



1980 KUSEL ROAD

*±7,200 - 159,000 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. 159,000 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 | ±159,000 SF |
| LOT SIZE | ±21.06 AC |
| YEAR BUILT | 1990, renovated 2020 |
| ZONING | HI-Heavy Industrial |
| NEWLY REFURBISHED BUILDING | <ul style="list-style-type: none">- Updated electrical- Updated fire suppression- Clean phase 2 ESA- Over 5 acres of exterior storage- Fully fenced- Secured, gated access- Previous rail spur through property |

\$0.39/SF

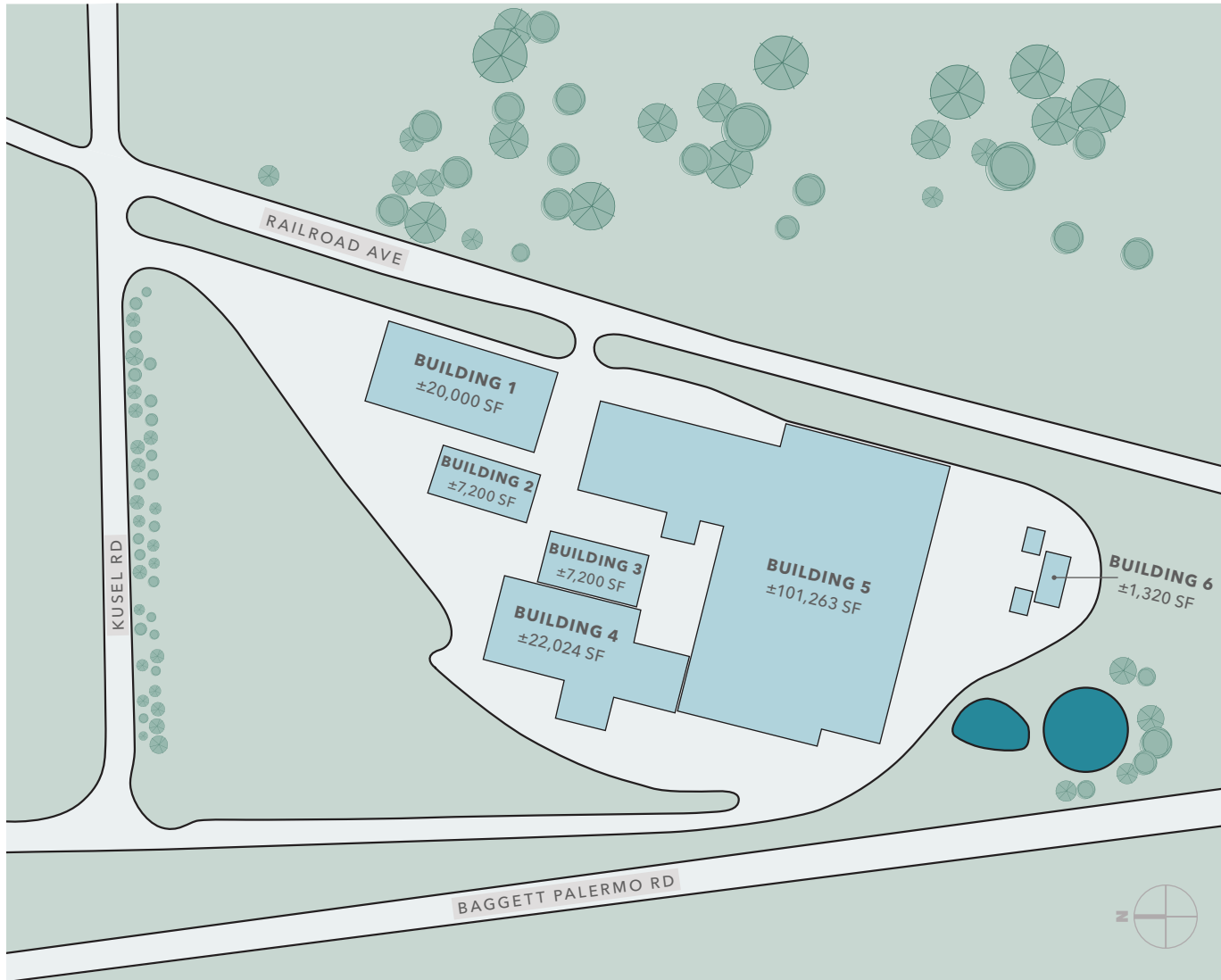
NNN LEASE RATE (SF/MO)

CONTACT BROKER

FOR SALE PRICE

KIDDER MATHEWS

SITE PLAN



±159,000 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

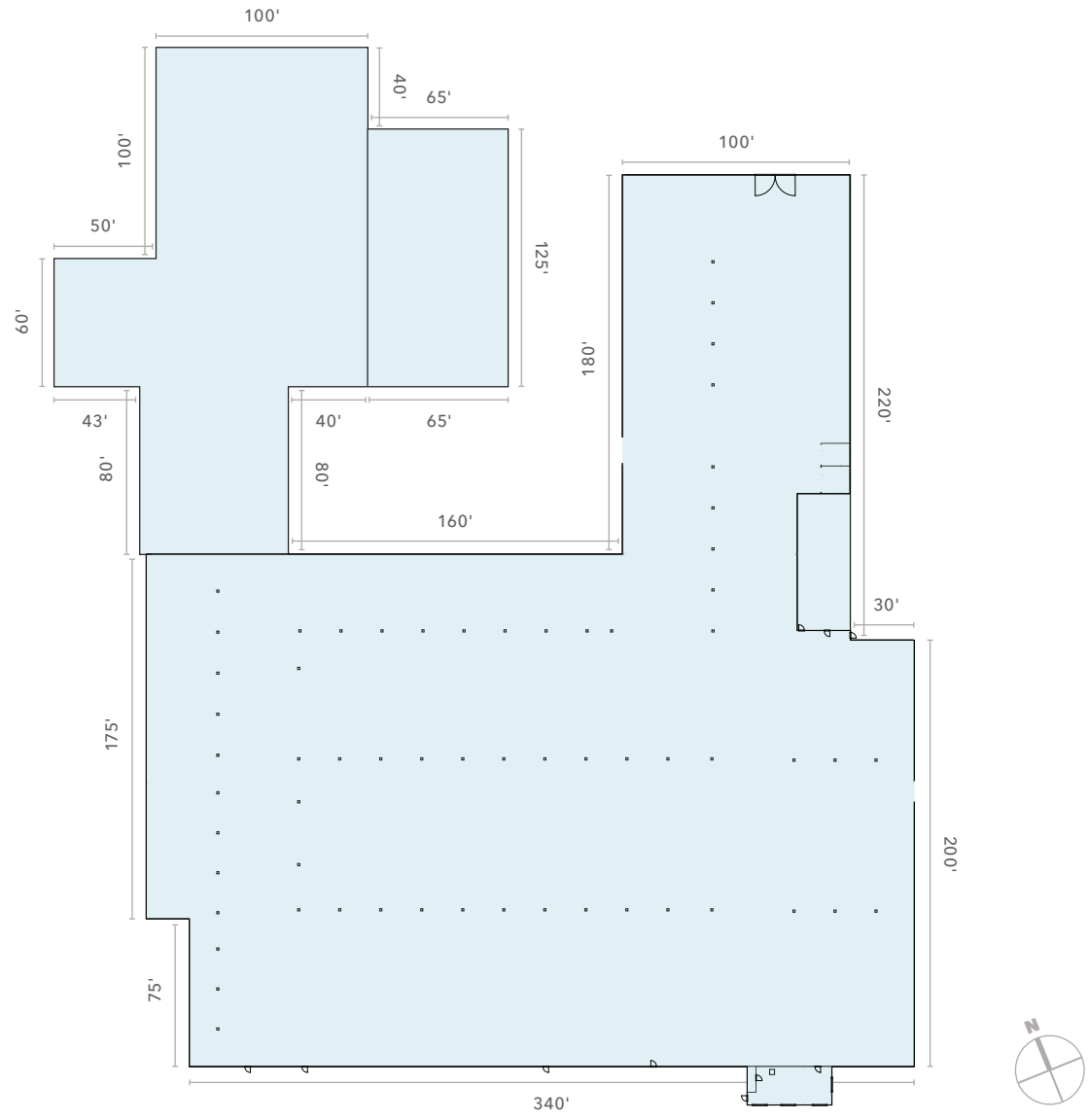
TO SACRAMENTO

2 HR

TO BAY AREA, RENO,
REDDING



FLOOR PLAN WITH COLUMNS



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KIDDER MATHEWS



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