

**FOR SUBLEASE**  
**2638 Aztec Drive**  
**Chico, CA**

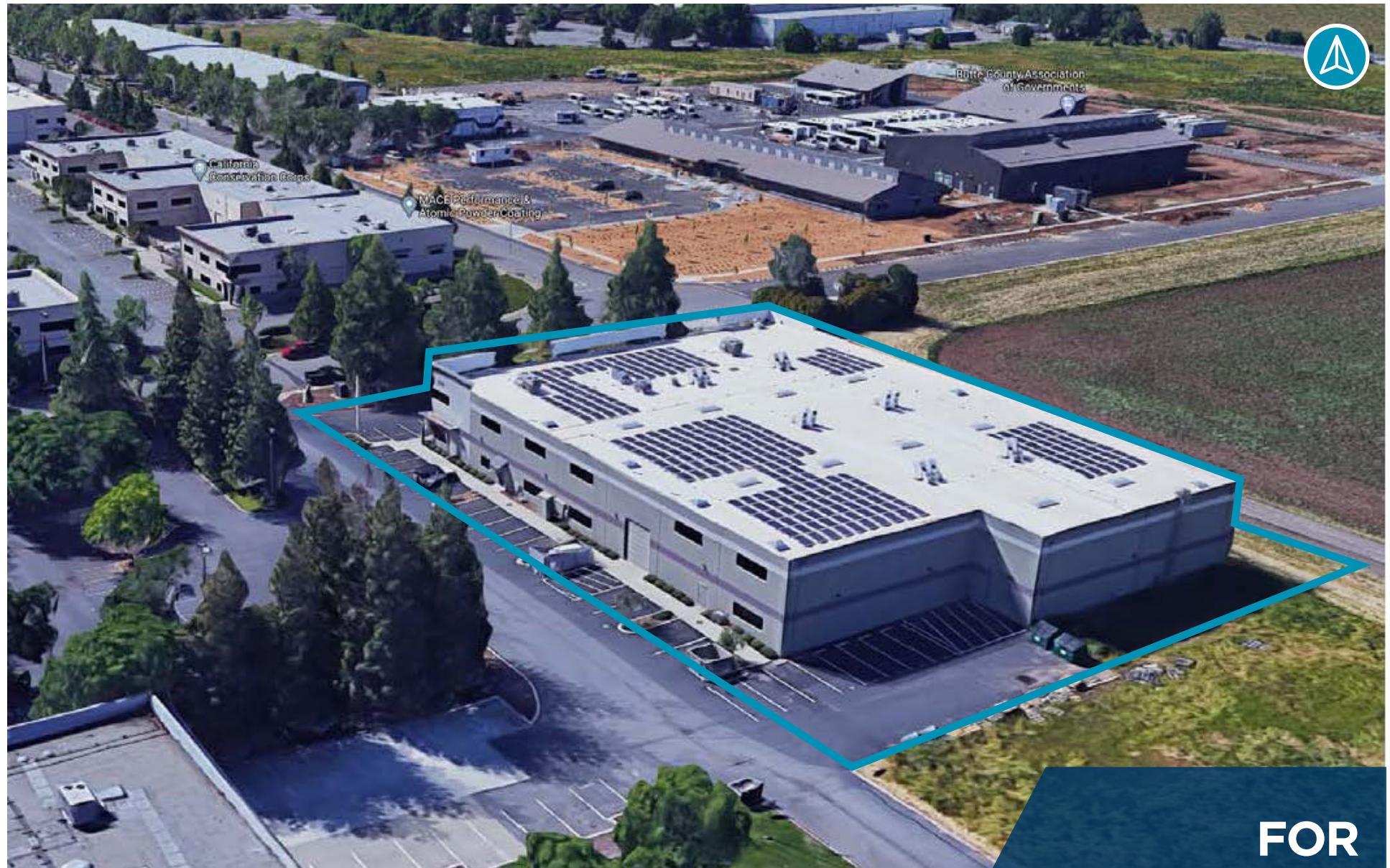


# PROPERTY FEATURES



<b>Building Size:</b>	32,651 SF
<b>Office Area:</b>	9,459 SF
<b>Warehouse Area:</b>	23,192 SF
<b>Site Area:</b>	1.2 AC
<b>Clear Height:</b>	24'
<b>Grade Level Dock:</b>	2 - 12'x14' roll ups
<b>Year Built:</b>	2009
<b>Power:</b>	800A, 480V
<b>Sprinkler:</b>	Fully Sprinklered
<b>Sublease Rate:</b>	\$0.67 PSF NNN

# PROPERTY OVERVIEW



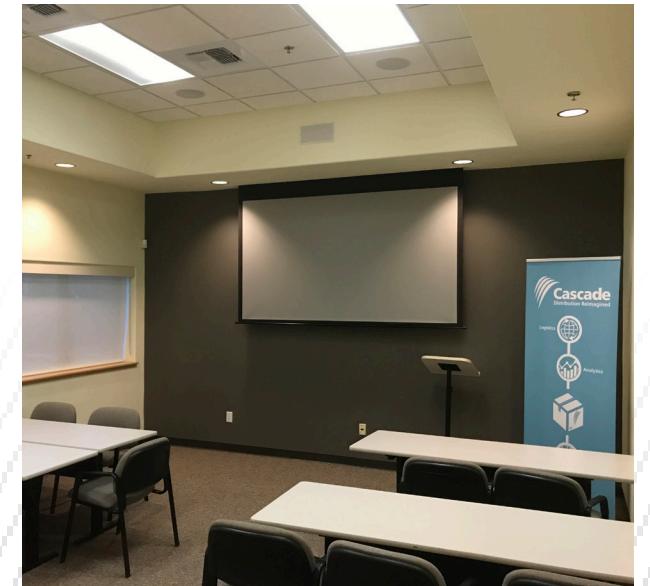
**FOR  
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# FLOOR PLAN

**FIRST FLOOR  
WAREHOUSE  
23,192 SF**

**OFFICE  
6,008 SF**







## CONTACT

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