

For sale

Former beverage distribution
facility and warehouse

Sale Price: \$6,250,000

71 Loren Avenue
Chico, CA 95928

Contact Us

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71 Loren Avenue / Chico, CA

Property features

Building total SF: $\pm 64,951$

- Existing racking available
- Fluorescent lighting throughout
- Grade-level doors: 8 total - (6) $\pm 14' \times 16'$ & (2) $\pm 12' \times 16'$
- Dock doors: 4 total
- Power Panel: 2 power panels 400A each
(to be independently verified by buyer prior to entering into a binding agreement)
- Building connected to septic system and private well water

Area A - $\pm 5,420$ SF office & $\pm 15,409$ SF warehouse

- $\pm 42'L \times 60'W \times 15'H$ walk-in cooler in warehouse
- Warehouse clear height: $\pm 18'$
- Grade-level doors: (1) $\pm 14' \times 16'$
- Dock doors: 2 with levelers
- Concrete vault in office area

Area B - $\pm 30,279$ SF warehouse

- Clear height: $\pm 22' - 25'$
- Column spacing: $\pm 48' \times 70'$
- Grade-level doors: (5) $\pm 14' \times 16'$ (4 with drive-through capability)
- Dock doors: 2
- Cooling capability down to ± 70 degrees

Area C - $\pm 12,043$ SF warehouse

- Clear height: $\pm 20' - 22'$
- Has cooling capabilities

Area D - $\pm 1,800$ SF maintenance shop

- (2) $\pm 12' \times 16'$ bay doors



Total Building SF: ±64,951



MAP NOT TO SCALE

Exterior photos



Interior photos



Area B - east side of warehouse



Area B - south side of warehouse



Area B - north side of warehouse



Area A - cooler room



Area B - north side of warehouse

Allowed uses (partial list)

Zoned HI - Heavy Industrial (Butte County)

[CLICK HERE](#)

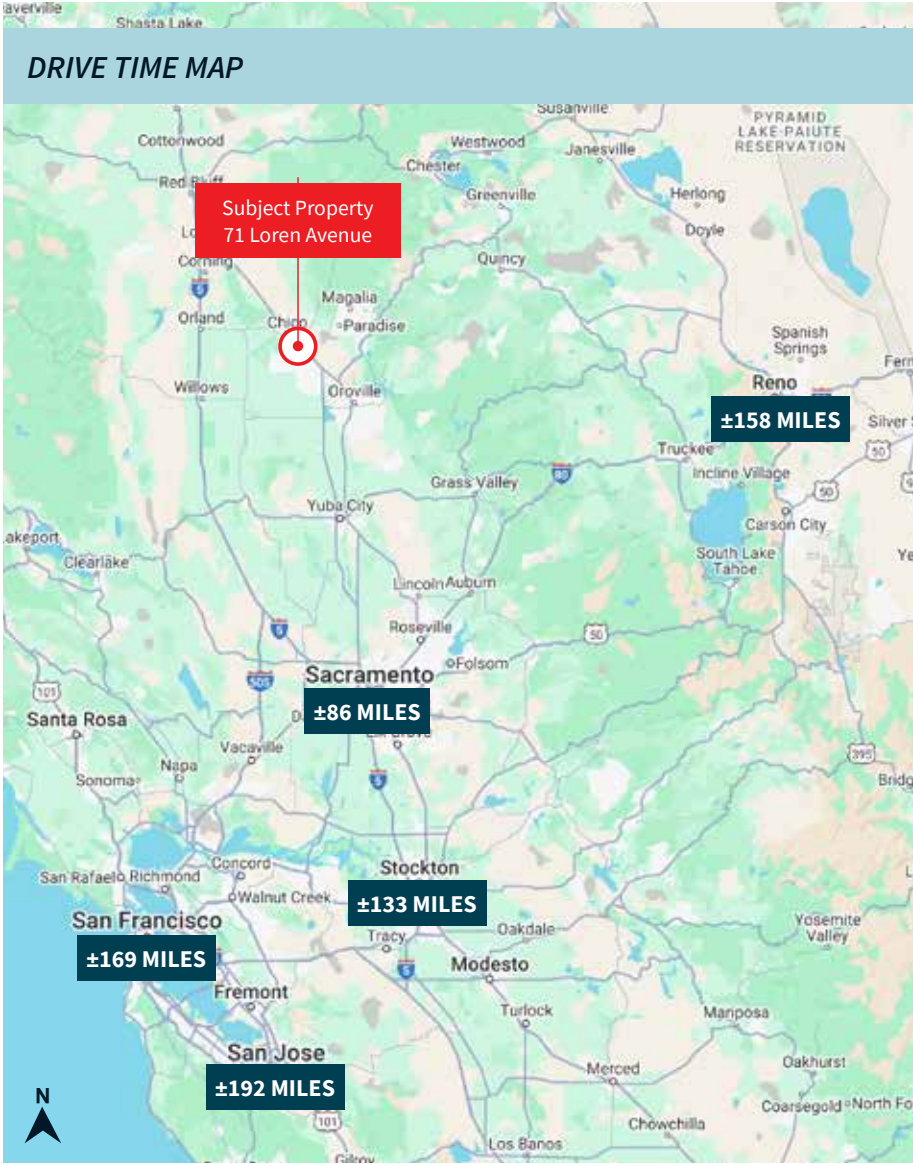
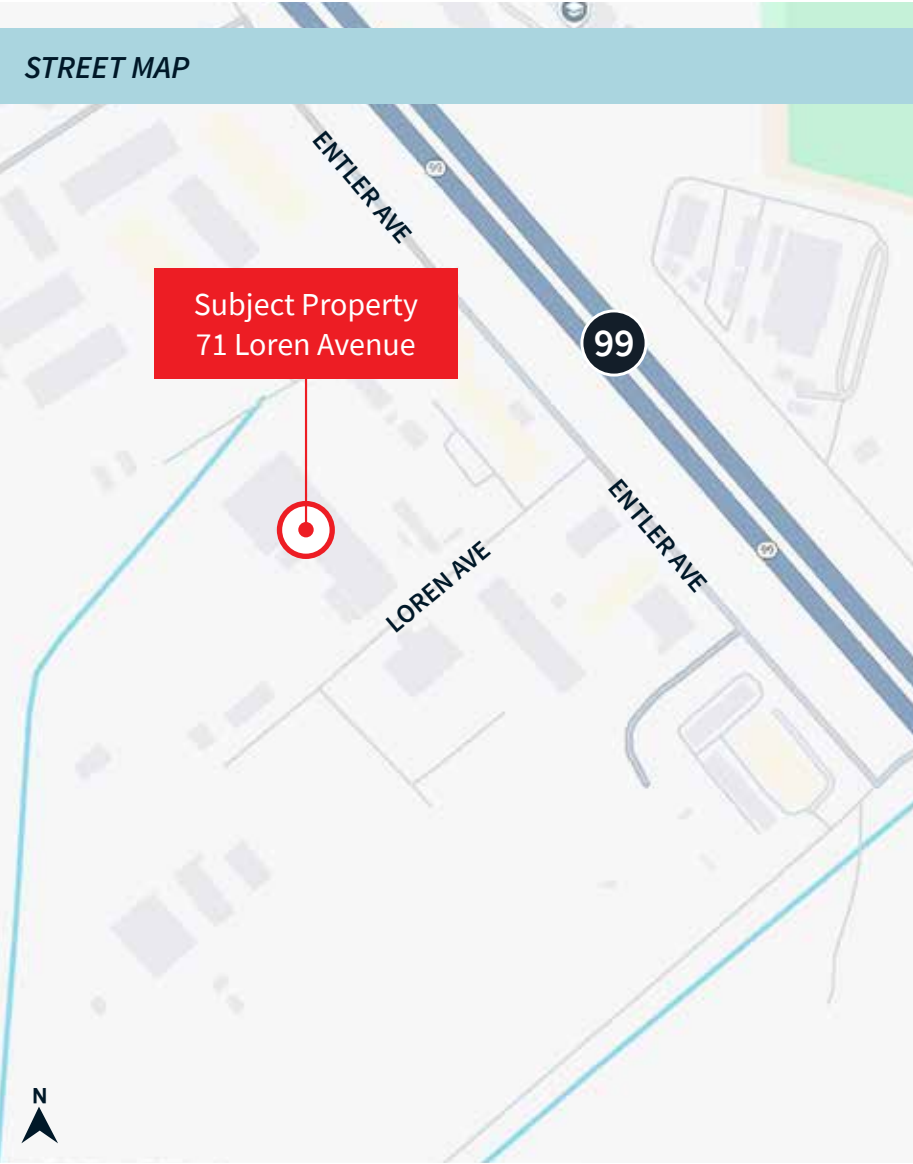
For more information, view or download
the full Butte County Municipal Code

Commercial Uses	Permitted or CUP
Assessment facility	Permitted
Construction, maintenance and repair services	Permitted
Equipment sales and rentals	Permitted
Firewood storage, processing and off- site sales, large	Permitted
Heavy equipment storage	Permitted
Vehicle sales & rental	Permitted
Vehicle service, repair and maintenance	Permitted

Industrial Uses	Permitted or CUP
Composting facilities	Permitted
Manufacturing, general	Permitted
Manufacturing, light	Permitted
Manufacturing, heavy	CUP
Research and development	Permitted
Warehousing, wholesaling and distribution	Permitted
Freight and truck terminals and yards	Permitted

NOTE: This partial list is provided as a courtesy only, and is any potential occupant's responsibility to confirm any intended use for the property with the Butte County Development Services Department at (530) 552-3700.

Location Maps



MAPS NOT TO SCALE

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