



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

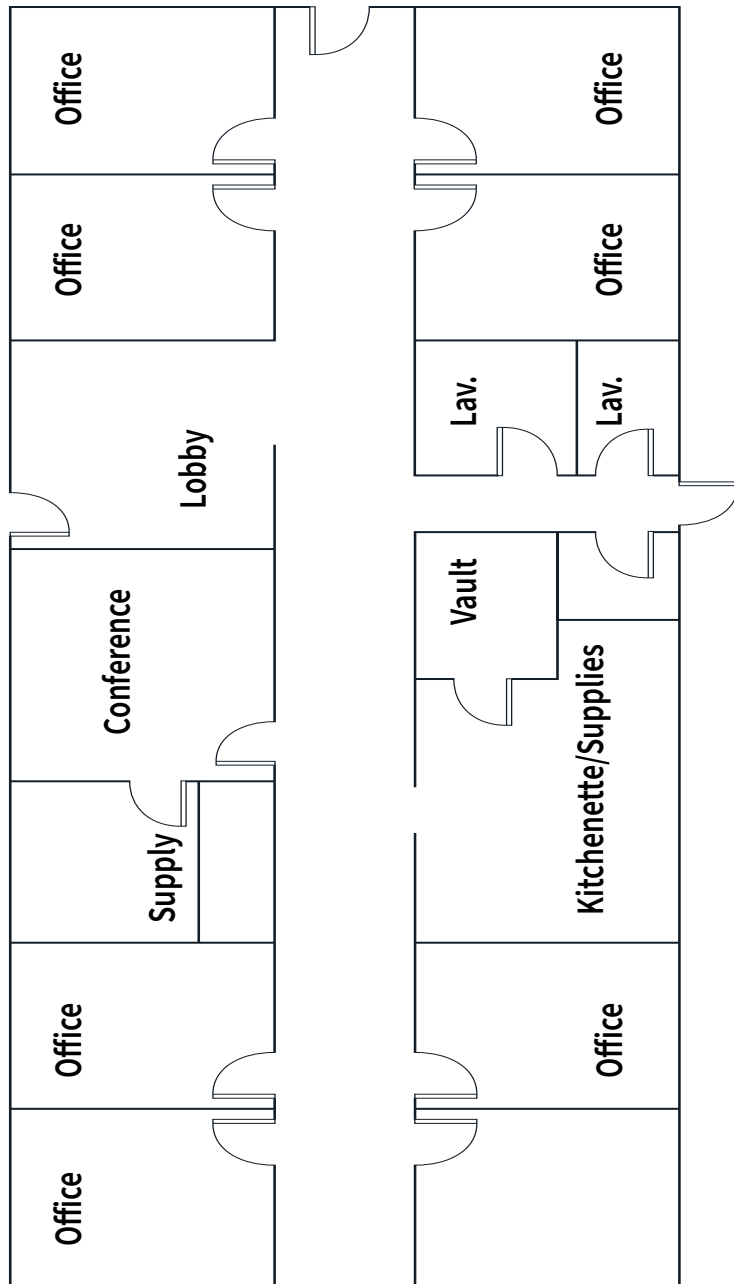
BUILDINGS SF

± 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' x 18') 5 (12' x 12')





Break Room/Wash Room Highlights

Available SF

±1,850 SF

Construction

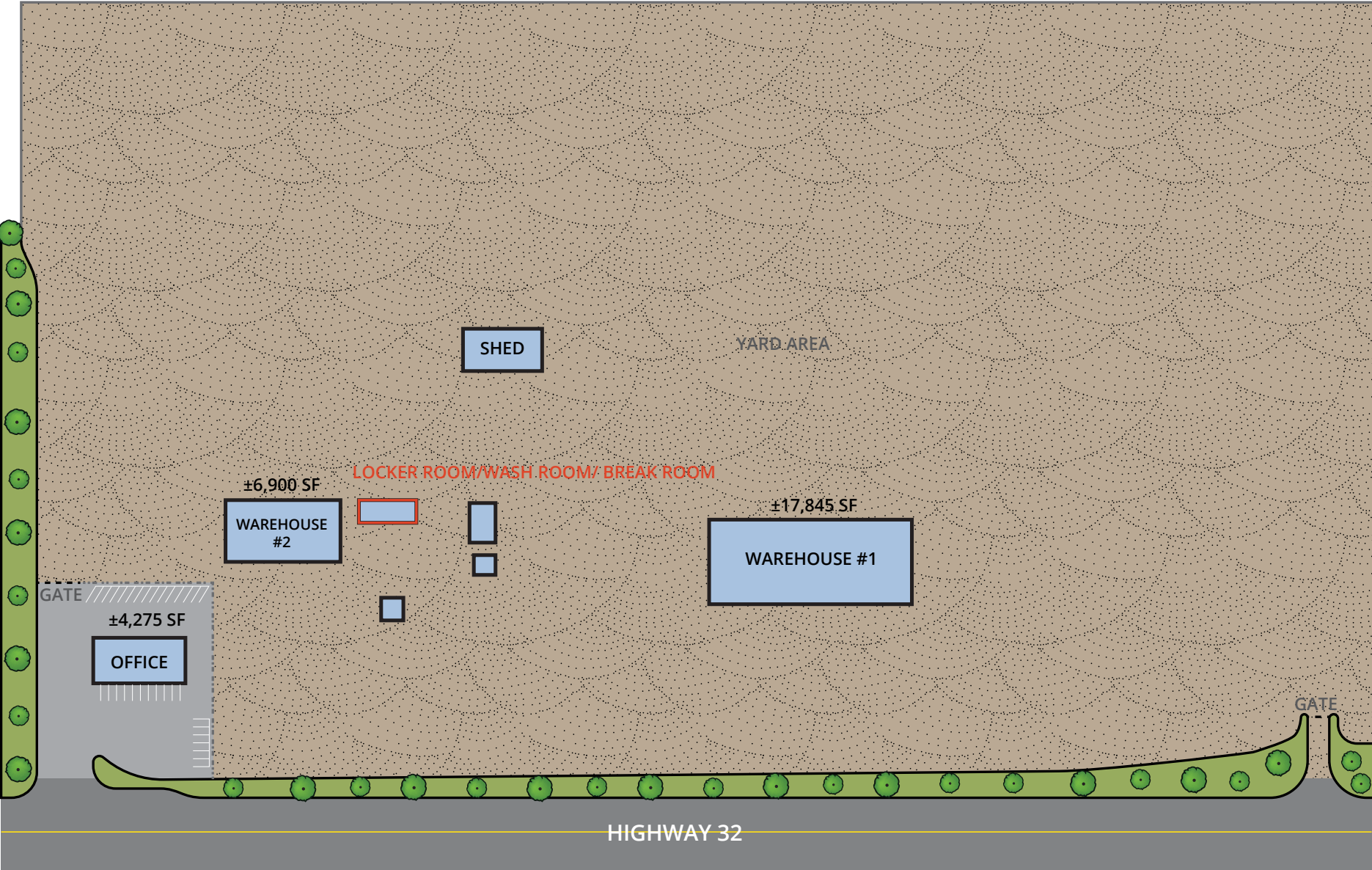
freestanding, metal

Additional Features

showers & lockers



Site Plan



Site plan not to scale.
All dimensions are approximate.

Location Overview


 **4.5 mi**
to I-5 Freeway
Access

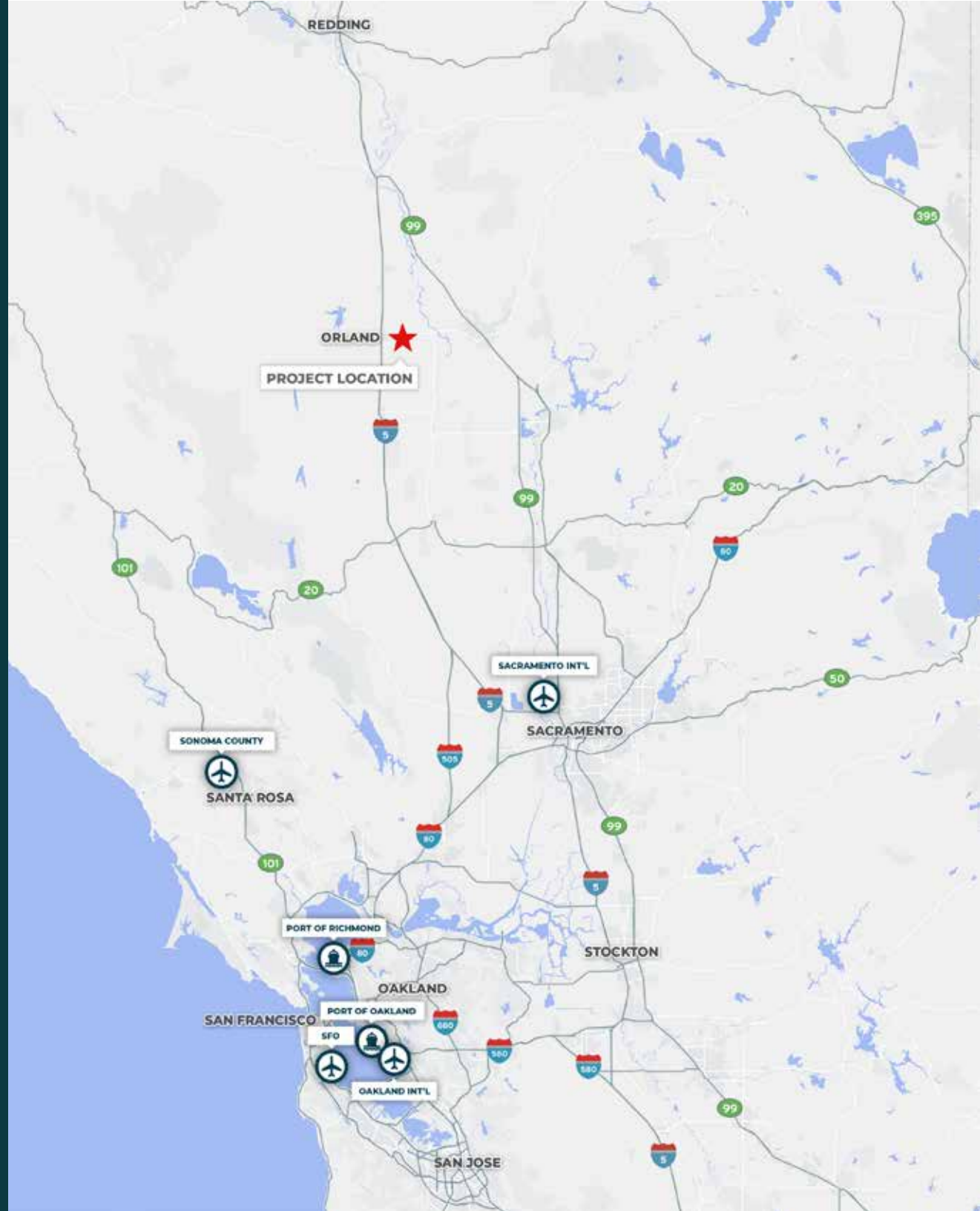
 **96 mi**
to Sacramento Int'l
Airport

 **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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