

# HAMMAN

## REAL ESTATE

Industrial \* Income Property \* Commercial \* Vacation Property \* Farm Land \* Ranches \* Duck Clubs

Established in 1946

### Industrial/Commercial Building In Great Location



**Description:** Fantastic Industrial/Commercial Building in Oroville bordering the Airport. This is an A #1 quality Concrete Tilt-up / Metal building built in 2002, that has everything and been well taken care of.

**Building:** The total premises consist of approximately 55,500 sq.ft. of Industrial-Commercial space. Within that space includes 4,000+/- sqft of office space for management, break-room, lobby & conference rooms.

**Size:**

Total Building:	55,500	SQ.FT.
Office Space:	4,000	SQ.FT.
Covered Storage:	8,250	SQ.FT.
Land:	23+/-	ACRES (Buyer to Confirm)

**Location:** 250 Airport Parkway off of Larkin Road South of the Oroville Airport

**Property:** 99 year ground lease with the City of Oroville which still has 83 years left. Lease rate is \$1/year. Note: Property still qualifies for a 1031 Tax Exchange due to the number of consecutive years left on the lease.

**Power:** 2,000 AMP Service with 208 Volts & 3 Phase

**Construction:** Tilt up & Steel with Front Wood Framed.

**Utilities:** City Water and PG&E Power

**Zoning:** M-2

**Ceiling:** 25'

**Hwy Access:** Strategically located between Hwy 70 & Hwy 99 makes this great for trucking affordability.

**Area:** Bordering Cities include Oroville, Chico & Gridley

**Parking:** 30+ stalls in front. Approximately 1 acre behind completely fenced.

**Listed Price:** \$2,950,000

For More Information, Contact Listing Agent

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*OVER \$500 MILLION IN SALES AND GROWING!!!*









