



# 1980 KUSEL ROAD

*±7,200 - 157,000 SF of Industrial  
Space Available For Sale/For Lease*

OROVILLE, CA 95966

1980 KUSEL ROAD

# EXECUTIVE SUMMARY

Kidder Mathews is pleased to present 1980 Kusel Road in Oroville CA for lease or sale. This property represents a unique mix of roof coverage and exterior storage that is difficult to find anywhere in California. The potential for rail service and heavy power adds additional utility for a broad segment of industrial users. 157,000 SF under-roof over multiple structures, grade and dock-high loading, and 5+ acres of exterior secured storage at half the occupancy cost of almost anything comparable. Approximately 2 hours from the Bay Area, Redding, and Reno. Just over an hour drive to Sacramento. Proactive ownership and City Development make this a great business option for a Northern California facility.

AVAILABLE FOR SALE OR LEASE

## INDUSTRIAL FACILITY FACTS

BUILDING SIZE	±157,000 SF
LOT SIZE	±21.06 AC
YEAR BUILT	1990, renovated 2020
ZONING	HI-Heavy Industrial
NEWLY REFURBISHED BUILDING	<ul style="list-style-type: none"><li>- Updated electrical</li><li>- Updated fire suppression</li><li>- Clean phase 2 ESA</li><li>- Over 5 acres of exterior storage</li><li>- Fully fenced</li><li>- Secured, gated access</li><li>- Previous rail spur through property</li></ul>

*\$0.39/SF*

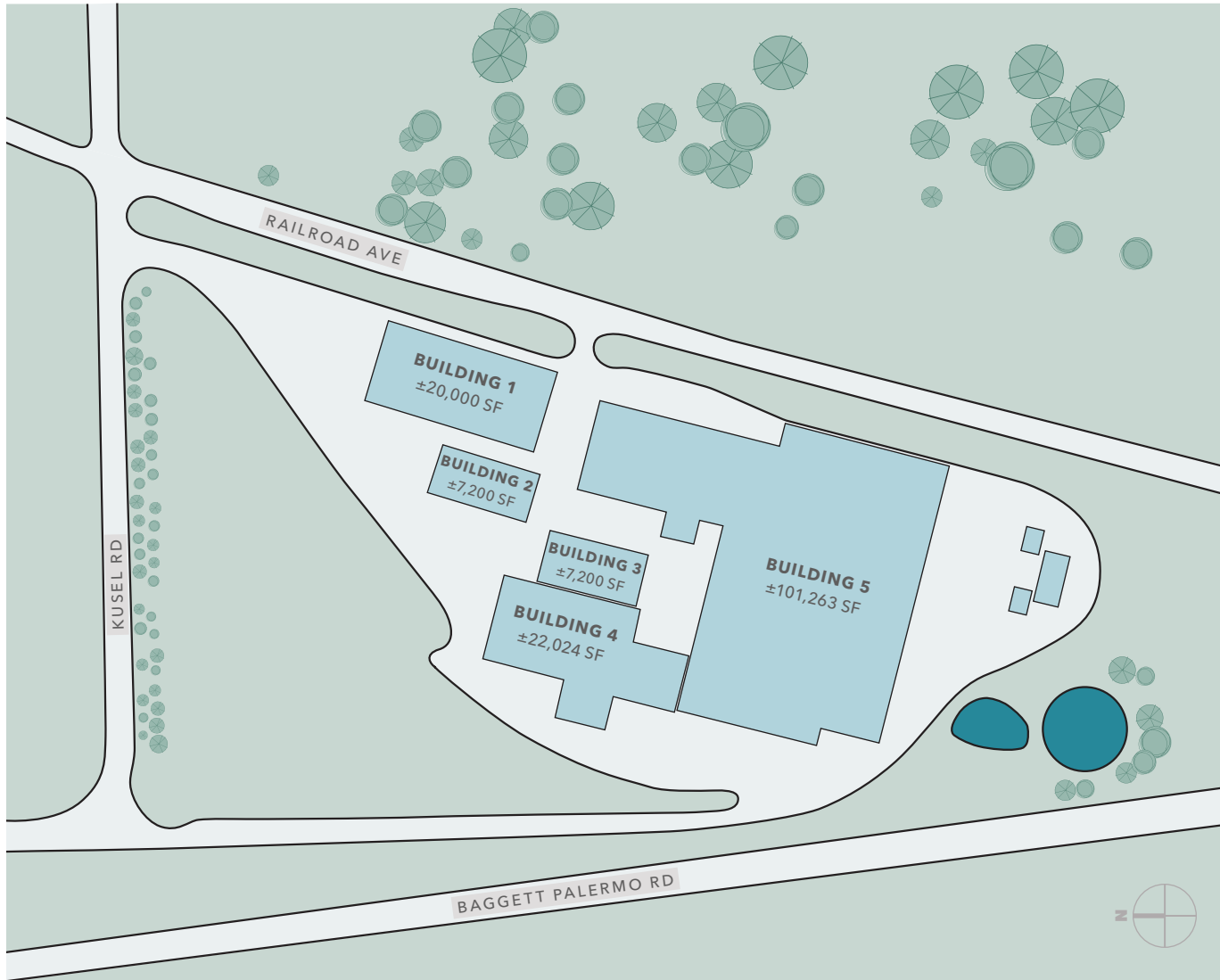
NNN LEASE RATE (SF/MO)

*CONTACT BROKER*

FOR SALE PRICE

KIDDER MATHEWS

# SITE PLAN



±157,000 SF

AVAILABLE

\$0.39 NNN

LEASE RATE (SF/MO)

NOW

AVAILABLE

# HIGHLY- ACCESSIBLE LOCATION

Close to Lake Oroville, Chico,  
and Yuba City

Conveniently located near major  
confluences Highway 99, Highway 70,  
and Highway 162

**1 HR**

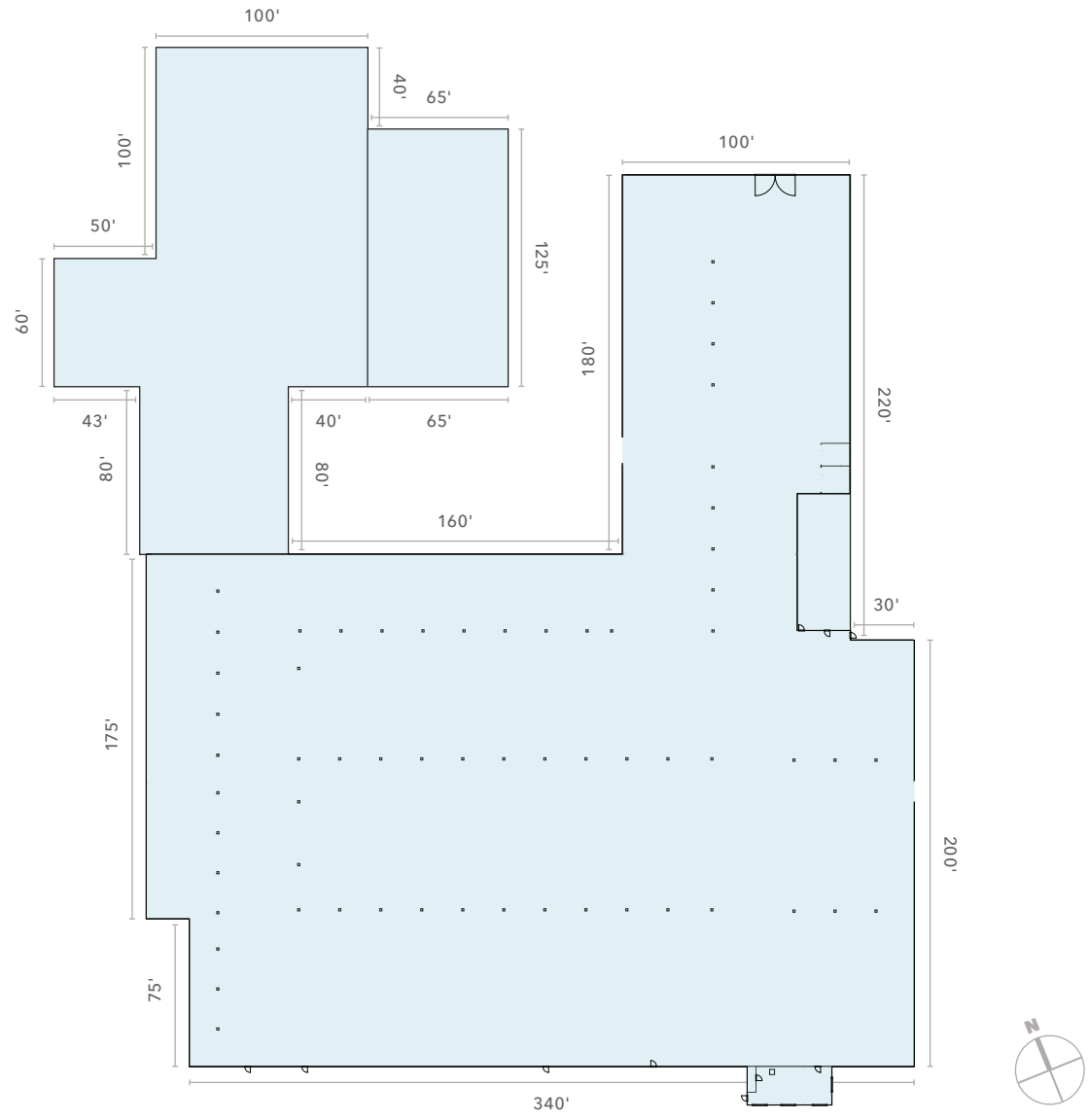
TO SACRAMENTO

**2 HR**

TO BAY AREA, RENO,  
REDDING



# FLOOR PLAN WITH COLUMNS







# 1980 KUSEL ROAD

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*Exclusively presented by*

**SEAN GALLINGER**

916.751.3604

sean.gallinger@kidder.com

LIC N° 01944291

**KIDDER.COM**

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