

For sale

Former beverage distribution facility and warehouse

Sale Price: \$5,250,000 (\$88 PSF)

71 Loren Avenue
Chico, CA 95928

Contact Us

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Zoned HI - Heavy Industrial (Butte County)

71 Loren Avenue / Chico, CA

Property features

Building total SF: ±59,396

- Existing racking available
- Fluorescent lighting throughout
- Grade-level doors: 8 total - (6) ±14' x 16' & (2) ±12' x 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 - ±5,049 SF office & ±12,262 SF warehouse

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

Area B - ±28,446 SF warehouse

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

Area C - ±11,985 SF warehouse

- Clear height: ±20' - 22'
- Has cooling capabilities

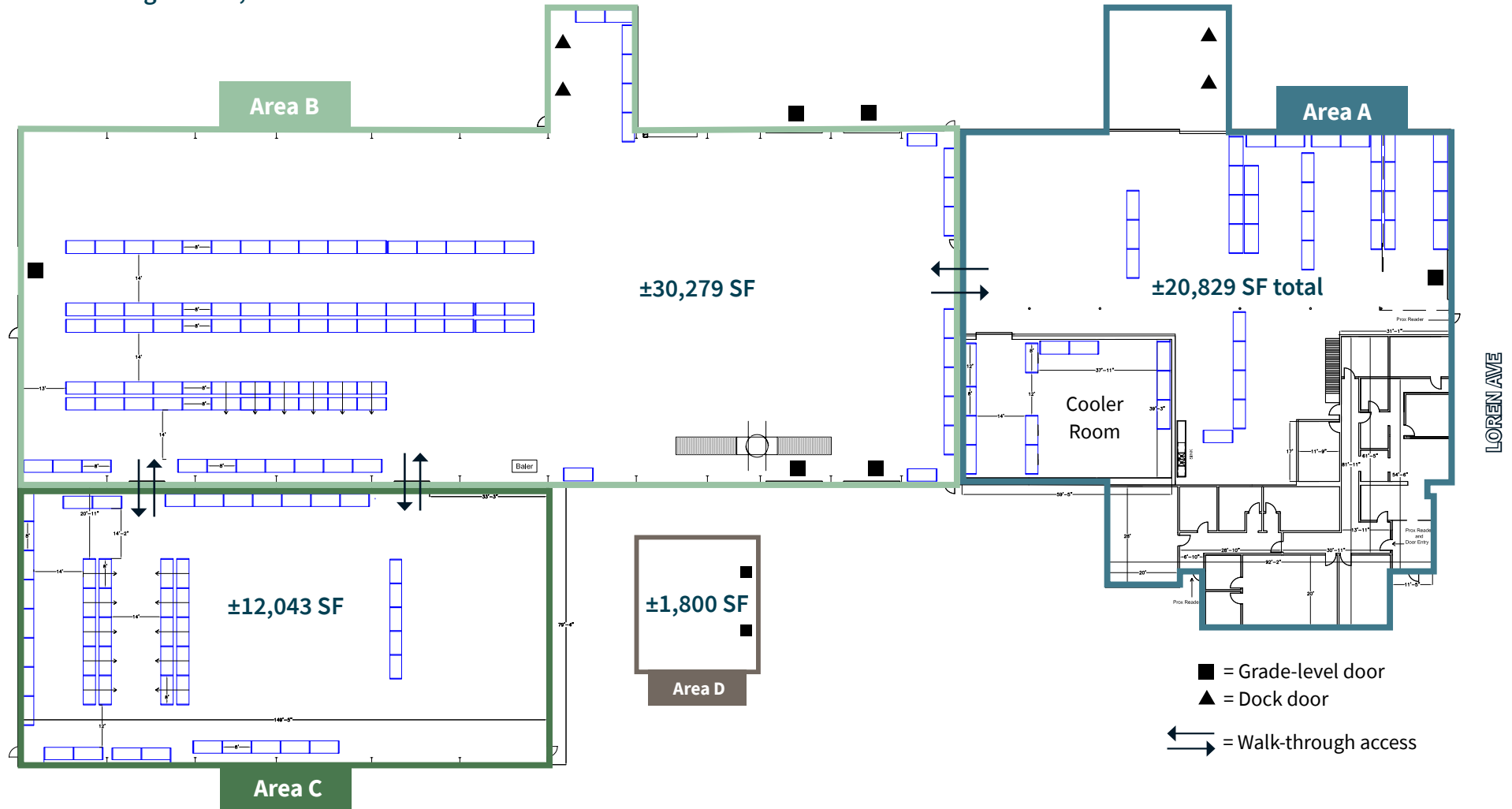
Area D - ±1,654 SF maintenance shop

- (2) ±12' x 16' bay doors



Site plan

Total Building SF: ±64,951



MAP NOT TO SCALE

Exterior photos



West side of areas B, C & D



Area B - back view of loading docks



Area C - northwest side



Area A - southeast docks



Area A - southeast view

Interior photos



Area B - east side of warehouse



Area B - north side of warehouse



Area A - cooler room



Area B - south side of warehouse



Area B - north side of warehouse

Allowed uses (partial list)

Zoned HI - Heavy Industrial (Butte County)

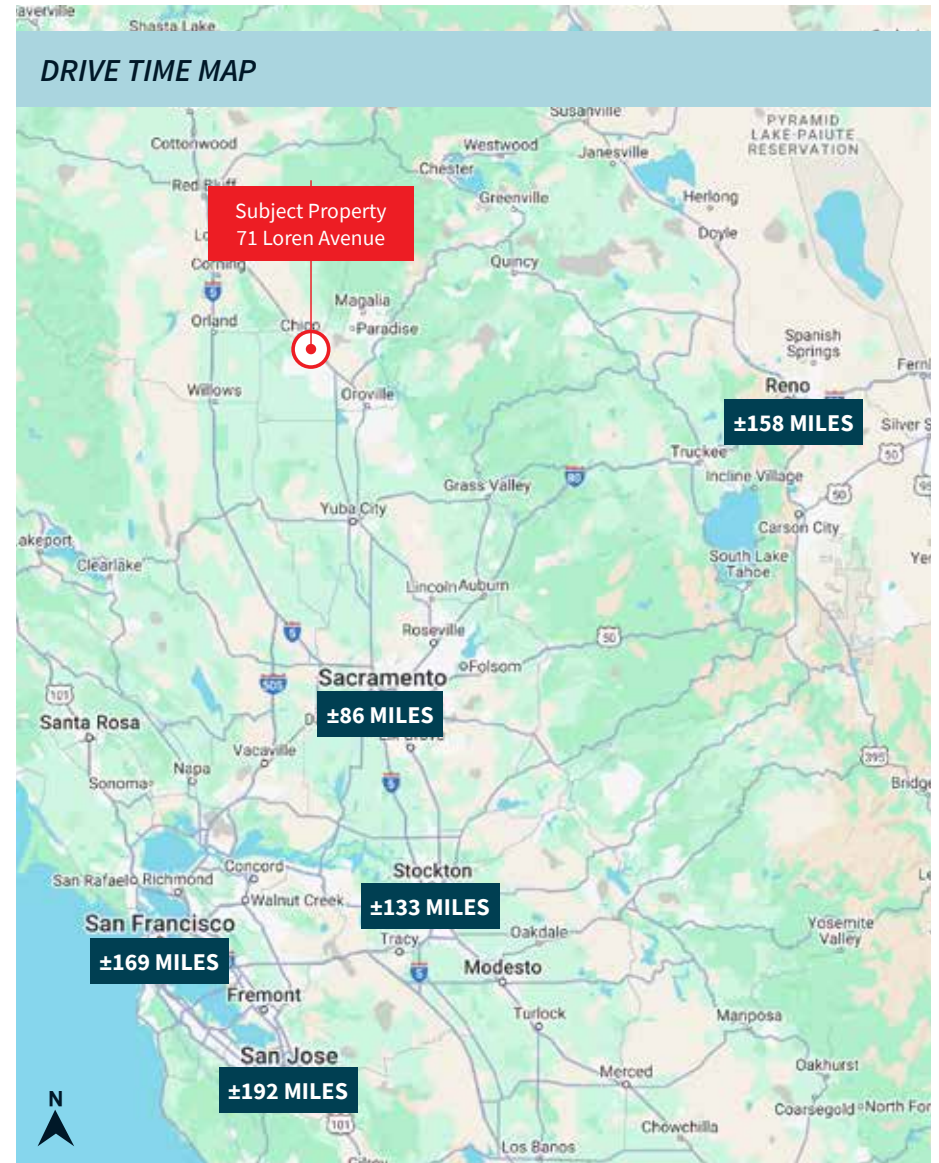
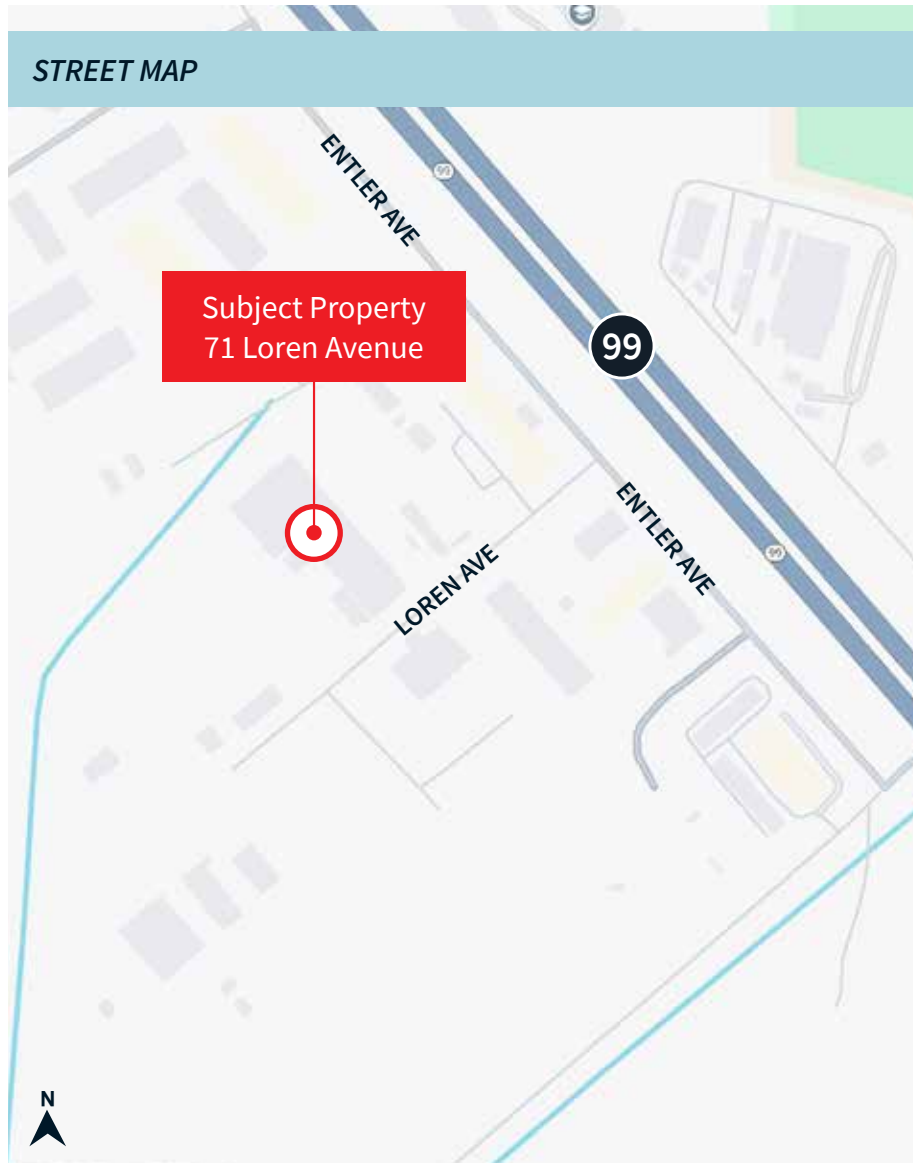


For more information, view or download the full Butte County Municipal Code

Commercial Uses	Permitted or CUP	Industrial Uses	Permitted or CUP
Assessment facility	Permitted	Composting facilities	Permitted
Construction, maintenance and repair services	Permitted	Manufacturing, general	Permitted
Equipment sales and rentals	Permitted	Manufacturing, light	Permitted
Firewood storage, processing and off-site sales, large	Permitted	Manufacturing, heavy	CUP
Heavy equipment storage	Permitted	Research and development	Permitted
Vehicle sales & rental	Permitted	Warehousing, wholesaling and distribution	Permitted
Vehicle service, repair and maintenance	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



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