

2644 Hegan Ln

2644 Hegan Ln, Chico, CA 95928



Price: \$8,000,000

100,000 SF concrete tilt up facility on 6 acres, designed and constructed for high hazard manufacturing and warehousing. 92,098 square feet of open warehouse with three partitioning walls. 7902 square feet of open build to suit office space with stained and polished concrete floors. 25,000 to 50,000 SF expansion possible. New vented skylights, doors and roof coolers. Can be demised. 3 recessed docks, 4 grade level roll-ups. Completely fenced yard.

Group Occupancy Summary SF

H3 High Hazard Group 34,800

B2 Warehouse 21,600

B2 Warehouse 24,498

H2 High Hazard Group 11,200

B2 Office 7,902

Total 100,000

Parcel Land Area 261,360

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Located in the Hegan Lane business Park, Chico's largest and most successful industrial region. United Parcel Service main hub is located in the business park.

6 Acre 100,000 SF High Hazard Group H-2 & H-3 Manufacturing Facility

Mark Snyder

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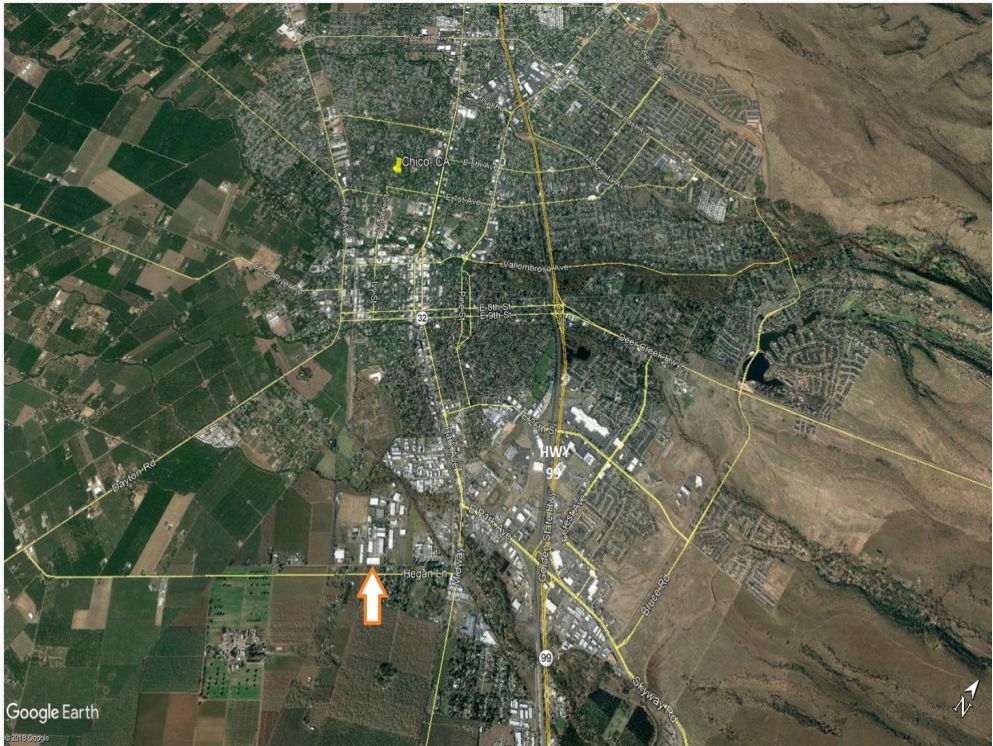
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Property Photos



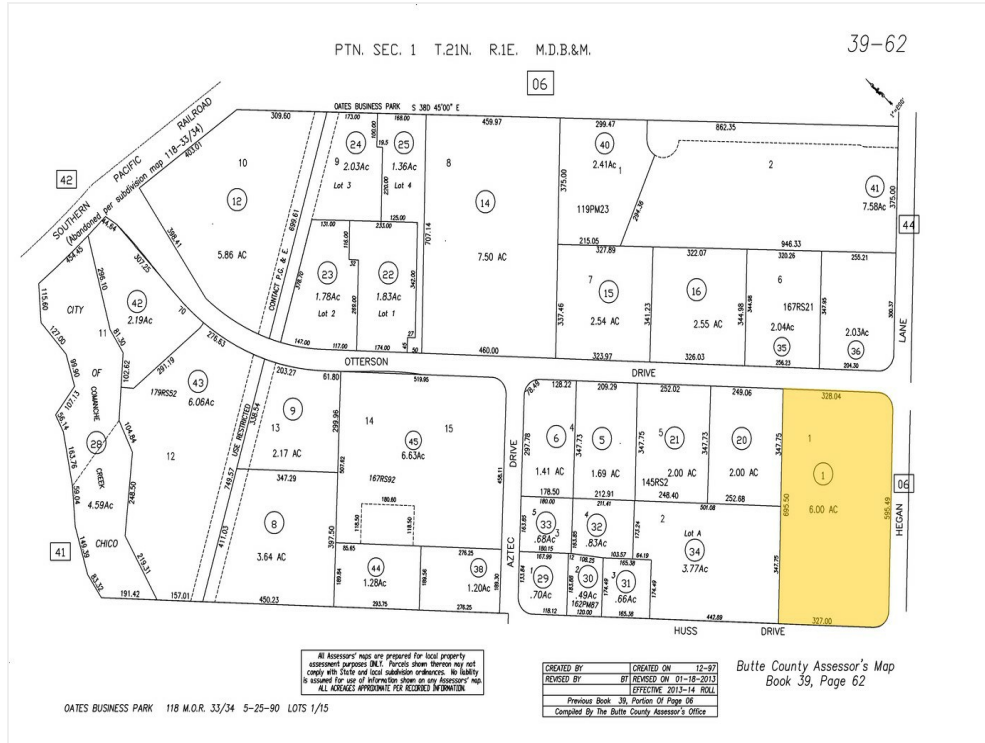
2644 Hegan Ln Building SF



Chico Pic #2

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Property Photos



Plat Map



Hegan Lane

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Property Photos



Hegan Lane Frontage



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Property Photos



20190201_112836



Otterson Drive Entrance

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Property Photos



Otterson Drive / East Side



Back lot

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Property Photos



20190201_114402

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Location

