

FOR LEASE OR SALE | 250 AIRPORT PKWY

Oroville, CA

Highly Functional Industrial Building on Low Coverage Site

**4% Procuring
Fee to Tenant's
Broker!**

*FOR LEASE ONLY



HIGHLIGHTS

- Potential for dock loading
- 12 acre site - Land can be improved
- Additional land available
- Heavy Power
- Highly versatile site to meet multiple requirement needs
- Building can be demised
- Additional ingress/egress can be made available

WATCH VIDEO



VIRTUAL TOUR

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Sale Price: \$4,500,000.00
Lease Rate: \$0.50/SF NNN



SITE INFORMATION

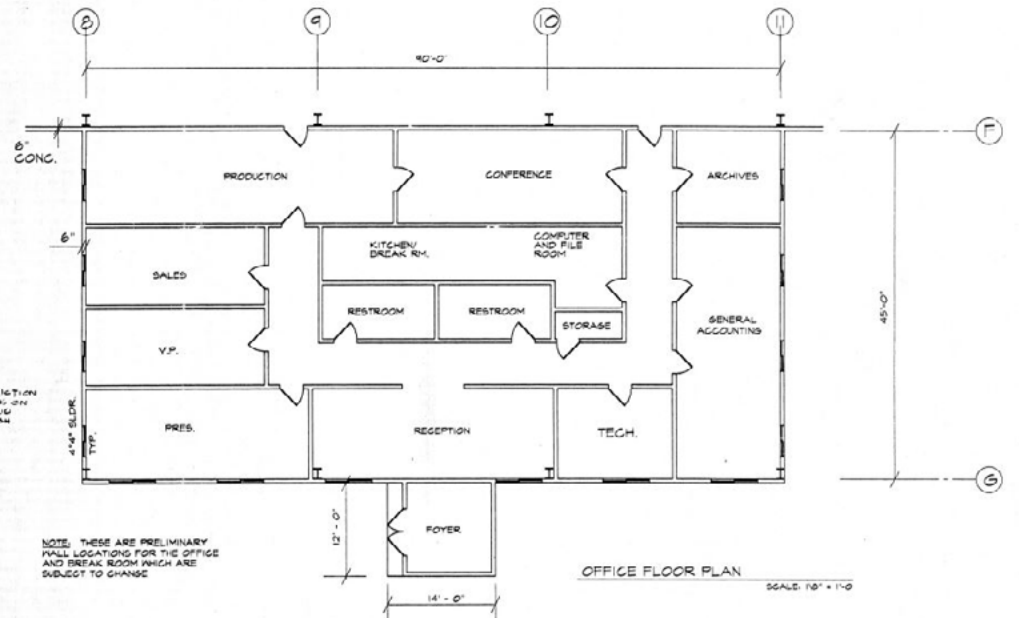
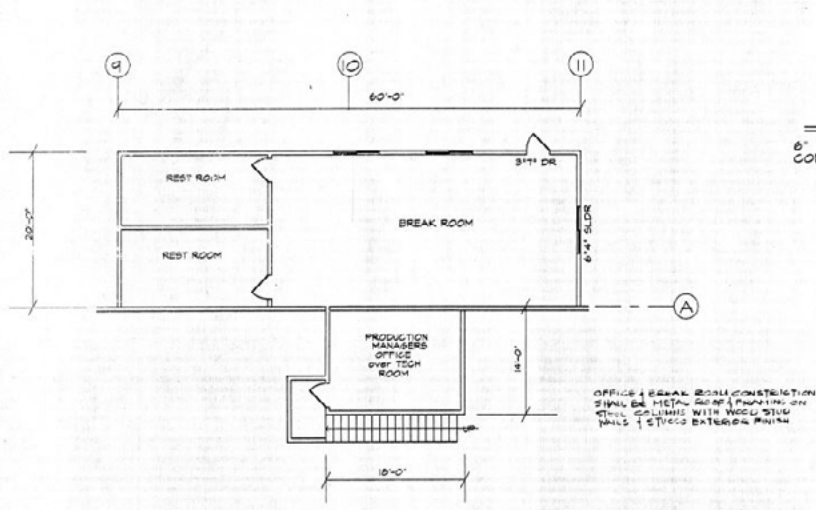
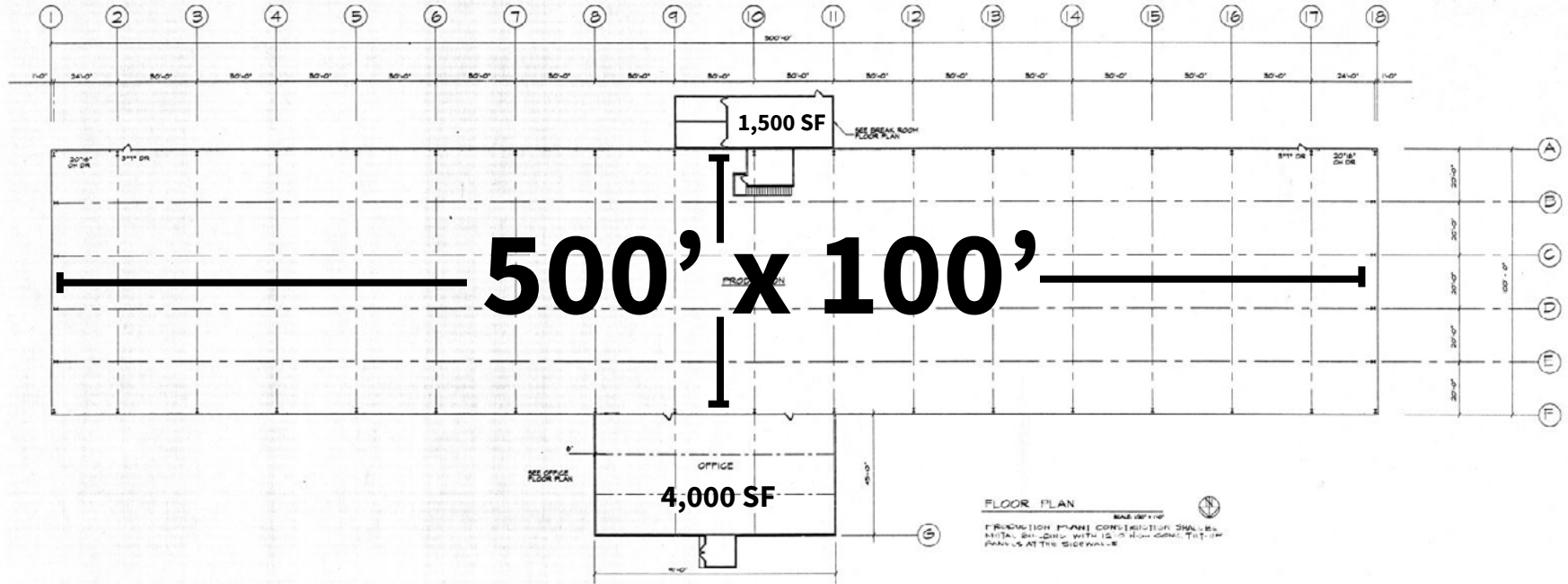


Site Area	12 Acres (Excess land can be improved)
Building SF	±55,000 SF (Potential to demise)
Covered Storage	8,250 SF
Office	4,000 SF main office 1,500 SF southern rear warehouse office
Grade Level Doors	2 Oversized (20' x 18') with electric motors
Power	2000 Amps / 208V 3P (distributed throughout)
Clear Height	±14' - 19'
Construction	Clear Span
Zoning	APB (Flexible Zoning - City of Oroville) **M2 uses possible
Year Built	2000
Sprinklered	Yes



VIRTUAL TOUR

SITE PLAN



AERIAL



WAREHOUSE



OFFICE

