

FOR SALE /
LEASE



Burney Warehouse

38227 California 299
Burney, CA 96013



Scott Pewitt

530.227.2004

scott.pewitt@expcommercial.com
www.expcommercial.com

Section 1

Property Information



Property Summary

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PROPERTY DESCRIPTION

Located along California State Route 299 corridor in Burney, this insulated industrial warehouse offers an opportunity for an owner-user, investor, or tenant seeking flexible industrial or automotive space serving the greater Intermountain region. The property features two 14' x 12' roll-up doors, functional warehouse/shop configuration, and a history of automotive body shop use. Positioned to service Burney, Fall River Valley, Old Station, and surrounding communities, the location supports a variety of industrial, contractor, automotive, manufacturing, storage, or service-related uses. Existing business equipment may also be available separately and are negotiable.

PROPERTY HIGHLIGHTS

- - Insulated warehouse with two 14' x 12' roll up doors
- - Previous use as a body shop
- - Option for business inclusion and negotiability
- - Servicing Fall River, Old Station, Burney, and the surrounding area
- - Single-story industrial facility with durable construction and

OFFERING SUMMARY

Sale Price:	\$689,000
Lease Rate:	\$0.70 SF/month (NNN)
Available SF:	7,745 SF
Lot Size:	47,916 SF
Building Size:	7,745 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	8	26	103
Total Population	19	66	254
Average HH Income	\$41,482	\$42,725	\$41,190

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Located along California State Route 299 corridor in Burney, this insulated industrial warehouse offers an opportunity for an owner-user, investor, or tenant seeking flexible industrial or automotive space serving the greater Intermountain region. The property features two 14' x 12' roll-up doors, functional warehouse/shop configuration, and a history of automotive body shop use. Positioned to service Burney, Fall River Valley, Old Station, and surrounding communities, the location supports a variety of industrial, contractor, automotive, manufacturing, storage, or service-related uses. Existing business equipment may also be available separately and are negotiable.

LOCATION DESCRIPTION

Positioned within the Burney trade area of eastern Burney, the location serves as a regional hub for surrounding communities including Fall River Valley, Old Station, and the greater Intermountain region. The area benefits from frontage along California State Route 299, providing connectivity between Redding and northeastern California markets. Nearby points of interest include Burney Falls, Hat Creek, and Burney Mountain. The area supports a mix of industrial, agricultural, forestry, automotive, and service-related businesses, making the location well suited for manufacturing, warehouse, contractor, automotive, or regional service operations. Business acquisition opportunities associated with the property may also be available and are negotiable.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- - Insulated warehouse with two 14' x 12' roll up doors
- - Previous use as a body shop
- - Option for business inclusion and negotiability
- - Servicing Fall River, Old Station, Burney, and the surrounding area
- - Single-story industrial facility with durable construction and expansive clear spans
- - Multiple drive-in bays streamlining loading operations
- - Secured fenced perimeter enhances property protection
- - Ample on-site parking accommodates employees and visitors
- - High ceilings support extensive racking or crane systems
- - Heavy-power infrastructure ideal for demanding manufacturing equipment
- - Interior offices separate administrative functions from production
- - Compressed air capability integrated for precision tooling
- - Energy-efficient lighting reduces operational costs
- - Centralized HVAC maintains consistent interior environments
- - Finished break rooms promote employee comfort
- - Concrete aprons support large-vehicle circulation
- - Outdoor staging yard accommodates overflow storage
- - Efforts maintained for immediate occupancy readiness

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Section 2

Location Information

Regional Map

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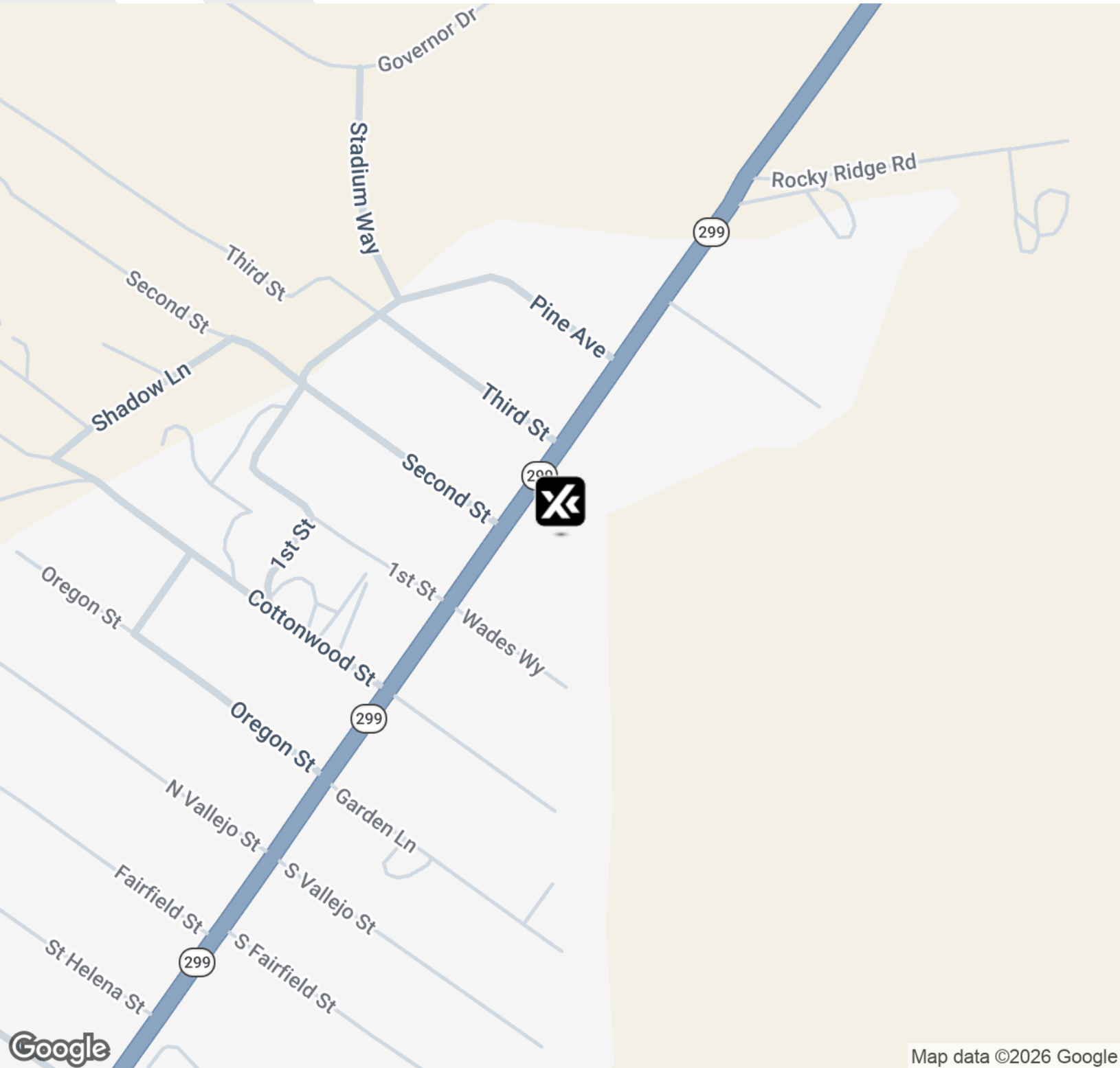
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Location Map

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Section 3

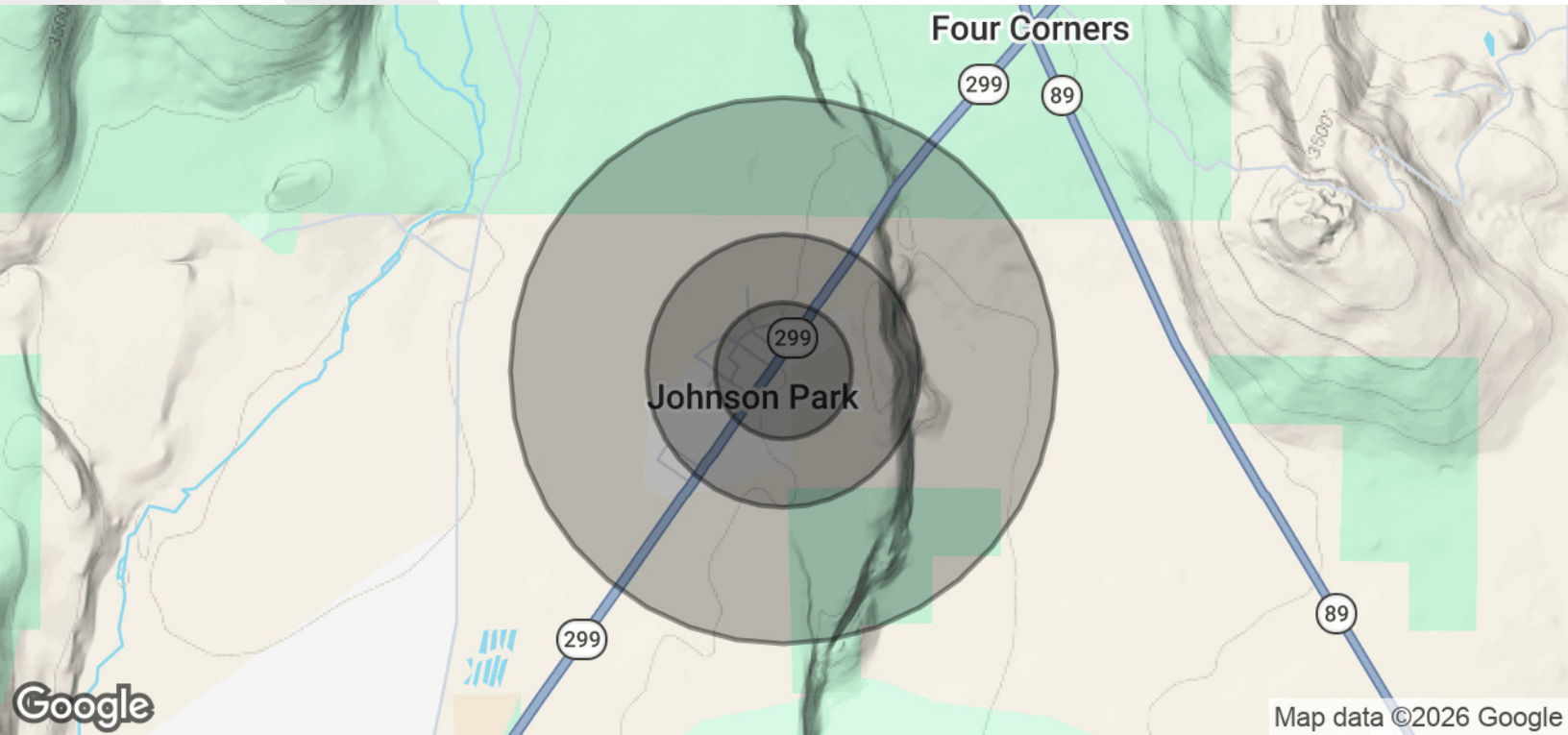
Financial Analysis

Section 4

Demographics

Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	19	66	254
Average Age	48.7	46.7	46.3
Average Age (Male)	51.7	49.5	49.1
Average Age (Female)	46.9	45.0	44.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	8	26	103
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$41,482	\$42,725	\$41,190
Average House Value	\$242,490	\$233,062	\$215,159

2023 American Community Survey (ACS)

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Section 5

Advisor Bios

Advisor Bio 1

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SCOTT PEWITT

Senior Advisor

scott.pewitt@expcommercial.com

Direct: 530.227.2004 | Cell: 530.227.2004

CalDRE #01887963

PROFESSIONAL BACKGROUND

Scott Pewitt has been working with business owners and investors since 2011. Scott launched eXp Commercial seeing a need for responsive, relationship-based commercial real estate services. Scott is passionate about strategically helping people build or rebuild their net worth through commercial real estate.

Scott's favorite past times include traveling, backpacking, hiking, family time, The Art of Personal Mastery, and his pursuit playing Pickleball on his journey to the U.S. Open. He and his wife Deanna have a blended family of seven kids, all of whom are entrepreneurs in their own right.

EDUCATION

California Broker's License
California Business Broker
International Business Broker

eXp Commercial
2603 Camino Ramon Suite 200
San Ramon, CA 94583
855.451.1236

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