

For Lease or Sale

7210

Highway 32

Orland, California



MIKE METZGER

Executive Vice President
RE License #01902110
T +1 916 440 1830
mike.metzger@jll.com

MIKE DONNELLY

Coldwell Banker Commercial Dufour Realty
RE License #01429436
T +1 530 828 0011
mike@cbcnorcal.com



Property Summary

Leasing Terms

Availability:	±31,200 SF; ±20.23 acres
Occupancy:	Immediate
Rental rate:	\$0.057 PLSF + NNN (\$50,000 per month + NNN)
Current Opex:	TBD
Term:	Negotiable

Sale Terms

Purchase Price:	\$7,330,000.00
Sale Price/SF:	\$8.32/SF
Interest:	Fee Simple
Percent Leased:	0%

Features

- Compacted gravel site with various concrete pads throughout
- Concrete Production Yard with a variety of outdoor storage/yard use capabilities
- Power: 2500 Amps 480V
- Less than 5 miles to I-5: The West Coast's major transportation lifeline
- Site is located in an Opportunity Zone – Census Tract 102
- Zoning: M, Industrial District



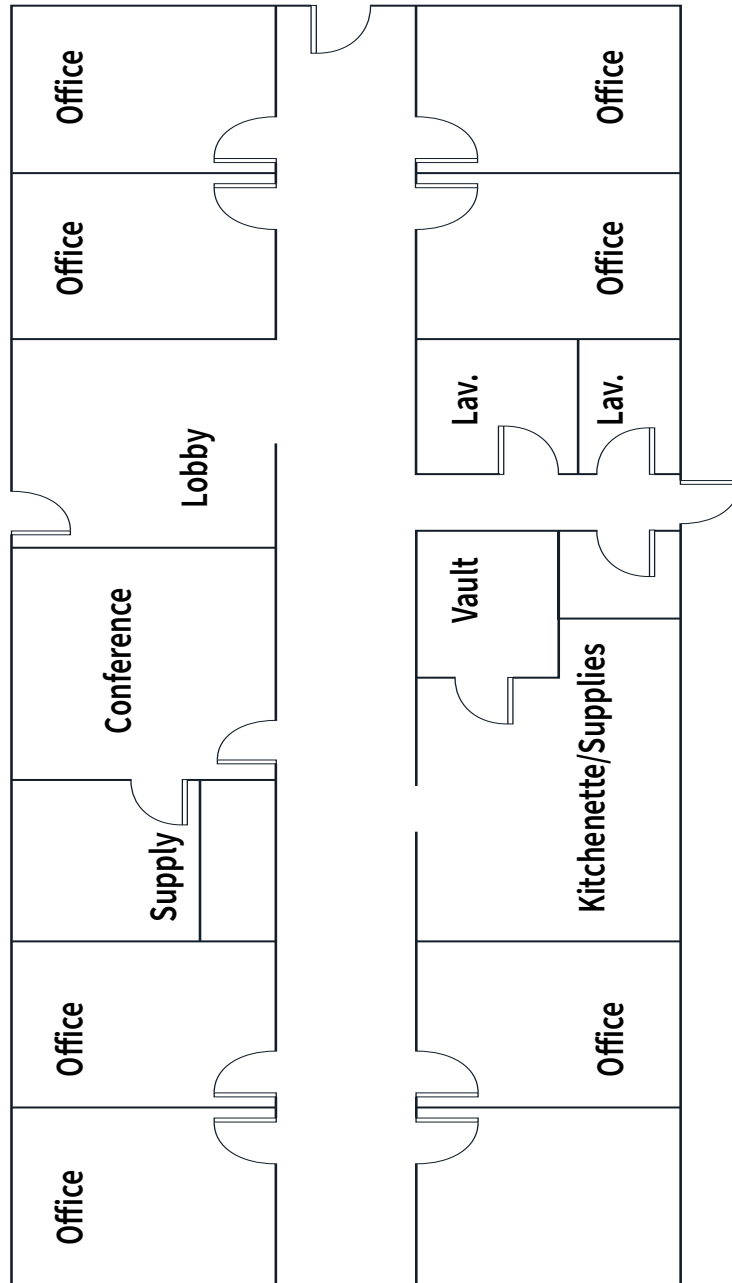
BUILDINGS SF

± 31,200 SF

LAND AREA

± 20.23 AC

Floor Plan



Office

Space Highlights

Available SF

±4,275 SF

Parking

Paved Employee
Parking



Warehouse #1

Space Highlights

Available SF	±17,850 SF
Construction	Clear span, Metal
Clear Height	42'
Drive-in Doors	1 oversized (24' x 24')
Additional Features	15-ton bridge crane



Warehouse #2

Space Highlights

Available SF	±6,900 SF
Construction	Clear span, Metal
Clear Height	25'
Drive-in Doors	1 (16' x 18') 5 (12' x 12')





Break Room/Wash Room Space Highlights

Available SF

±1,850 SF

Construction

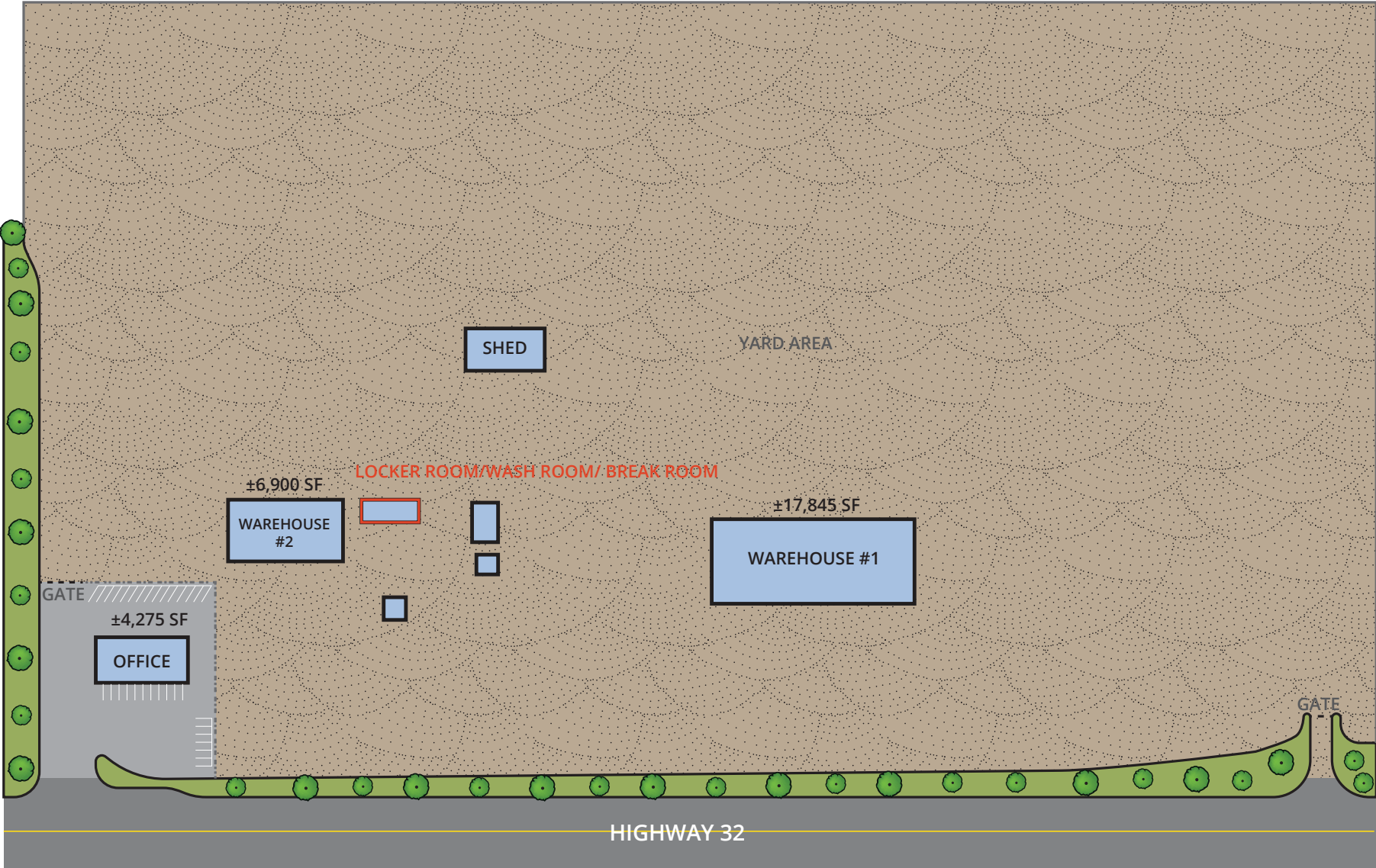
Freestanding, Metal

Additional Features

Showers
Lockers



Site Plan



* Parking spaces are approximate and to be verified.

Location Overview



4.5 mi
to I-5 Freeway
Access



96 mi
to Sacramento Int'l
Airport



152 mi
to Port of Richmond



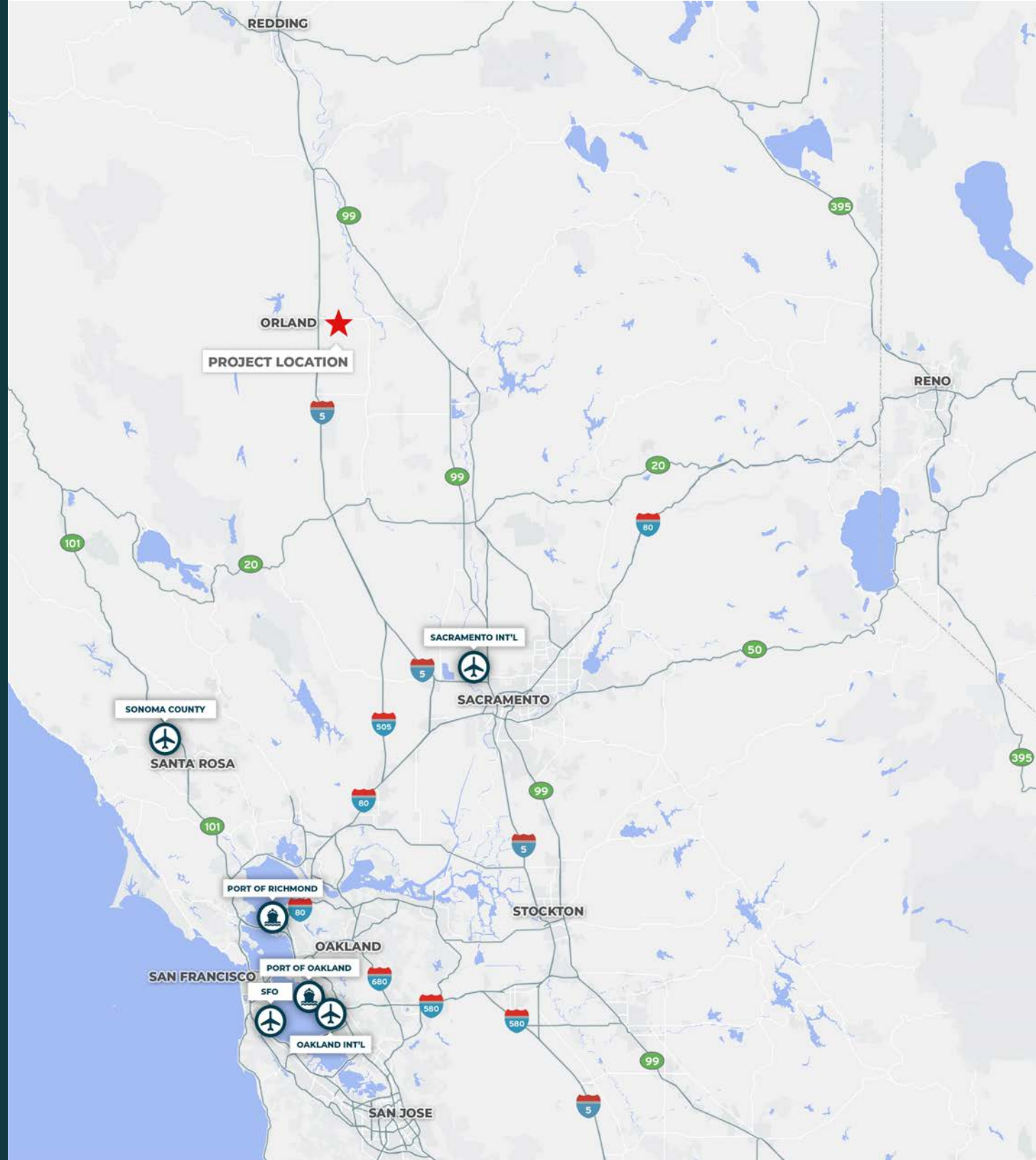
155 mi
to Port of Oakland



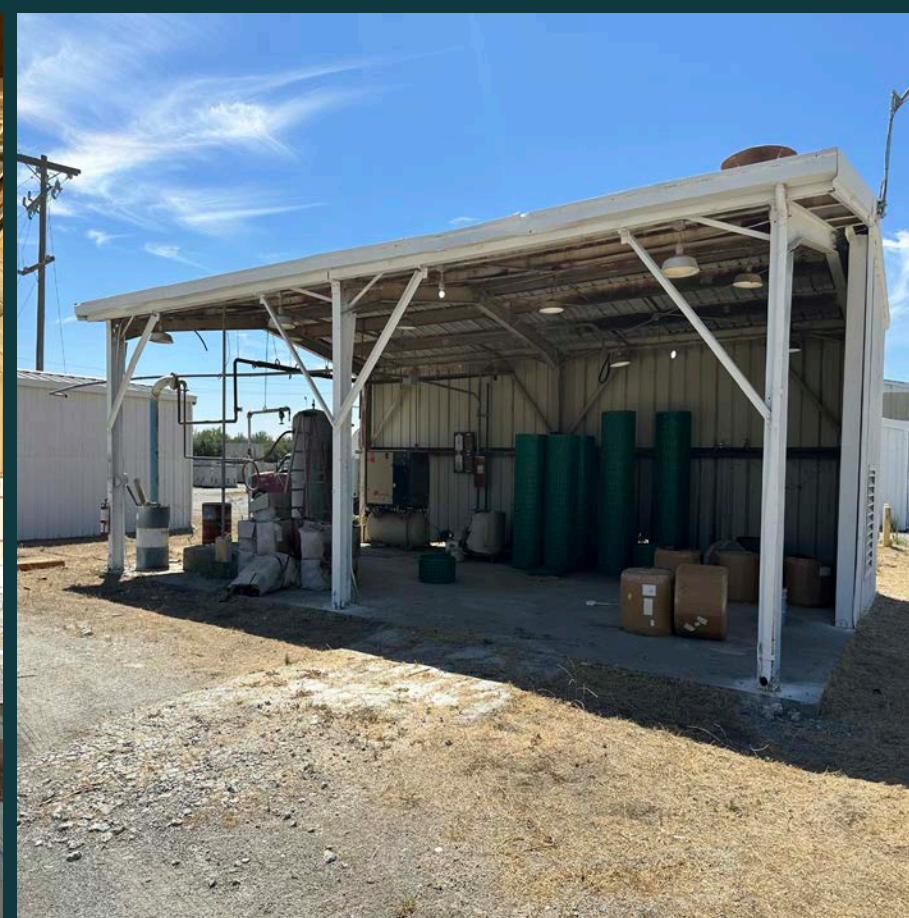
171 mi
to San Francisco
Int'l Airport (SFO)



163 mi
to Oakland Int'l
Airport (OAK)









For more information contact:

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