

# I-5 & HWY 32 INTERCHANGE ORLAND, CA

# AVAILABLE FOR LEASE

Vacant Commercial Land

## OVERVIEW

±0.93 acre commercial parcel located at the Interstate 5 and California State Route 32 interchange in Orland, California.

The property offers direct visibility from both northbound and southbound Interstate 5, immediate access from the dedicated I-5 on/off ramp, and strong exposure along Highway 32, the primary east-west corridor connecting Orland to Chico.

The parcel benefits from co-tenancy with several national brands and includes a dedicated panel on an 80-foot freeway pylon sign, providing exceptional visibility to freeway and highway traffic.



## SITE INFORMATION

<b>Parcel Size:</b> ±0.93 acres
<b>APN:</b> 040-131-015
<b>Zoning:</b> Highway Commercial
<b>Address:</b> 120 Frances Lane Orland, CA, 95963
<b>Signage:</b> Dedicated panel on 80' pylon sign

## HIGHLIGHTS:

- *I-5 Visibility & Access.*
- *Positioned on I-5 & Hwy. 32 interchange, providing unbeatable traffic and exposure.*
- *Dedicated position on existing pylon sign.*



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