

FOR SALE INDUSTRIAL/WAREHOUSE BUILDING 801 Washington Street; Gridley, CA



Lot Size/APN: 1.19 acres (51,836sf); 010-250-034

Zoning: M-1 Industrial

Building Improvements: 20,790sf± wood frame/stucco building comprised of about 1,980sf± of office space; 14,465sf± warehouse and 4,345sf± covered canopy. The office area has three (3) office areas, break room, and two (2) bathrooms. 15'± clear height. Ten (10) rollup doors of various sizes. Two (2)-400 amps service, three phase power with four (4) electric meters (1- office area and 3-warehouse areas).

Site Improvements: Fenced and mostly graveled.

Sales Price: **\$675,000.00** Cash or terms acceptable to Seller

Comments: This property is well located and easily accessible. The building was totally renovated in 2008, its layout offers the opportunity for one or more users.

FOR FURTHER INFORMATION CONTACT

Fred Northern
(530)671-0000(O)
(530)701-5216 (C)
CA RE LIC#01075027

The above information was furnished by the owner and/or from public records and is believed to be reliable. However, this information is not warranted or guaranteed accurate or correct, and no warranty or guarantee is expressed or implied. All information is subject to independent verification by prospective Buyer's/Tenant's to determine to their satisfaction the suitability of the property for their intended use.

COMMERCIAL REAL ESTATE BROKERAGE • CA BRE #00656378

Building Area	20,790 square feet (GBA)
Finished Office Area	1,948 square feet (9.4%)
Effective Age	Five years or less
Remaining Econ Life	40 to 45 Years
Foundation/Floors	Concrete Footings/ 6" concrete slab floors
Exterior Walls	Colored Stucco; 22' & 16" height with 12" parapet
Roof Covering	Hot mopped or torched roof, low profile roof pitch
Roof Type	Shed roof with a 1:12 foot pitch
Roof Framing	Manufactured trusses with 6" x 34" Glulam beams
Framing	Perimeter wood studded walls and 15' height to plates
Clearance	15' clear span height for majority of area.
Insulation	None noted in warehouse area.
Warehouse Lighting	High bay energy lighting
Warehouse Sprinklers	None
Warehouse Rollup Drs	4- (8'x 8'), 2-(10'x10'), 3-(12'x12') and 1-13'x10'.
Electrical Service	2- 400 amps service, new electrical wiring, 3-phase, 4 electric meters (1- office and 3-warehouse areas).
HVAC	Central heat/cool in front office only. None noted in the general warehouse area.
Office Walls	Painted drywall, 10' ceiling height for office areas, anodized double pane windows.
Office Floor Coverings	Carpet and tile
Office Lighting	Fluorescent
Plumbing	Two office bathrooms and one warehouse bathroom
Condition:	No major building inadequacies noted. Overall condition is estimated to be between good to new.
Site Coverage Ratio	40.44%

KEY NOTES

1. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE.
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BUILDING DATA

1. BUILDING TYPE: COMMERCIAL
2. BUILDING NAME: HARO DISTRIBUTING
3. BUILDING ADDRESS: 801 WASHINGTON AVE, GRIDLEY, CA 95728
4. BUILDING OWNER: HARO DISTRIBUTING
5. BUILDING DESIGNER: [FIRM NAME]
6. BUILDING DATE: [DATE]
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WALL SCHEDULE

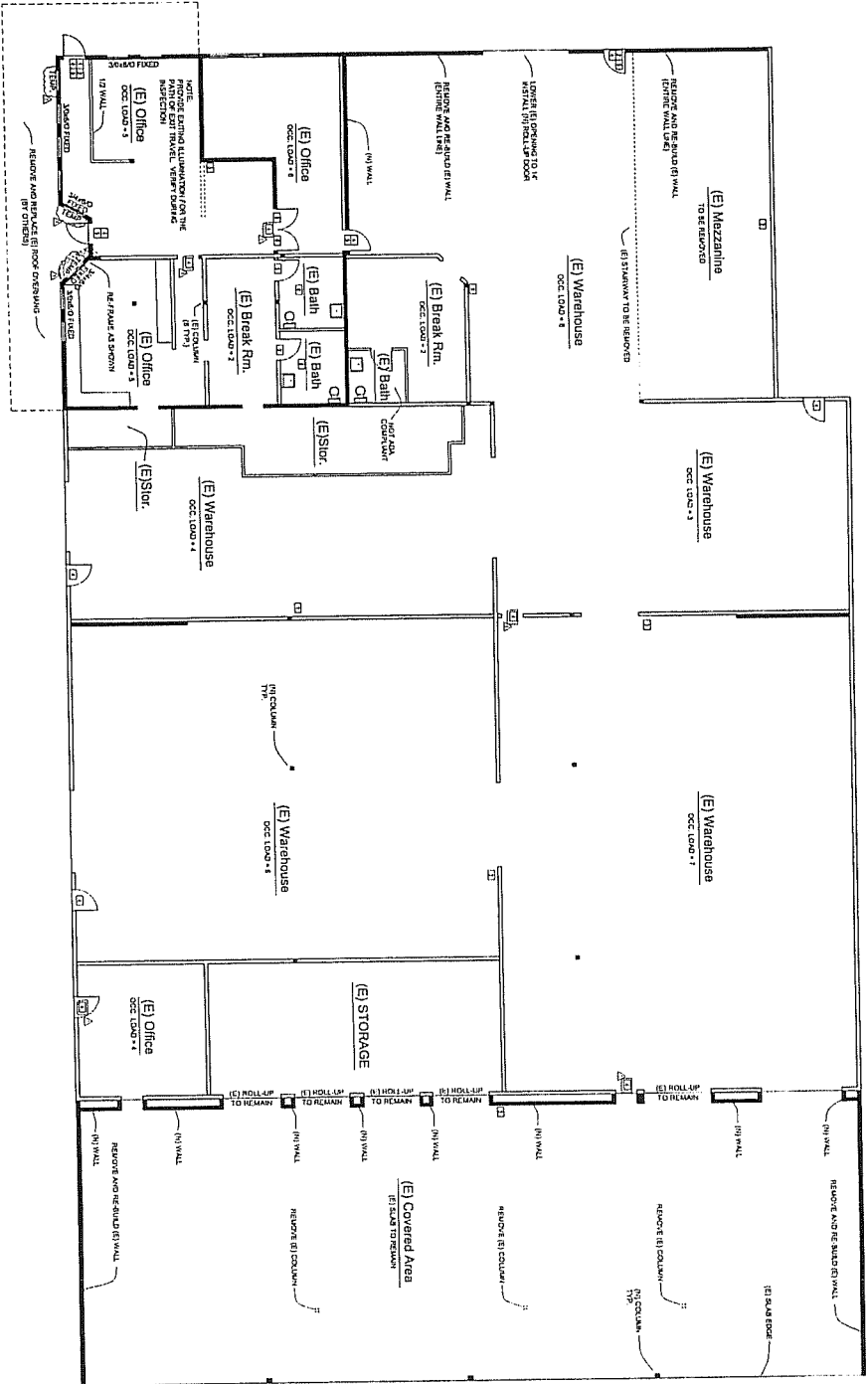
1. EXISTING WALLS TO REMAIN
2. NEW WALLS WITH 1/2" Gypsum Board
3. NEW WALLS WITH 5/8" Gypsum Board
4. NEW WALLS WITH 1" Gypsum Board
5. NEW WALLS WITH 1 1/2" Gypsum Board
6. NEW WALLS WITH 2" Gypsum Board
7. NEW WALLS WITH 2 1/2" Gypsum Board
8. NEW WALLS WITH 3" Gypsum Board
9. NEW WALLS WITH 3 1/2" Gypsum Board
10. NEW WALLS WITH 4" Gypsum Board

PROJECT COMPLIANCE W/ CBC 1134-B

1. ACCESSIBLE ENTRANCE: [DETAILS]
2. ACCESSIBLE ELEVATOR: [DETAILS]
3. ACCESSIBLE TELEPHONE: [DETAILS]
4. ACCESSIBLE SIGNAGE: [DETAILS]
5. ACCESSIBLE PARKING: [DETAILS]
6. ACCESSIBLE TOILETS: [DETAILS]
7. ACCESSIBLE SHOWERS: [DETAILS]
8. ACCESSIBLE RECEPTION: [DETAILS]
9. ACCESSIBLE STORAGE: [DETAILS]
10. ACCESSIBLE OFFICE: [DETAILS]

TACTILE EXIT SIGNAGE

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REF. NORTH

NEW FLOOR PLAN



SUBMITTAL SET

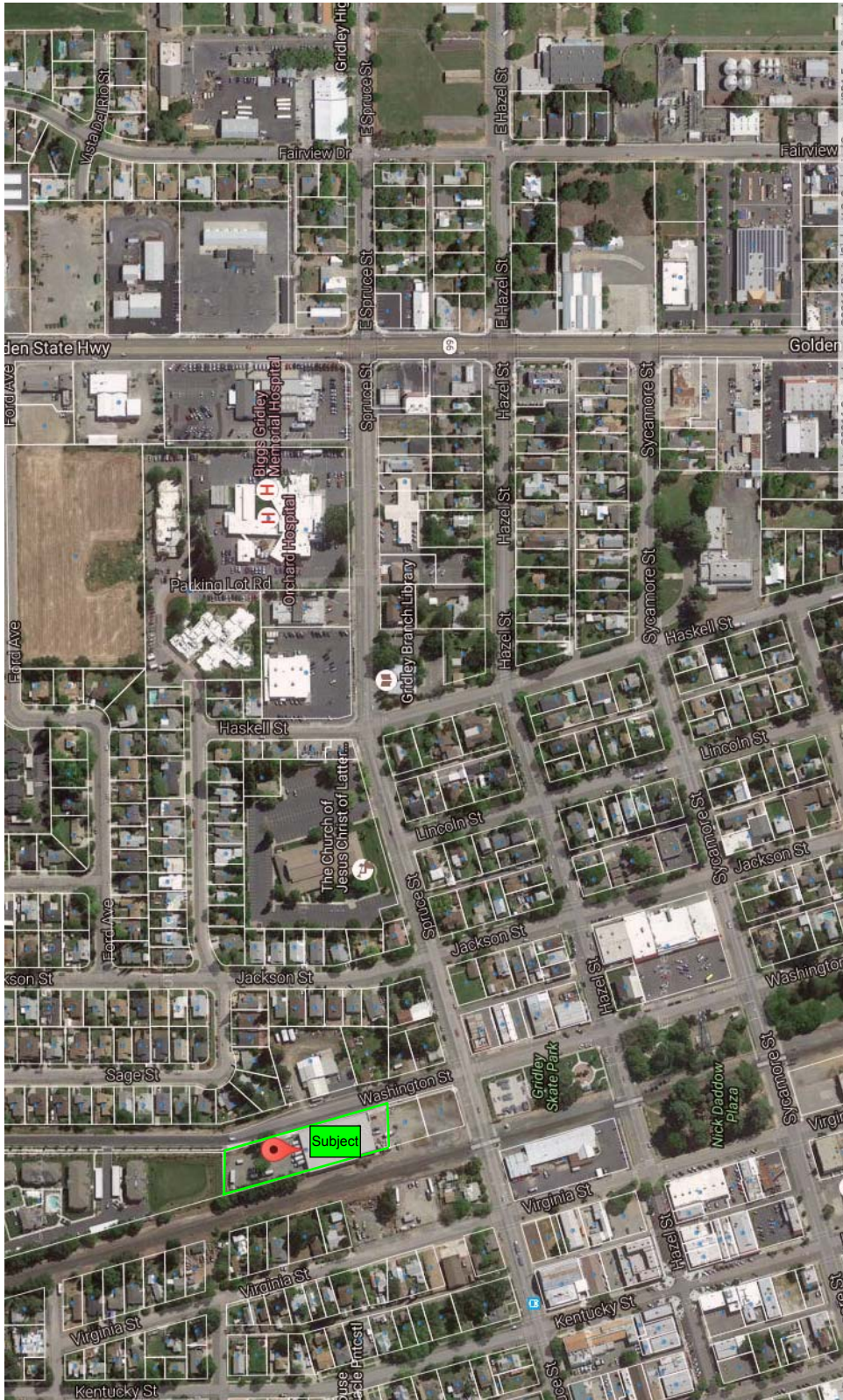


30 MINUTE PREPARE CIRCUIT
CIRCUIT, CALIFORNIA 95728

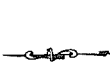
REPAIR PLAN FOR: HARO DISTRIBUTING
PROJECT LOCATION:
801 WASHINGTON AVE.
GRIDLEY, CALIFORNIA

DESIGN: [FIRM NAME]
DATE: [DATE]
SCALE: 1/8"=1'-0"
SHEET: 140
A-1





PTN. S.E. 1/4 SEC. 36, T.18N. R.2E. M.D.B.&M.

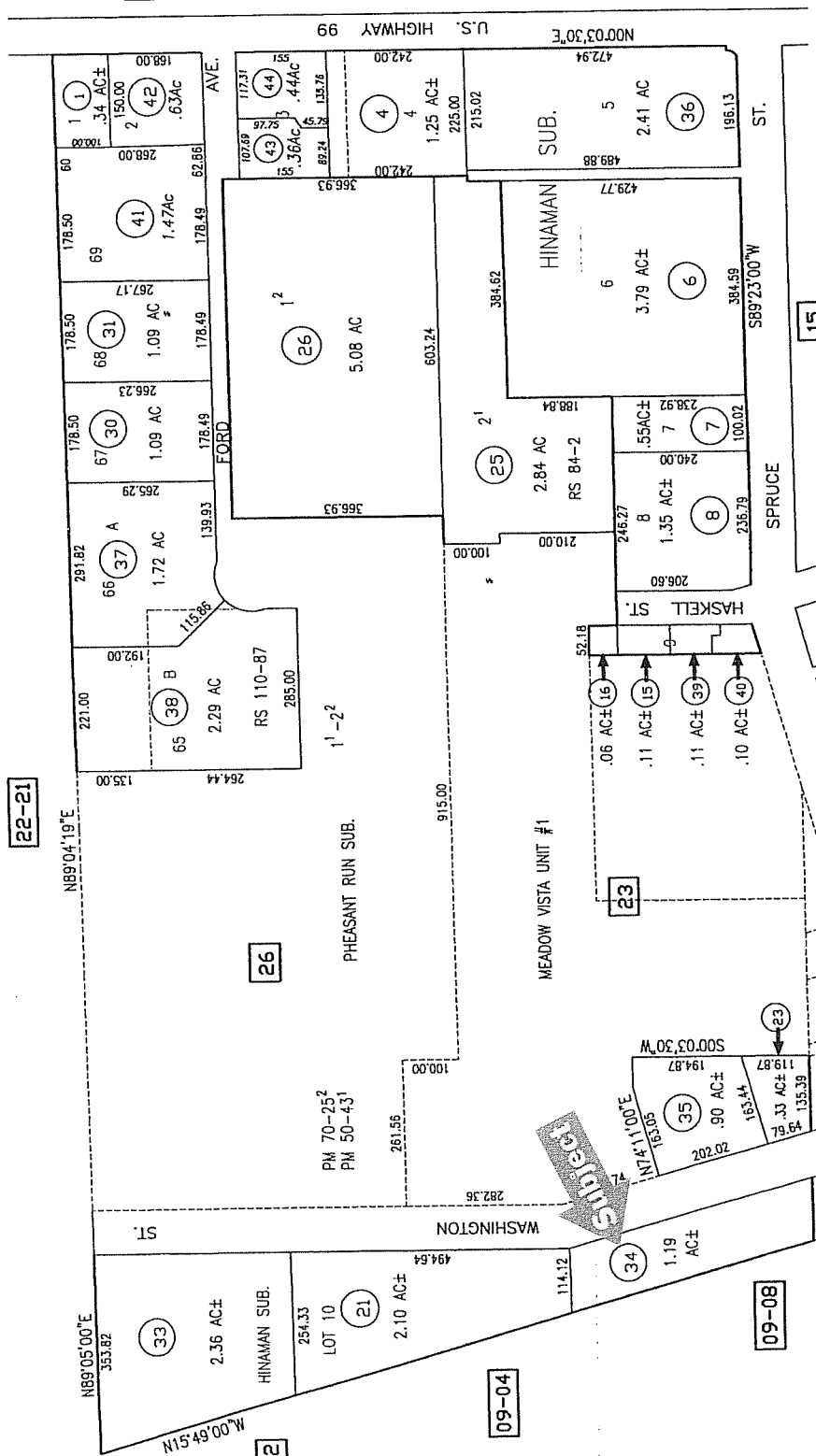


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Butte County Assessor's Map
Book 10, Page 25

CREATED BY	SDT	CREATED ON
REVISED BY	DBI	REVISED ON 10-28-2004
FILE NAME	10-25	EFFECTIVE 2003-06 ROLL
Compiled By The Butte County Assessor's Office		

NOTE: ALL INFORMATION SHOWN ON ASSESSOR'S MAPS ARE FOR INFORMATIONAL PURPOSES ONLY. NO WARRANTY IS ASSURED FOR THE ACCURACY OF THE DATA SHOWN.

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ST.

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HINAMAN SUB. 22 W.O.R. 14

09-02

09-04

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