Ceilings
①	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
②	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
③	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
④	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑤	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑥	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑦	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑧	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑨	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑩	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑪	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑫	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑬	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
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⑮	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
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⑲	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board
⑳	2ND	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board	SP. 1/2" x 1/2" Gypsum Board

REVISIONS	BY



Mark C. Harder  
ENGINEERING

DATE	E.S.V.
DESIGN	M.C.H.
DATE	APR. 2004
SCALE	AS NOTED
NO.	24071
SHEET	

COMMERCIAL-INDUSTRIAL SECOND FLOOR PLAN

93696 Highway 70





**COMMERCIAL-INDUSTRIAL FOR LEASE**

93696 Highway 70

WEST VIEW

SUSANVILLE  
65 MILES

RENO  
30 MILES



CHILCOOT



93696  
HIGHWAY 70



COMMERCIAL-INDUSTRIAL FOR LEASE

93696 Highway 70