

INDUSTRIAL FACILITY W/ EXCESS LAND

FOR SALE

320 E. SOUTH STREET | ORLAND, CA



FORMER ALMOND PROCESSING/PACKING FACILITY

APN:	046-240-003
TOTAL BLDG:	84,200± SF
OFFICE:	4,000± SF
LAND:	16.6± Acres (6± developed, 10± for expansion/development)
YARD:	Paved/Fenced/Lighted 5 driveways/access points
POWER:	2,500 amps, 277/480 volt, 3 phase
LIGHTING:	FLUORESCENT & HALOGEN
WATER:	City of Orland
SEWER:	City of Orland
STORM:	City of Orland
CONSTRUCTION:	CTU and Steel frame / Metal
ZONING:	M-L: Limited Industrial (City of Orland)

PRICE: ~~\$4,950,000~~
\$4,500,000

CONTACT: Jim Martin, SIOR
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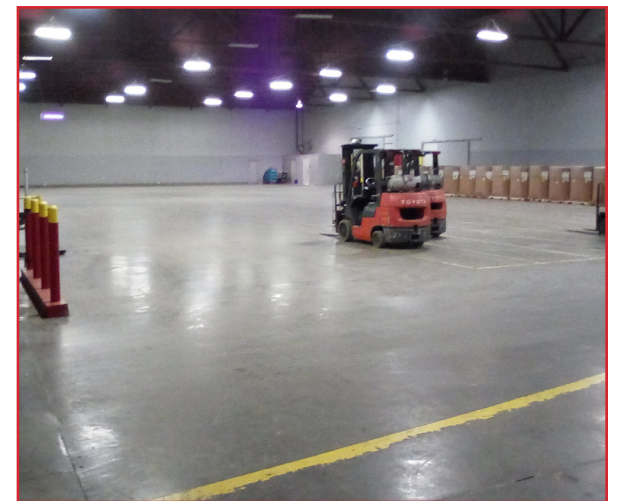
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FEATURES:

- Five (5) dock doors w/ levelers and canopy
- Two (2) grade level drive in doors
- Fire Sprinklers
- 6,000± sf of mezzanine storage space (not counted in overall SF)
- 22'± minimum Clear Height
- Located 1.5 miles East of I-5 @ South Street
- Five (5) entrance points / driveways into property



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