



# FOR SALE / FOR LEASE WAREHOUSE OFFICE OROVILLE, CA



## CONTACT US

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**ENTERPRIZE ZONE  
ZONED M-2  
INDUSTRIAL  
18,600 SQ. FT.**

**3,700 sq. ft. Warehouse  
12,600 sq. ft. Warehouse  
2,300 sq. ft. Office**

# Office

This is a great opportunity to buy or lease one of the finest office/warehouse units in Butte County. The office area is an extraordinarily functional and versatile facility. This Class A space has multiple exit doors and can be divided to accommodate extra tenants. Six offices in excellent condition. Great location in desirable area along Feather River Blvd. Plenty of parking.

- 2,300 sq. ft. of office infill
- Reception Area
- Break Room
- Conference Room
- T1/Frame Internet
- Fully ADA Compliant/Accessible



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# Warehouse

Any kind of industrial activity can be accommodated in this high quality building. Great visibility with easy access to the highway! Butte County & the City of Oroville are located in "The Heart of the West", strategically located halfway between Seattle & San Diego, the ideal hub location to serve all major markets in between, including Los Angeles, San Francisco Bay Area, Sacramento, Portland, & Nevada.

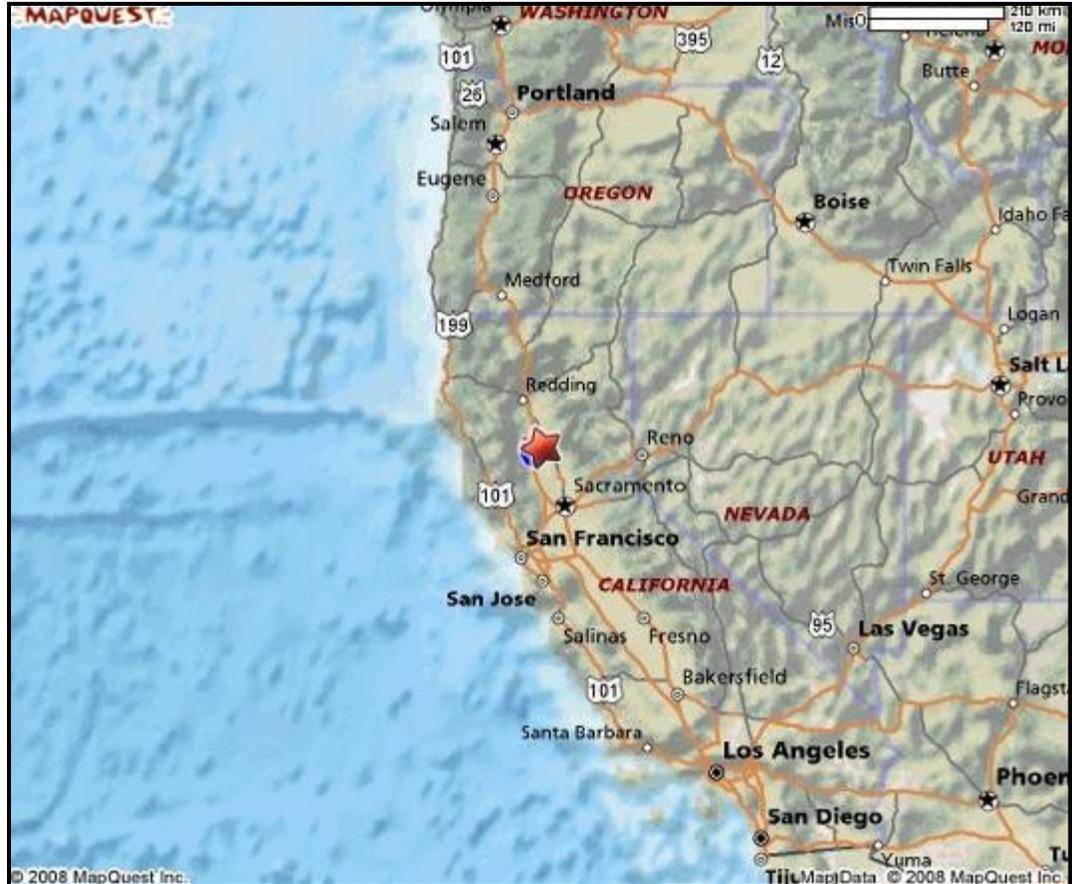
- 12,600 sq. ft. metal building
- Dimensions - 90 ft. x 140 ft.
- Clear Span Ceiling – 26 ft. in the middle, 20 feet on the sides
- 10 ft. x 140 ft. overhang
- 3 Phase Power – 480 Volt – 1200 AMP
- Clean & Well Lit
- Can be divided



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# Heart of the West!

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Strategically located in “*The Heart of the West*”, the Site is virtually at the half-way point between Seattle and San Diego, with the major-metro areas of Los Angeles, San Francisco Bay Area, Sacramento and Portland in between.

With easy access to Highway 70 & Highway 99, and close to the Oroville Municipal Airport, the Subject property is ideally situated to logistically serve the entire West Coast Market. A talented workforce and high quality of life make this an especially desirable community to locate your business.

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