

**FOR SALE / LEASE**

# 13290 Contractors Lane

±96,740 SF Warehouse/Manufacturing Property in Chico, CA (Butte County)



**CONTACT**

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## SITE OVERVIEW

### PROPERTY DESCRIPTION

<b>Total SF</b>	±96,740 SF
<b>Available SF</b>	±96,740 SF
<b>Lot Size</b>	7.82 Acres Fenced (Single Parcel)
<b># of Buildings</b>	2
<b>Building 1</b>	<b>44,000 SF Total</b> 100' x 400', 36,000 SF warehouse 8,000 SF, 2-Story Office 100 Foot Free Span 1,400 AMPS 48 V Loading docks: 2
<b>Building 2</b>	<b>52,740 SF Total</b> 80' x 288', 80' x 367' ("L" Shape) 400 AMPS 208 V Loading docks: 2
<b>Year Built</b>	1998, renovated 2008
<b>Construction</b>	Insulated steel frame, metal panels, reinforced concrete foundation
<b>Utilities</b>	City water, septic system engineered for 40 ppl, city sewer located at Cohasset Road
<b>Fire Protection</b>	Sprinklered and smoke detectors, serviced by CalWater

**Sale Price: \$2,995,000 (\$31/SF)**

**Lease Rate: \$0.30/SF, NNN**

MAIN BUILDING/BUILDING 1



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## CHICO, CA., BUTTE COUNTY, NORTHERN CALIFORNIA

Chico is located in Northern California in the Sacramento Valley, ninety miles north of Sacramento. Off Highway 99 in Butte County, east of Interstate 5, Chico is the most populous city in Butte County. Home to California State University, Chico, it is an economical and thriving educational center in the Sacramento Valley. It holds one the nations top 25 municipal parks and is one of the richest agricultural areas in the world. The Sierra Nevada Mountains lie to the east of the city and the Sacramento River runs five miles west of city limits.

Known as a college town it offers a lively and bustling ambiance and affordable housing, a wide variety of retailers and an abundance of recreational activities.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
2015 Population	1,742	43,657	97,269
2015 Total HH	740	18,047	39,011
Median HH Income	\$37,325	\$51,823	\$43,628



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## FLOOR PLANS

### BUILDING 1 - 44,000 SF

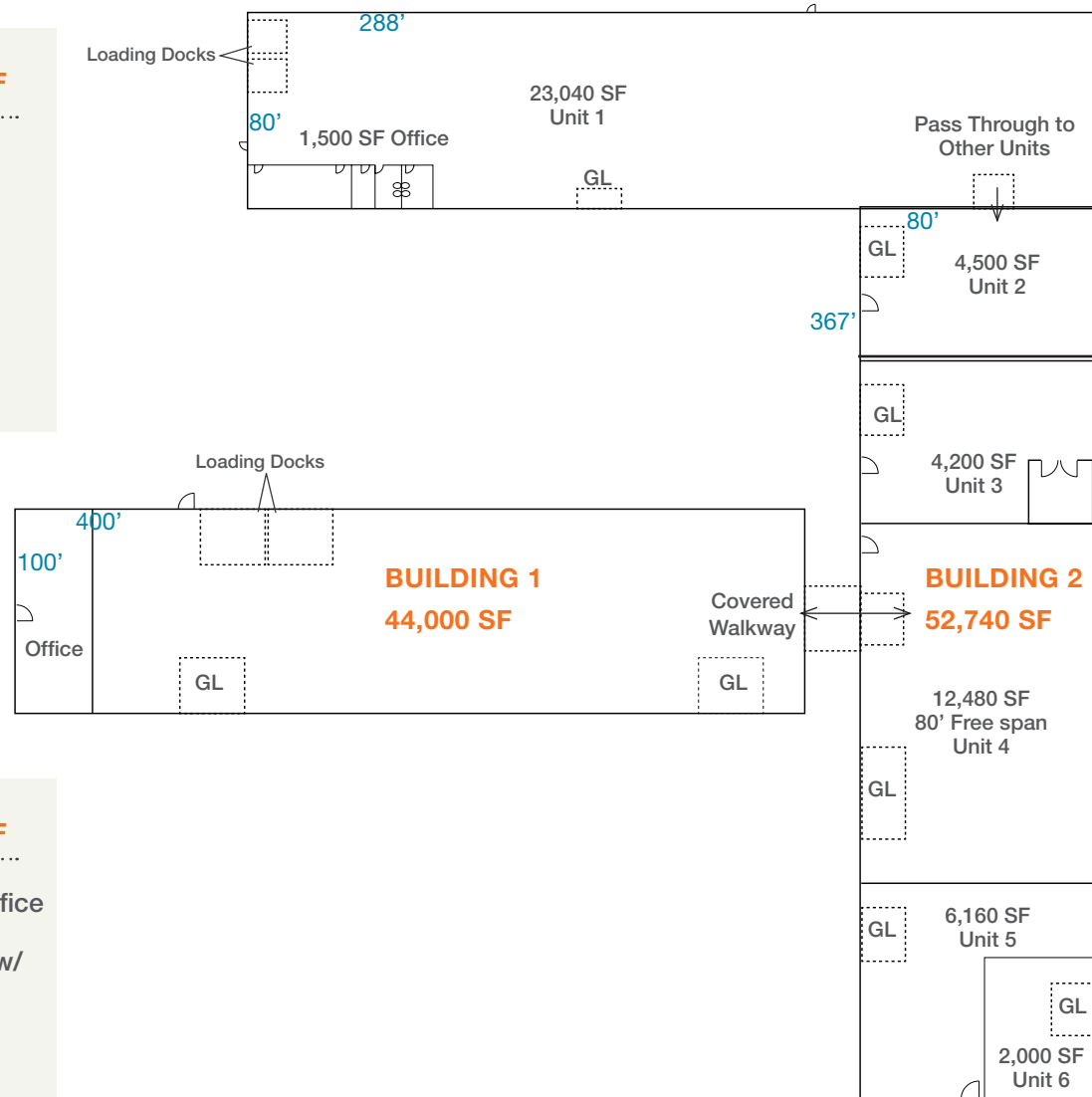
100' x 400'

8,000 SF, 2-Story Office

36,000 SF Warehouse

22' - 24' Clear Height

1,400 AMPS / 480 V



### BUILDING 2 - 52,740 SF

80' x 288' w/ 1,500 SF Office

80' x 367' - Multi-tenant w/  
6 Units

22' - 24' Clear Height

400 AMPS / 208 V

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## PROPERTY OVERVIEW

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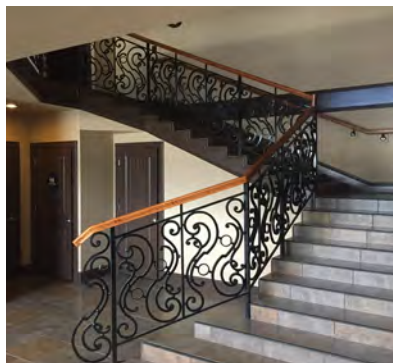
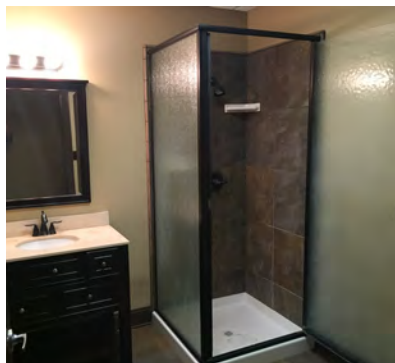
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### SPACE DETAILS

Building/Unit	SF	Comments
Building 1	44,000 SF	Includes 8,000 SF office, 2 loading docks, 3 drive in doors and 1,400 AMPS, 480 V
Building 2	52,740 SF	L Shape Building with 6 units, 400 AMPS, 208 V
Unit 1	23,040 SF	Includes 1,500 SF warehouse office, 2 loading docks and 1 drive in roll-up
Unit 2	4,500 SF	Roll-up with open floor
Unit 3	4,200 SF	1998, renovated 2008
Unit 4	12,840 SF	Side roll large door
Unit 5	6,160 SF	Open unit with side roll door
Unit 6	2,000 SF	Used for welding, metal lined walls



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## LOCATION OVERVIEW



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