

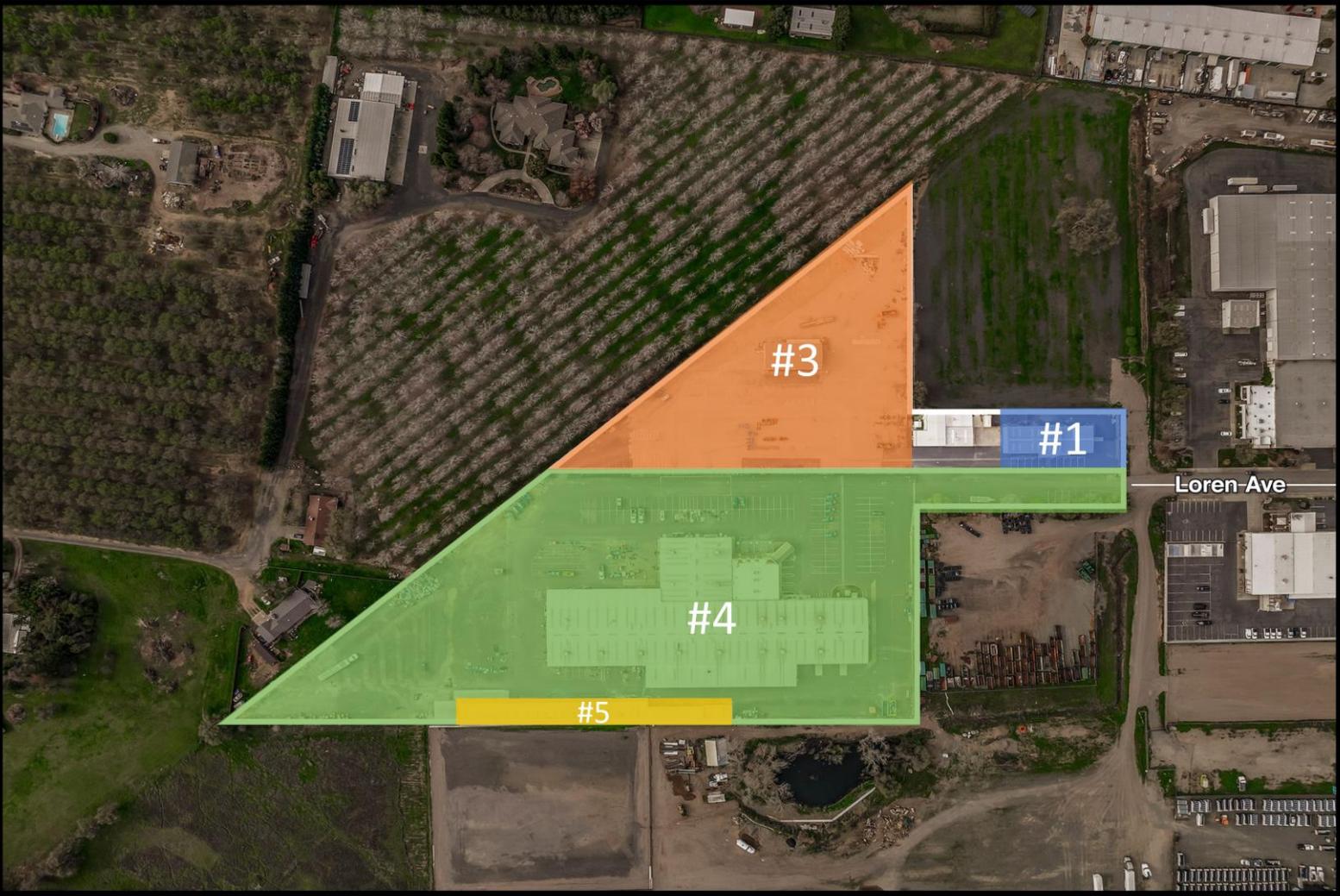
# INDUSTRIAL COMPLEX FOR LEASE

89 - 100 Loren Ave, Chico, CA



## PROPERTY HIGHLIGHTS

- Great location- quick and easy access from Hwy 99 via lighted intersection.
- Heavy Industrial zoning (Butte County)
- Established and desirable industrial area
- Fully secured 10.8 acre site
- Ample power
- Up to 90,000 SQ FT available. Buildings can be leased out individually.
- Newly remodeled offices



**#1- Warehouse w/ Office: LEASED**

- Office: 2,940 SQ FT (remodeled)
- Warehouse: 2,310 SQ FT
- Storage: 755 SQ FT
- Fenced Yard: 4,600 SQ FT
- \$3,905 / mo (\$0.57/sq ft base rent + \$0.08 NNN)

**#3- Warehouse w/ 2.6 acre yard LEASED**

- Fully secured site
- Warehouse: 3,200 SQ FT warehouse
- Yard: 2.6 Acres (fenced and paved)
- \$3,455 / mo (\$1.00/sq ft base rent + \$0.08 NNN)

**#4- Warehouse w/ Office and Yard**

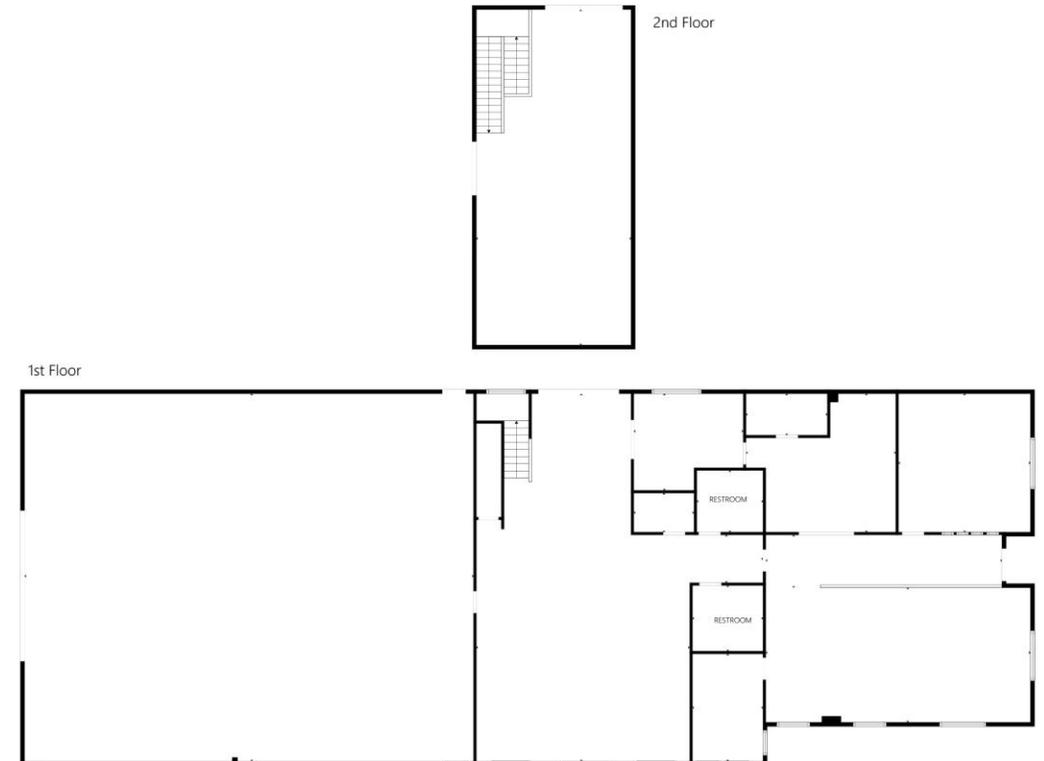
- Fully secured site
- Warehouse: 55,000 SQ FT (CAN BE DEMISED)
- Office: 5,844 SQ FT (remodeled)
- Covered area: 7,700 SQ FT
- Yard / Parking: 7.3 acres (fenced and paved)
- \$39,795 / mo (\$0.50 / sq ft base rent + \$0.08 NNN)

**#5- Open Warehouse**

- Warehouse: 9,240 SQ FT
- Covered Area: 3,000 SQ FT
- Fenced and paved yard area
- \$7,100 / mo (\$0.50 / sq ft base rent + \$0.08 NNN)

## #1- Warehouse w/ Office

- **Office:** 2,940 SQ FT (remodeled)
- **Warehouse:** 2,310 SQ FT
- **Storage:** 755 SQ FT
- **Fenced Yard:** 4,600 SQ FT
- **\$4,505 / mo** (*\$.67/sq ft base rent + \$.08 NNN*)

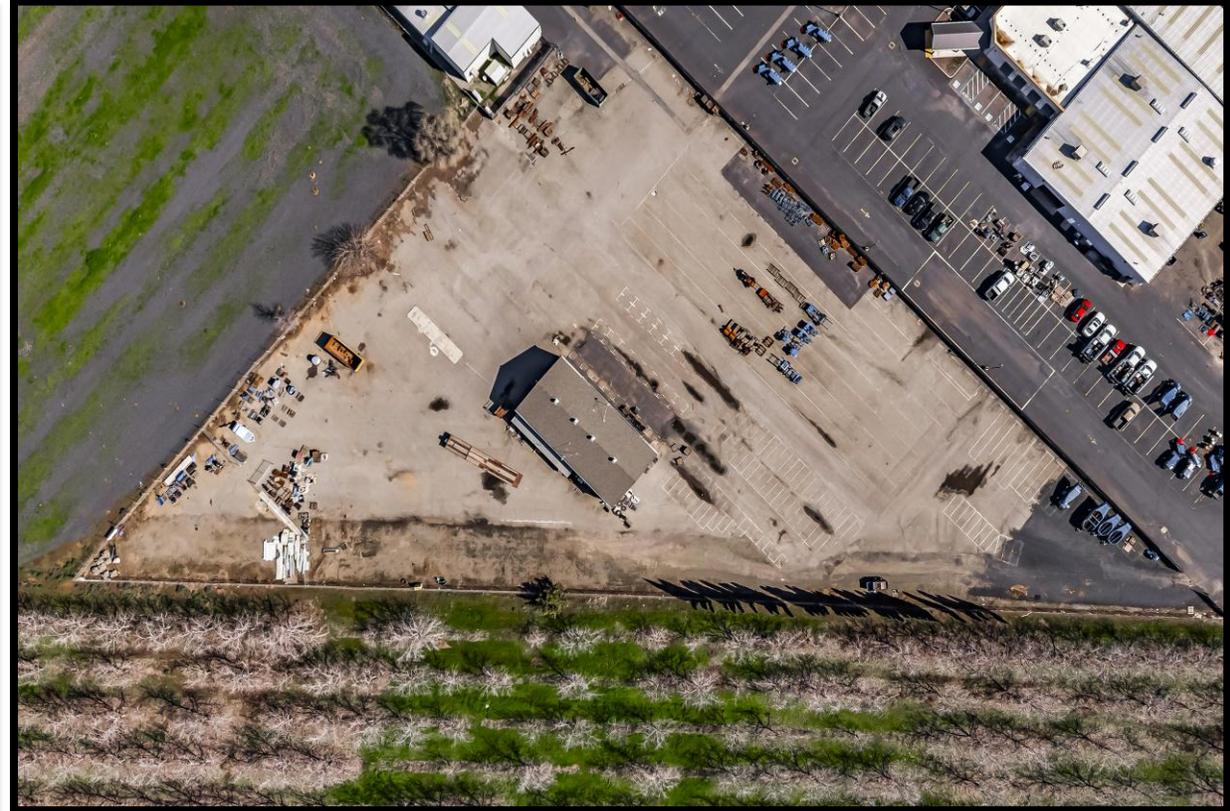


#1- Warehouse w/ Office



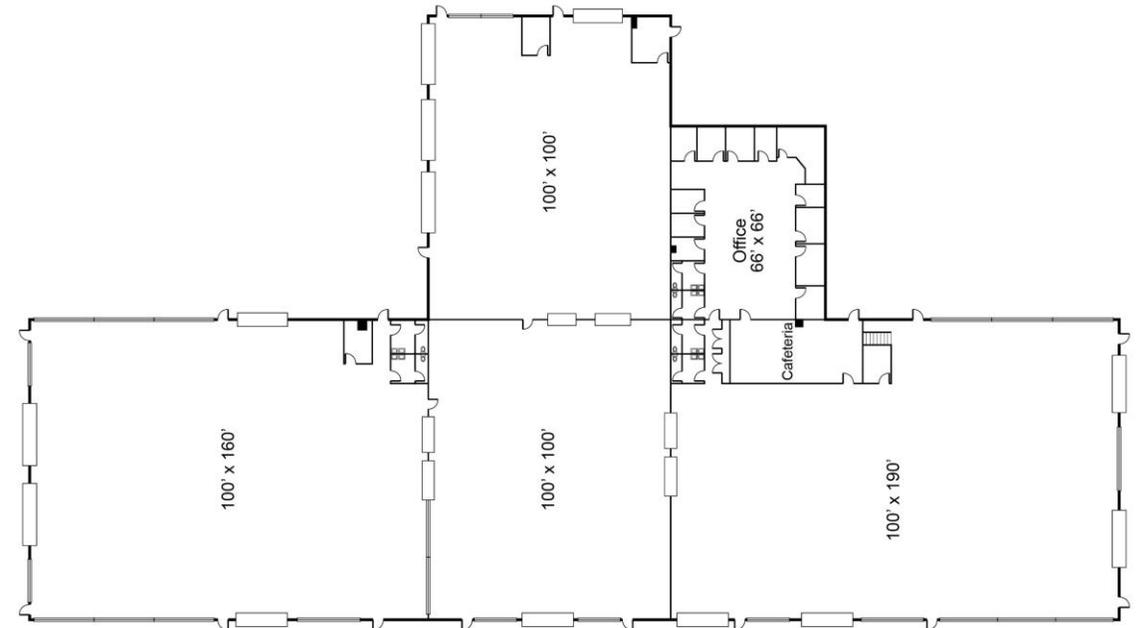
### #3- Warehouse w/ 2.6 acre yard

- Fully secured site
- **Warehouse:** 3,200 SQ FT warehouse
- **Yard:** 2.6 Acres (fenced and paved)
- *\$4,000 / mo (\$1.17/ sq ft base rent + \$.08 NNN)*



## #4- Warehouse w/ Office and Yard

- Fully secured site
- **Warehouse:** 55,000 SQ FT
- **Office:** 5,844 SQ FT (*remodeled*)
- **Covered area:** 7,700 SQ FT
- **Yard / Parking:** 7.3 acres (*fenced and paved*)
- **\$39,795 / mo** (*\$.50 / sq ft base rent + \$.08 NNN*)



#4- Warehouse w/ Office and Yard



## #5- Open Warehouse

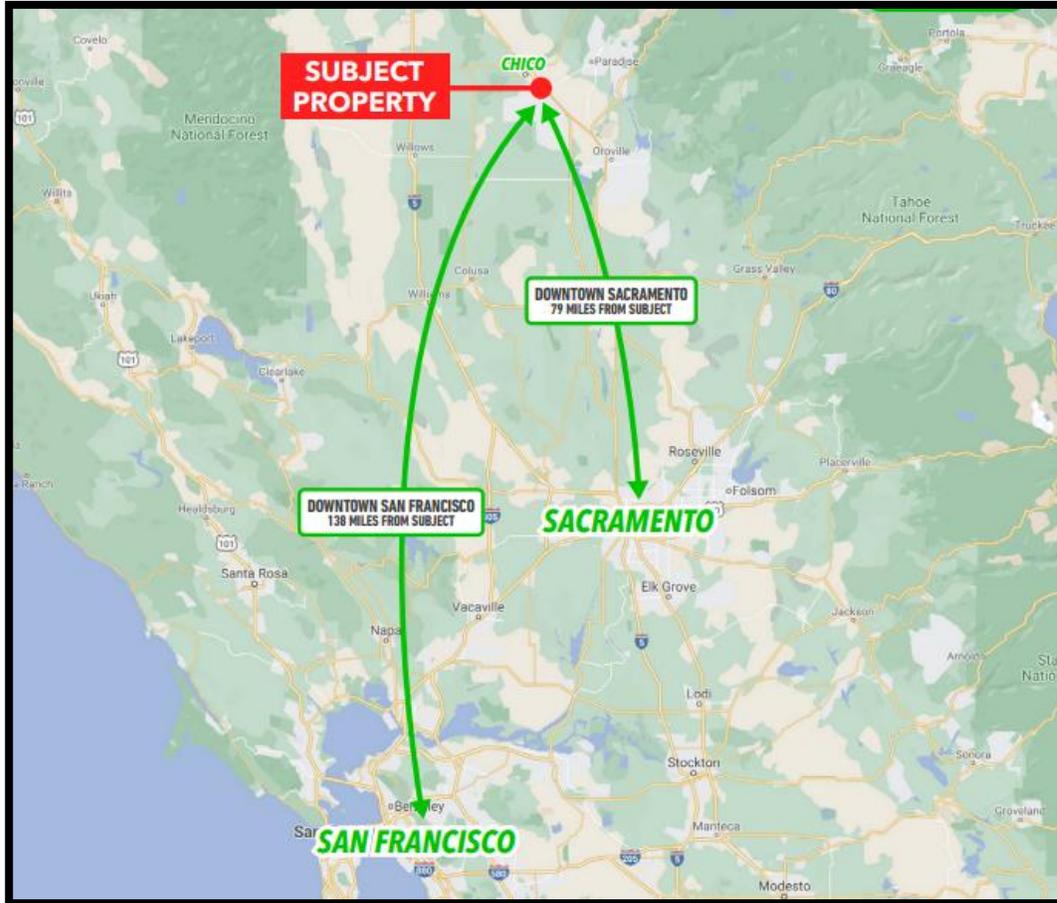
- **Warehouse:** 9,240 SQ FT
- **Covered Area:** 3,000 SQ FT
- Potential for fenced and paved yard
- \$7,100 / mo (\$0.50 / sq ft base rent + \$0.08 NNN)



## #5- Open Warehouse



# 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.