

Warehouse and Office Space Available for Sale

2812 Hegan Lane | Chico CA 95928

+ 3,210 SF to + 80,546 SF

OPPORTUNITY ZONE



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**CENTURY 21
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Select Real Estate

For Sale | Warehouse and Office

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This expansive industrial property offers 117,688 square feet of functional space, thoughtfully divided into seven units to accommodate a variety of commercial and industrial operations. Originally constructed with durability in mind and renovated in 1981, the building features multiple loading docks for efficient logistics, several well-appointed office areas for administrative needs, and an ample amount of on-site parking for employees and visitors. The flexible layout and industrial zoning make it ideal for warehousing, manufacturing, distribution, or multi-tenant investment strategies. Conveniently located with easy access to major transportation routes, this property presents a rare opportunity for owner-users or investors seeking a substantial, income-producing asset in a high-demand market.

Profile

- Sale Price: \$5,900,000
- Warehouse SQFT: 117,688+/-
- SQFT Lot: 415,562+/-
- Acres: 9.54
- Land Use: Industrial, Office
- Property Sub Type: Industrial
- Suitable for: Warehouse/Distribution, Warehouse/Office
- Zoning: Light Manufacturing
- Area: Butte County
- Utilities: City services
- Clear height: 30'+
- # of units: 7 (1 unit leased)
- Parcel #: 039060152000, 039060154000
- Listing ID: SN25076713

The Property

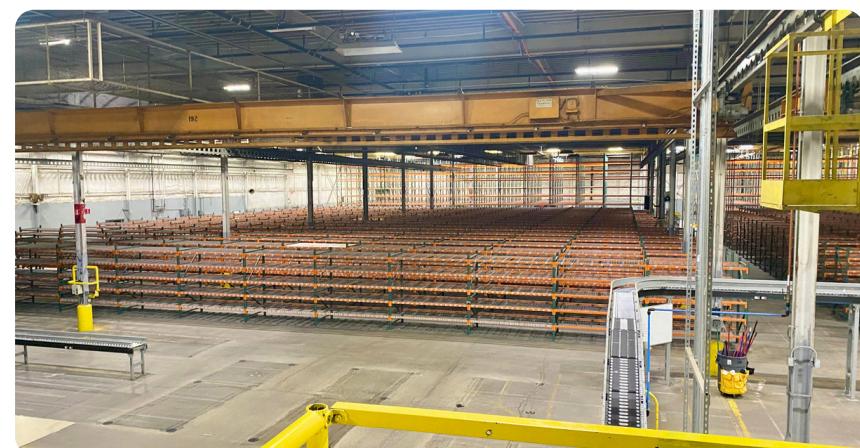
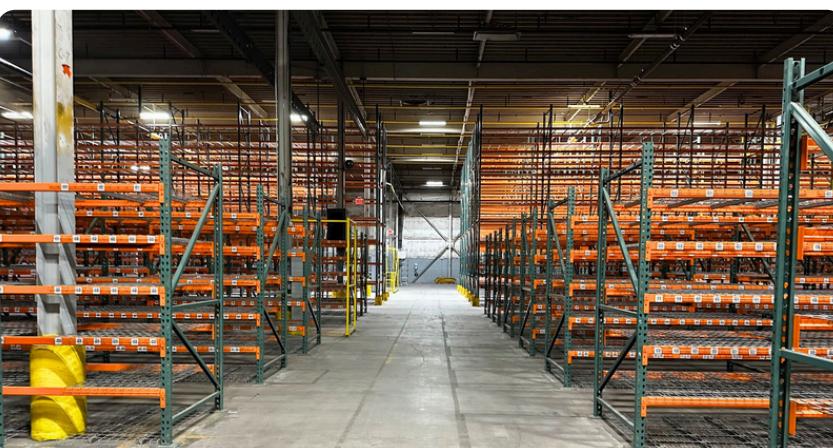
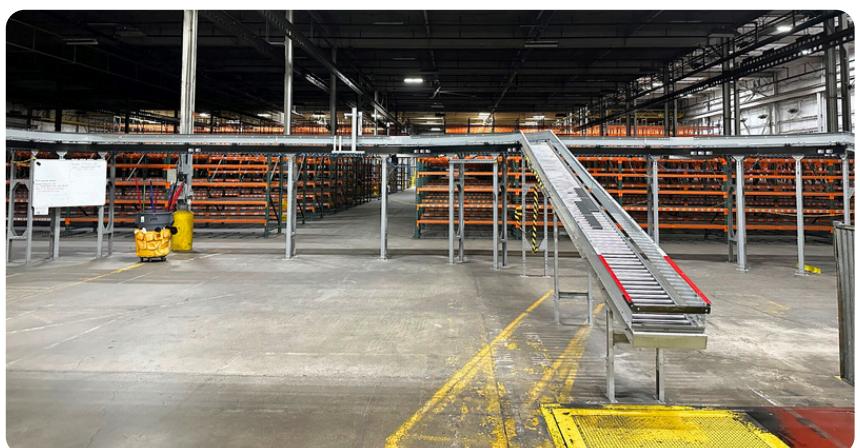
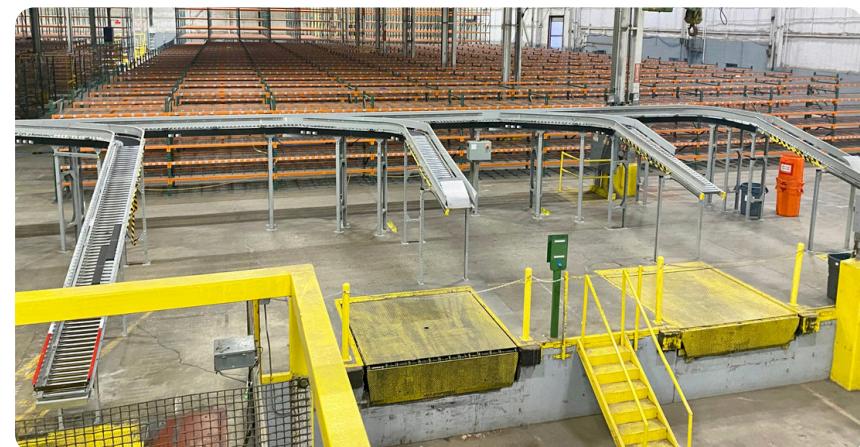
- Unit A - 7,445 SF**
Office Space (Leased)
- Unit B - 8,517 SF**
Separate Office Space (Vacant)
- Unit C - 80,546 SF**
Warehouse Space w Offices (Vacant)
- Unit E - 7,320 SF**
Warehouse Space (Vacant)
- Unit F - 9,000 SF**
Warehouse Space w Offices (Vacant)
- Unit G - 3,210 SF**
Office Space (Vacant)
- Unit H - 1,650 SF**
Warehouse Space (Vacant)

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All images on this page - Unit C



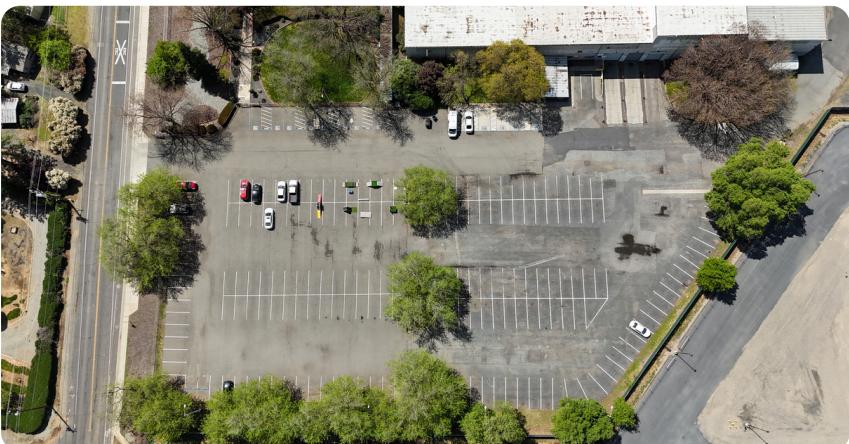
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Digital Marketing

- Professional Drone and Photography services
- Custom Property Websites
- Development of Offering Memorandums, flyers, custom marketing, etc.
- Matterport Tours
- Social Media advertising
- Syndicated listing through partners

Websites

- c21commercial.com
- c21global.com
- Map view / aerial view
- Filtered Results

Physical Presence

- Local advertising and signs
- National network events
- Targeted mailing lists
- Outreach to Investors, Brokers and potential tenants

