

FOR LEASE

99 Kentucky St - 100 Virginia St

Gridley, CA 95948



±20,000 To ±168,200 SF

AVAILABLE FOR IMMEDIATE OCCUPANCY



*Former Cannery
Facility with
Heavy Power*

PROPERTY HIGHLIGHTS



TOTAL BLDG SIZE

±315,000 SF



SITE SIZE

±27 AC



POWER

HEAVY



SPRINKLERS

FULLY SPRINKLERED



CLOSE PROXIMITY TO HWY 99



ZONED M-2 HEAVY INDUSTRIAL



STRONG TENANT IMPROVEMENT PKG



AGGRESSIVE LEASE RATE

PROPERTY SITE PLAN



CA-HWY 99

FRONT OFFICE
1,200 sf

BVN SHED
5,700 sf

CAFETERIA

EMPT. BLDG
22,000 sf
LEASED

PROPOSED
NEW
BUILDING
SITE

JUICE ROOM
2,400 sf

MAINT. SHOP
7,000 sf

PUMPKIN
ROOM
7,000 sf

WHS 2
18,000 sf

WHS 1
24,000 sf

WAREHOUSE F
50,000 sf
LEASED

WHS D
54,000 sf

CANOPY 13,500 sf

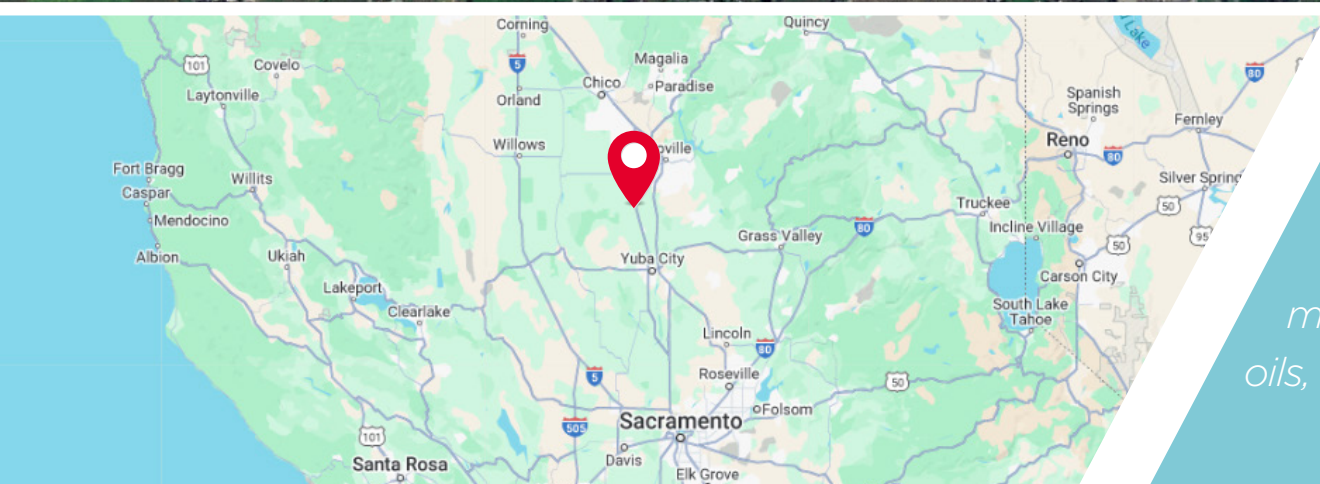
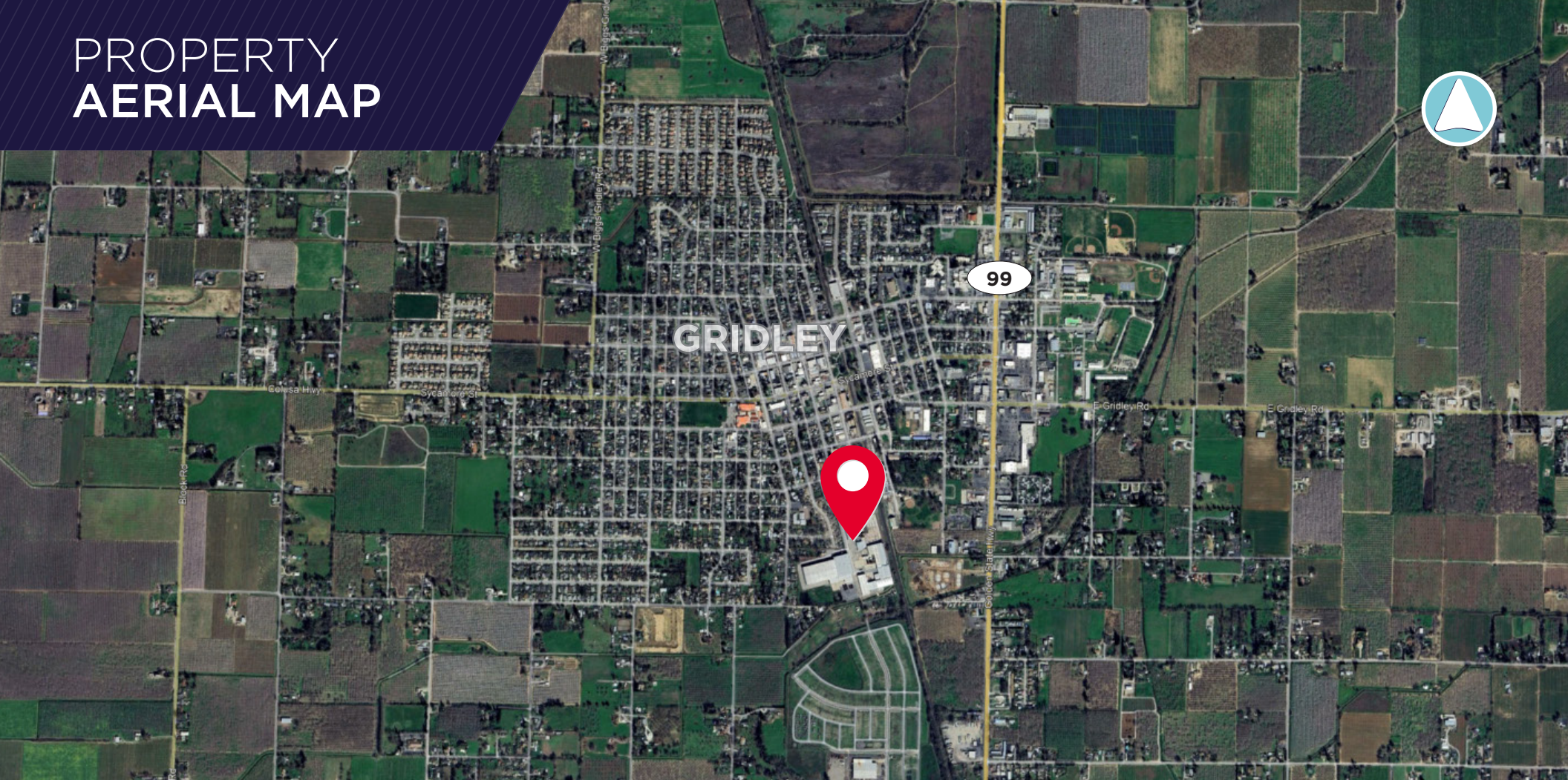
LEASED
24,000 sf

WHS C
26,000sf

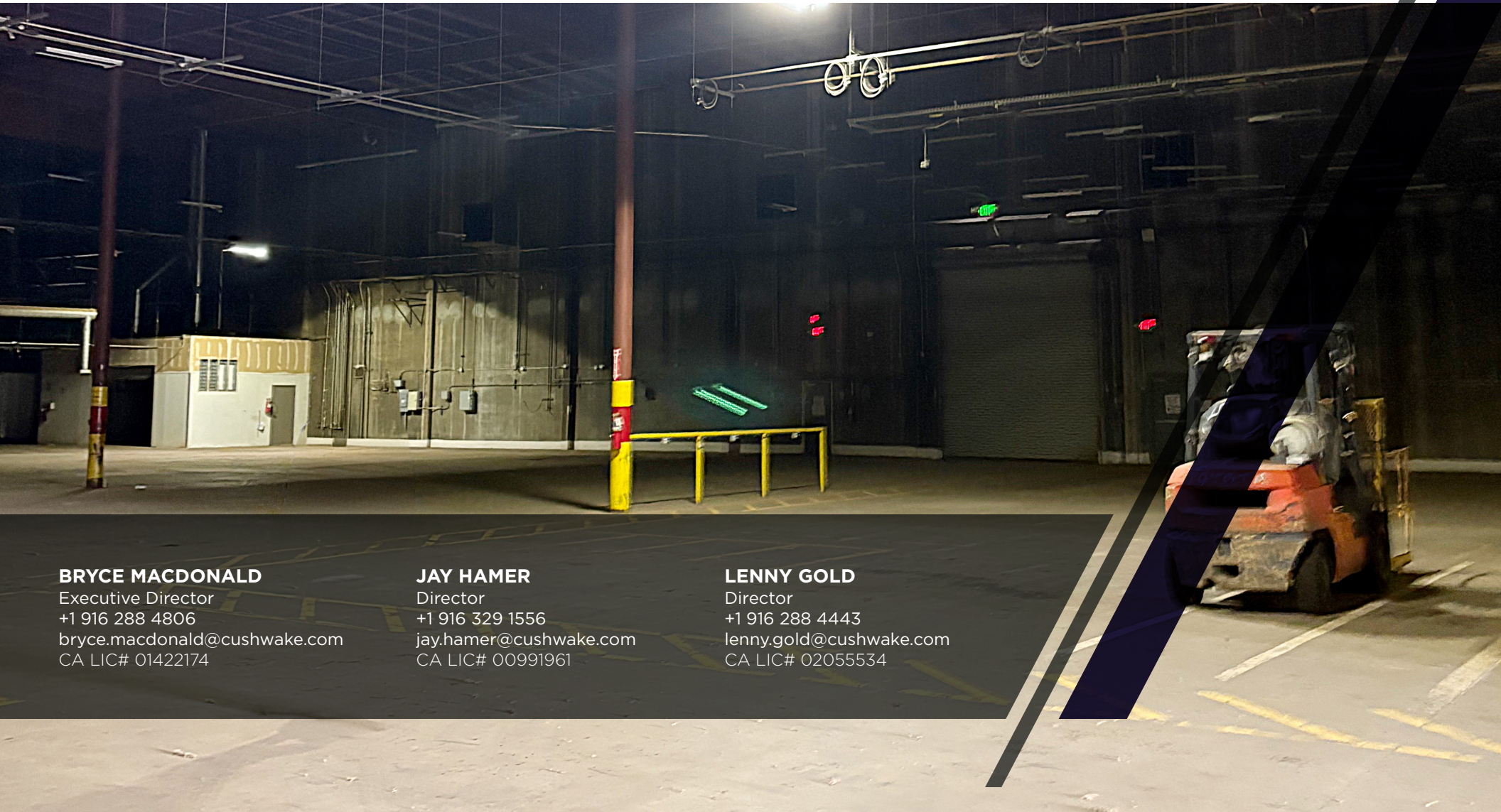
Shared
Canopy
11,000 sf

WHS B
21,000 sf

PROPERTY AERIAL MAP



Gridley is located in Butte County, 29 miles south of Chico and 56 miles north of Sacramento. Gridley is one of the world's most fertile regions, producing the best olive oils, fruit, rice & nuts in the state.



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