

# OFFICE w/ WAREHOUSE

FOR LEASE

2289 Ivy St, Chico, CA



## PROPERTY HIGHLIGHTS

- **Great location-** quick access from Hwy 99 via Park Ave. Approximately 1 mile (4 min) away.
- **Functional Layout-** 2,500 SQ FT Office w/ 5,000 SQ FT warehouse and fenced yard area.
  - **Office** includes reception area, large private offices, conference room, and restroom.
  - **Warehouse** is insulated w/ 4 roll ups and private restroom.
- **Listed at \$5,850 / month NNN**

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\*Information contained herein has been obtained from sources deemed reliable, we do not, however, guaranty its accuracy.



# OFFICE- INTERIOR PICS

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## INCLUDES:

- Reception
- Oversized private offices
- Kitchenette
- IT / storage closet
- Restroom



# WAREHOUSE

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# EXTERIOR

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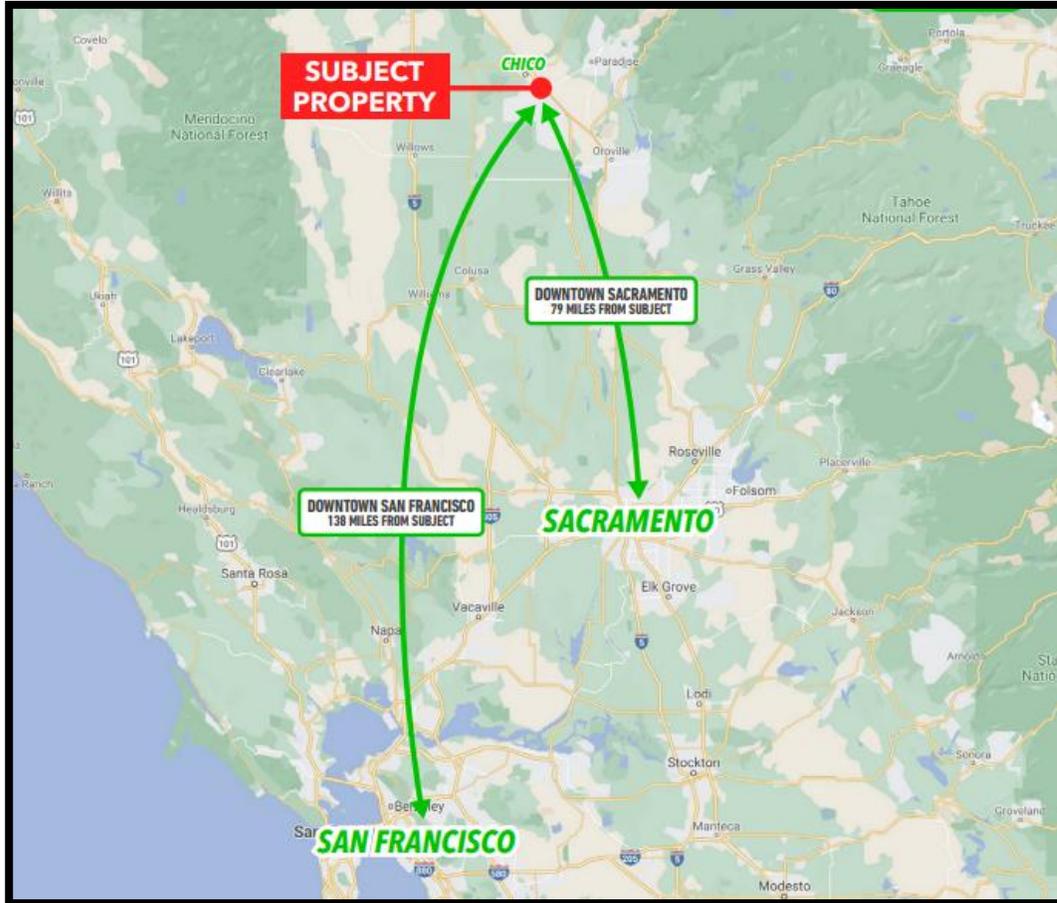
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# CHICO, CA



Chico is the most populous city (Estimated 110k +/-) in Butte County (205k +/-), and is the largest city north of Sacramento.

The city is the cultural, economic, and educational center of the northern Sacramento Valley and home to California State University- Chico, Bidwell Park, the 13th largest municipally-owned park, and Sierra Nevada Brewing Company, the third largest craft brewery in the country.