

3058

HIGHWAY 45

GLENN | CA

For Lease

±594-18,000 SF

Flexible industrial and office space with yard areas in Glenn, CA

- Multiple industrial buildings available with flexible layouts and occupancy options.
- Warehouse, manufacturing, distribution, storage, and service-related use opportunities.
- Highway 45 frontage provides visibility and convenient regional access.

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

3058 Highway 45 offers flexible industrial and commercial space within a multi-building industrial park designed to accommodate a variety of operational needs. The property features multiple industrial buildings with warehouse, manufacturing, distribution, storage, office, and service-oriented configurations available. Flexible suite sizes and layouts provide opportunities for both small and large users, while available yard areas support equipment storage, outdoor operations, and business expansion. The campus-style setting includes ample circulation space for trucks and industrial traffic, creating a functional environment for agricultural, logistics, and industrial occupants.

Located along Highway 45 in Glenn, California, the property benefits from highway frontage and visibility within the Sacramento Valley's agricultural corridor. Approximately 15 minutes from Chico, the site offers convenient access to regional transportation routes, agricultural production areas throughout Glenn and Butte Counties, and surrounding labor markets. The central location provides connectivity to agricultural processing facilities, distribution networks, and nearby communities, making it well suited for industrial, agribusiness, logistics, and service-related operations. Ample on-site circulation areas support truck maneuverability, equipment access, and day-to-day industrial functionality.



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AVAILABILITY AND PRICING



SUITE	AVAILABILITY	SF
2	Available	18,000
3	Available	6,000
4A	Available	17,700
4B	Available	18,000
4C	Leased	6,000
5	Leased	12,000
6A	Leased	4,100
6B	Leased	8,100
6C	Leased	4,100
6D	Leased	3,150
6E	Available	3,200
6F	Available	1,650
13/14	Available	3,428
15	Available	594

PRICING

Warehouse Space \$0.35-0.50/SF/Month
 Office Space \$0.75/SF/Month

- AVAILABLE
- LEASED
- SUBJECT PROPERTY



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PROPERTY PHOTOS

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ABOUT CHICO, CA



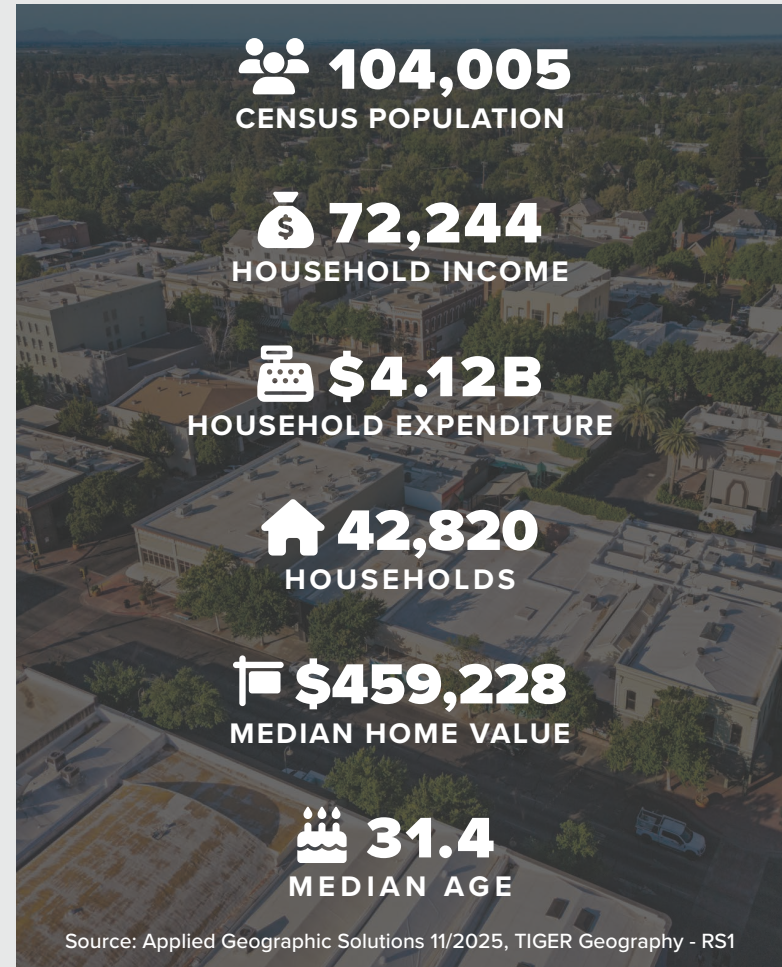
Chico, the most populous city in Butte County and fastest growing city in the state of California, is located at the northeast edge of the Sacramento Valley. As of the 2020 Census, Chico's population was 103,620, increasing to 104,005 after the 2018 Camp Fire displaced many Paradise residents who moved to Chico.

As the cultural, economic, and educational hub of the northern Sacramento Valley, Chico is home to California State University, Chico, the Sierra Nevada Brewing Company, and Bidwell Park, the 26th largest municipal park in the country.

Chico is experiencing significant investments across retail, infrastructure, residential, healthcare, and education sectors. This growth highlights the city's attractiveness as a business and residential hub, with a dynamic and expanding economy.

For businesses considering expansion, Chico offers a vibrant market with ample opportunities. Real estate investors will find a promising landscape with rising property values. For residents, Chico provides a high quality of life with its urban amenities and natural beauty.

Chico's growth and investment make it a prime destination for success and prosperity. Whether you are looking to expand your business, invest in real estate, or find a vibrant community, Chico offers opportunities for growth, innovation, and quality of life.



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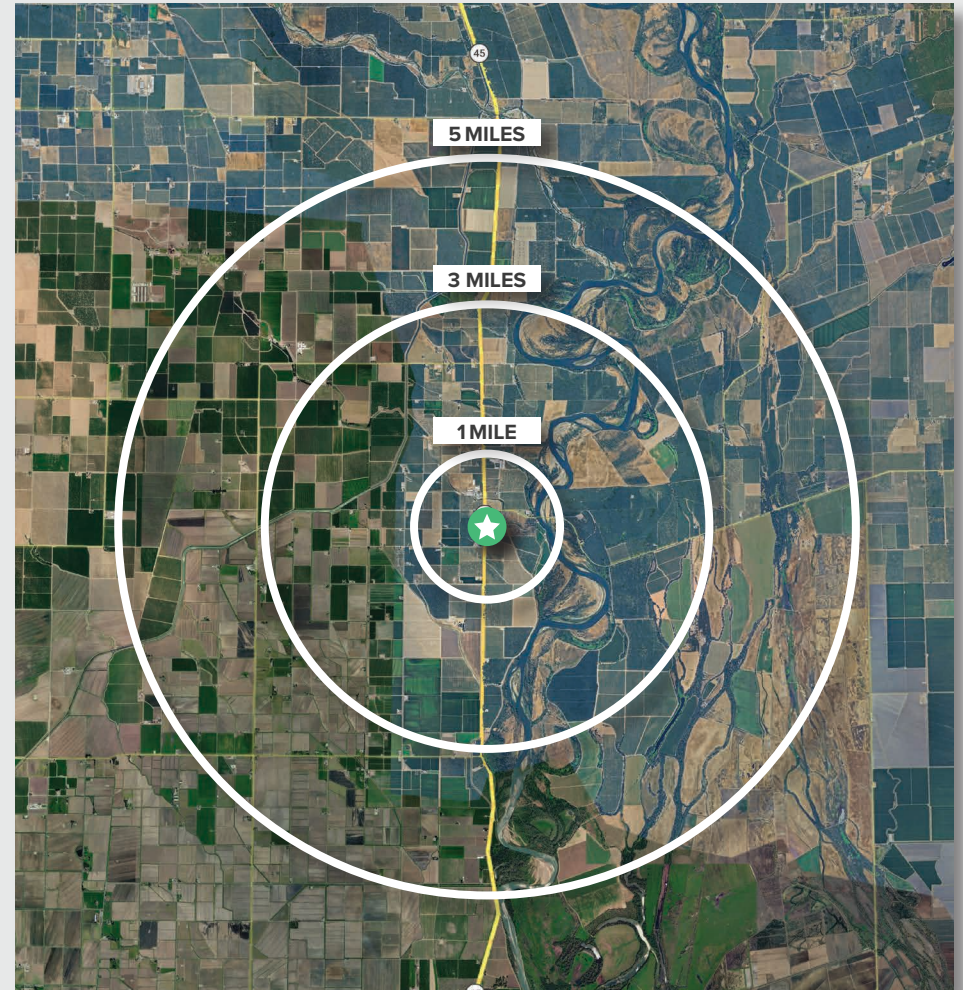


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REGIONAL DEMOGRAPHICS

3058
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	68	297	663
2020 Census Population	49	279	677
2010 Census Population	52	297	723
2025 Median Age	41.4	41.2	40.8
HOUSEHOLDS			
2025 Estimated Households	26	112	246
2020 Census Households	19	106	252
2010 Census Households	20	113	269
INCOME			
2025 Estimated Average Household Income	\$87,755	\$91,152	\$93,038
2025 Estimated Median Household Income	\$71,666	\$74,843	\$75,733
BUSINESS			
2025 Estimated Total Businesses	12	25	44
2025 Estimated Total Employees	55	164	257



Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

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