

# WAREHOUSE/LIGHT MFG SPACE

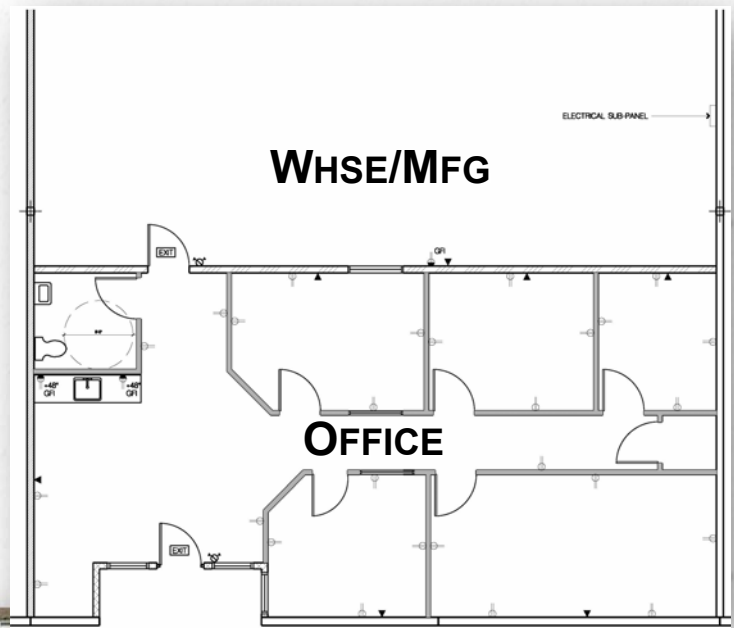
## 9,000 SF

### 411 OTTERSON DRIVE, SUITE 60, CHICO CA

Base Rent \$7,835 Per Mo/NNN (\$.87 SF)

CAM Estimate \$1,440 Per Mo (\$.16/SF)

- CONCRETE TILT-UP
- OVERALL DIMENSION 50' BY 180'
- 1 GRADE LEVEL; 1 DOCK DOOR
- 1,240 SF CONDITIONED OFFICE
- FULLY SPRINKLERED W/SKYLIGHTS
- 23' 9" TO LID; 21'7" CLEAR HEIGHT
- BUILD TO SUIT TI'S NEGOTIABLE



Located in the  
Hegan Lane  
Business Park

Zoned ML

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