



# 3748 County Road 99W

ORLAND, CA 95963

## FOR LEASE



## Ground Lease Build to Suit

**GROUND** Lease Rate \$4,900/Mo/  
NNN

**LEASE** Term four-year minimum  
base term

**±2 ACRES** of Gravel & Fenced Yard

**ZONING** Industrial M

**JEFF POST, SIOR**

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LIC N° 01264304

**JOSH KUCHUGURNY**

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**Kidder  
Mathews**

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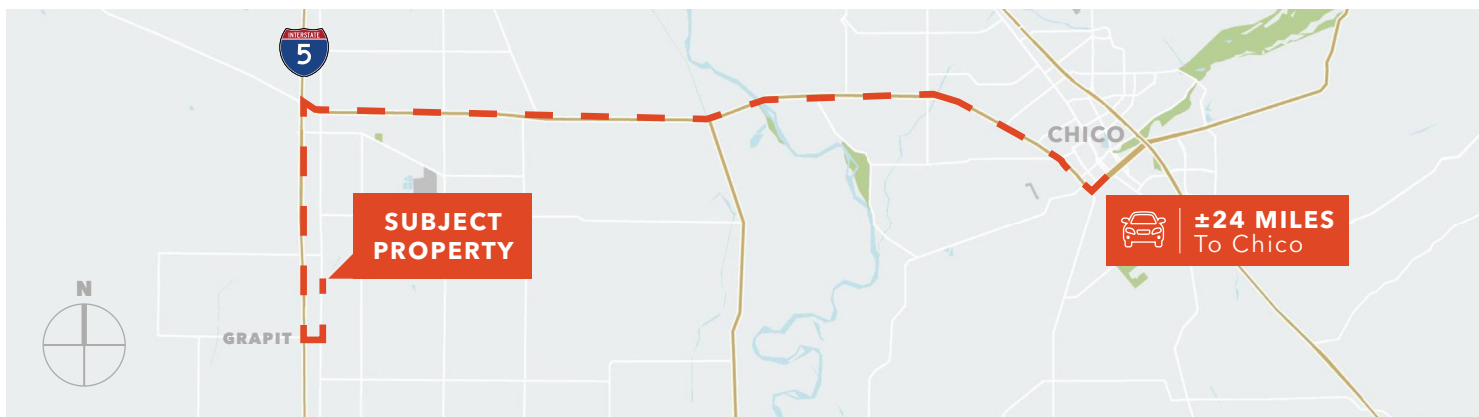
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ORLAND, CA 95963

## Property Summary



## Property Details

**±2-ACRES** of graveled yard available for Ground Lease with minimum 4-year term

**OPTIONAL** modular office trailer are extra

**COMMERCIAL** zoning, Tenant needs to confirm with Glenn County for Permitted Use/ Business License issuance prior to occupancy

**NEW** 24-hour CFN fueling facility on Site

**EASY** Access to Interstate 5, within 1 Mile

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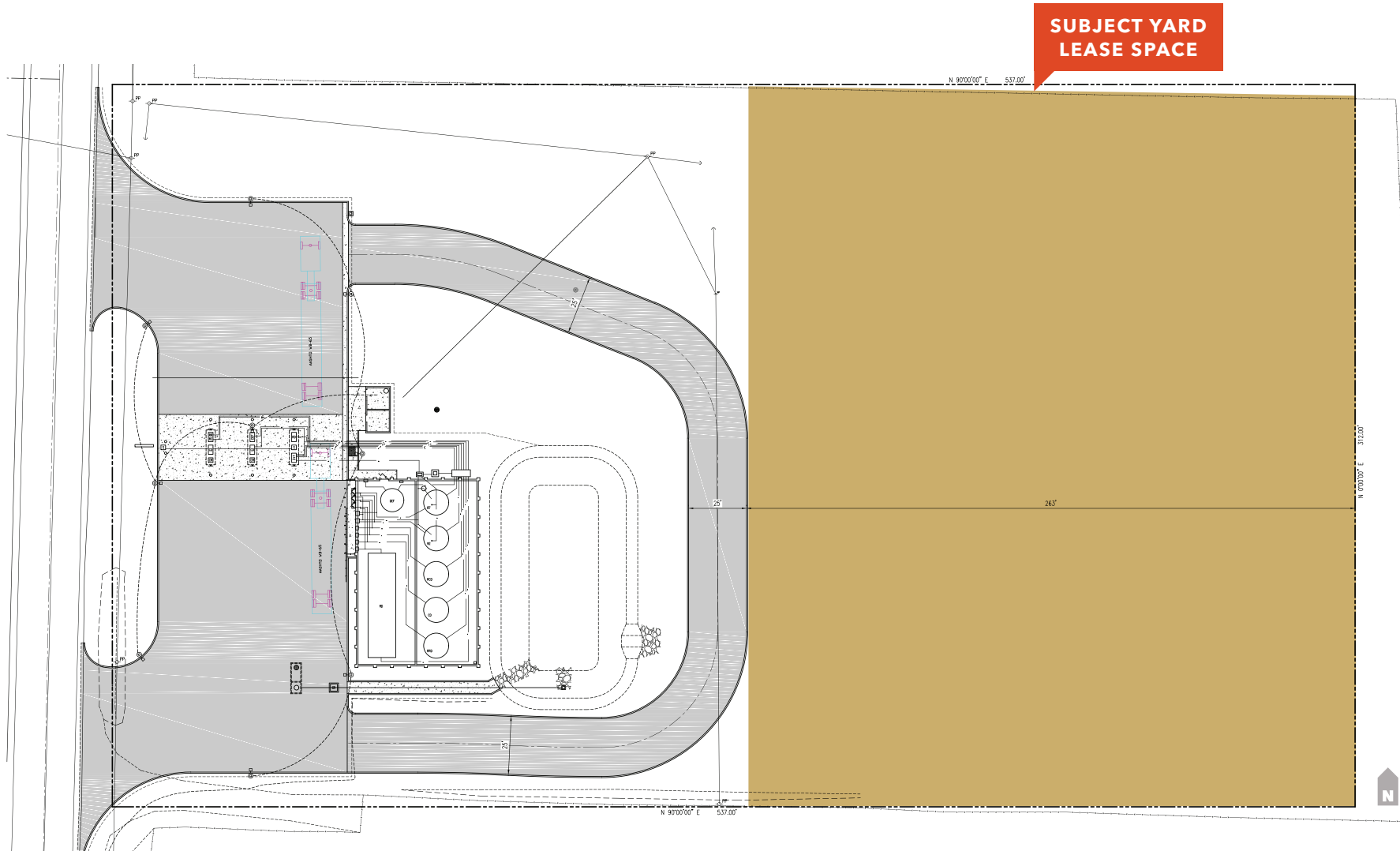


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## Site Plan



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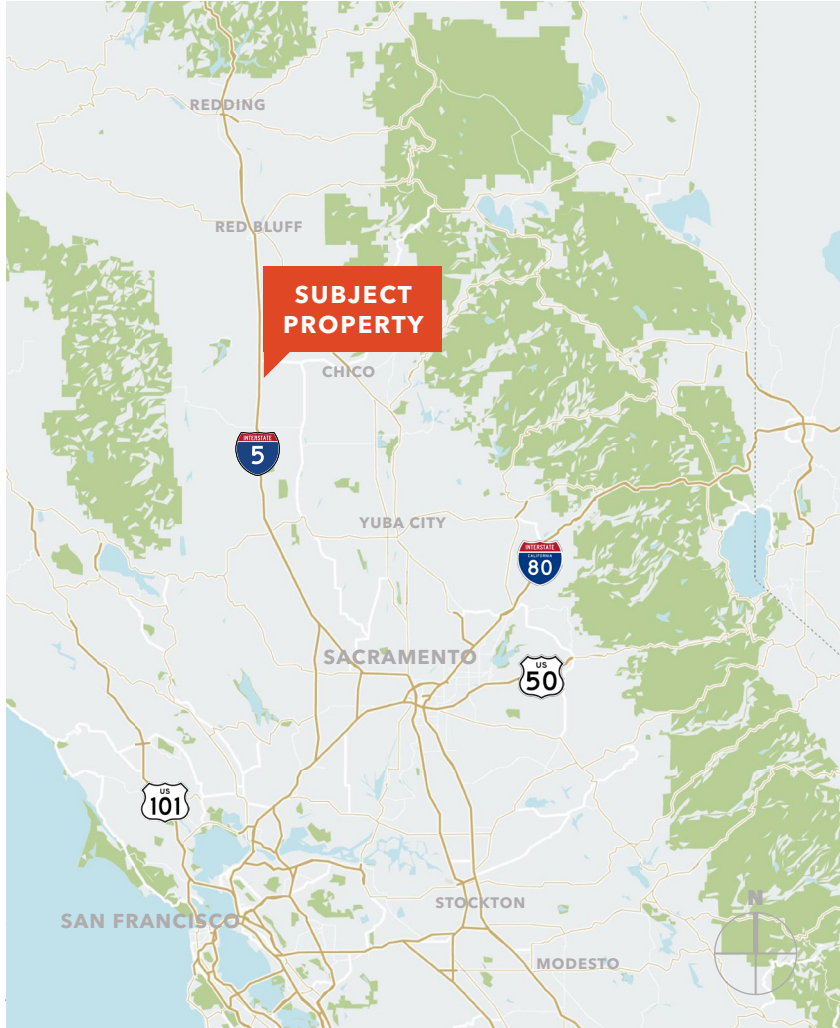


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## Location Maps



DRIVING DISTANCE		
Chico	±24 Miles	Approx. 35 Mins
Red Bluff	±36 Miles	Approx. 35 Mins
Redding	±67 Miles	Approx. 1 Hr
Willows	±11.5 Miles	Approx. 15 Mins
Williams	±38.6 Miles	Approx. 37 Mins
Woodland	±79 Miles	Approx. 1 Hr 15 Mins
Sacramento	±97 Miles	Approx. 1.5 Hrs



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