

For Lease or Sale

7210 Highway 32 | Orland, California

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Property **Summary**

Leasing Terms

Availability: ±31,200 SF; ±20.23 acres

Occupancy: Immediate

Rental rate: \$0.057 PLSF + NNN

(\$50,000 per month + NNN)

Current Opex: TBD

Term: Negotiable

Sale Terms

Purchase Price: \$7,330,000.00

Sale Price/SF: \$8.32/SF

Interest: Fee Simple

Percent Leased: 0%

Features

- Compacted gravel site with various concrete pads throughout
- Concrete production yard with various outdoor storage/ yard use capabilities
- Power: 2500 Amps 480V
- · Less than 5 miles to I-5, major transportation lifeline
- Located in an Opportunity Zone Census Tract 102
- Zoning: M, Industrial District



APN: 046-170-010-000

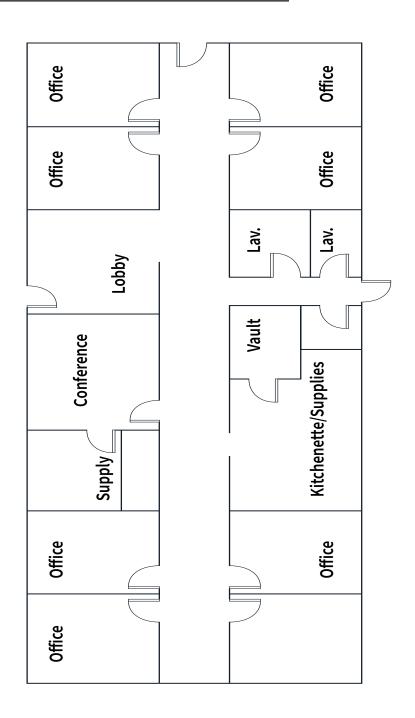
BUILDINGS SF

± 31,200 SF

LAND AREA

± 20.23 AC

Floor **Plan**



Office **Highlights**

Available SF

±4,275 SF

Parking

Paved employee parking



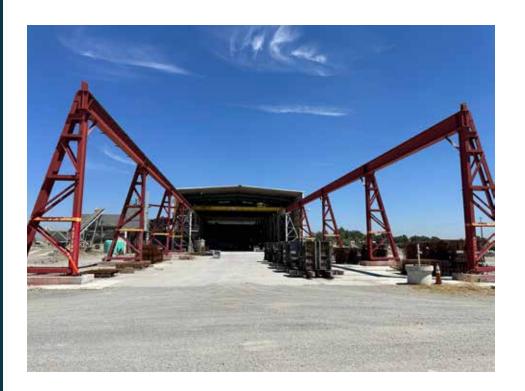
Warehouse #1

Highlights

Available SF	±17,850 SF
Construction	clear span, metal
Clear Height	42'
Drive-in Doors	1 oversized (24' x 24')

Warehouse #2 **Highlights**

Available SF	±6,900 SF
Construction	clear span, metal
Clear Height	25'
Drive-in Doors	1 (16' × 18') 5 (12' × 12')







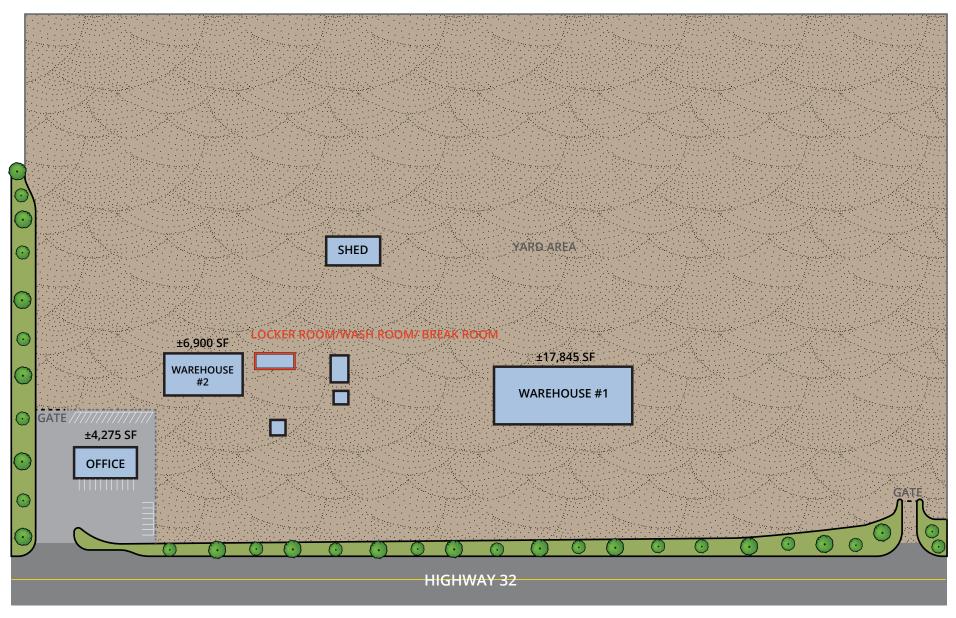


Break Room/Wash Room **Highlights**

Available SF	±1,850 SF
Construction	freestanding, metal
Additional Features	showers & lockers



Site Plan





Location **Overview**



4.5 mi to I-5 Freeway Access



96 mi to Sacramento Int'l Airport



152 mi to Port of Richmond



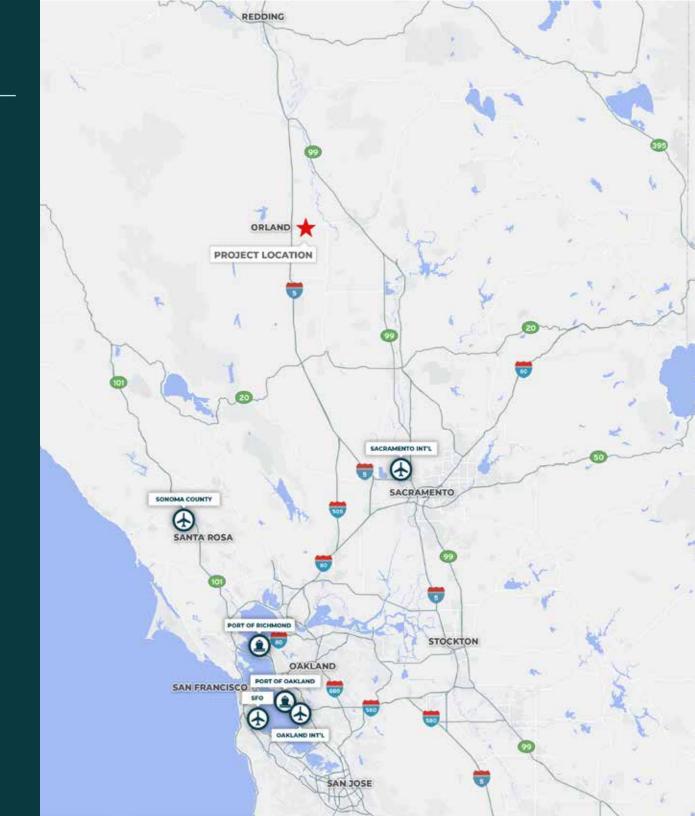
155 mi to Port of Oakland



171 mi to San Francisco Int'l Airport (SFO)



163 mi to Oakland Int'l Airport (OAK)





















For more information contact:

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