

FOR LEASE

GROUND LEASE BUILD-TO-SUIT

±2 acres of gravel of fenced yard

Lease Rate: \$0.05 PSF

Ground Lease Rate: \$4,900 NNN/Mo

Four year minimum base term

Optional modular office trailer are extra

Zoning: Industrial M

Commercial zoning, tenant needs to confirm with Glenn County for permitted use/business license issuance prior to occupancy

New 24-hour CFN fueling facility on site

JEFF POST, SIOR

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LIC N° 01264304

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3748 COUNTY RD 99W
ORLAND, CA 95963

SUBJECT
PROPERTY

NAP

CO RD 99W

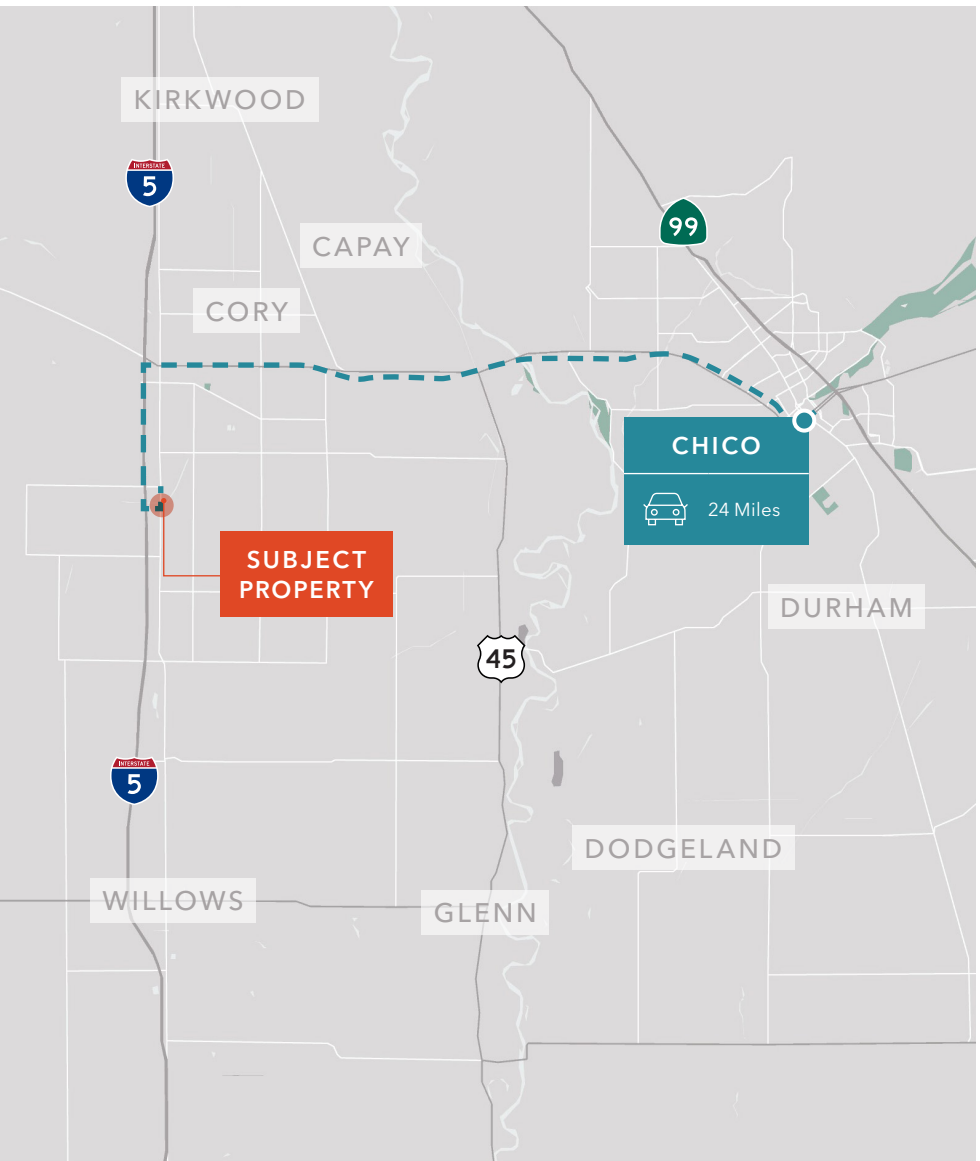
CO RD 27



>0.5 MILES
From I-5



km Kidder
Mathews

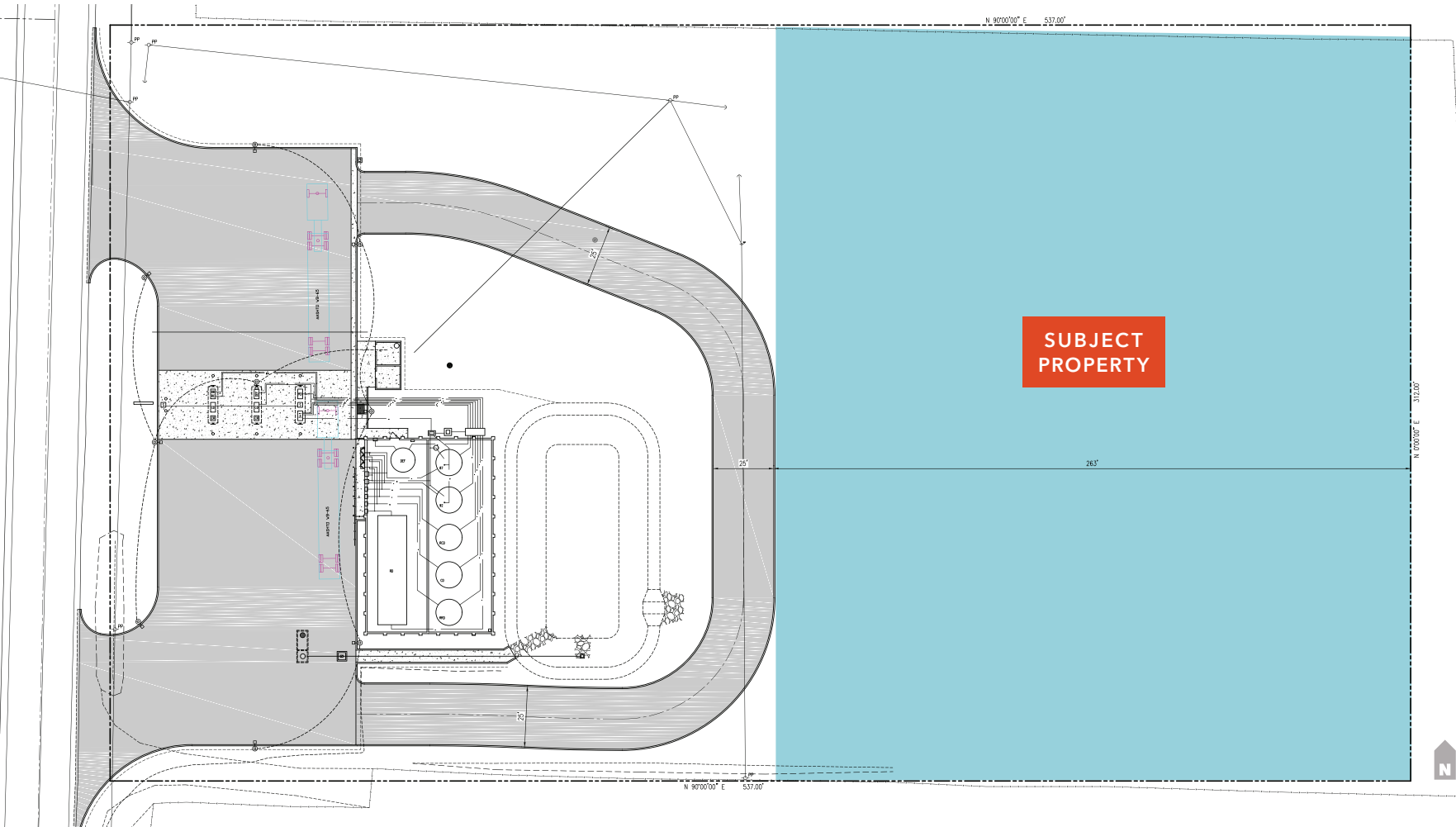


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SITE PLAN



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DRIVING DISTANCES

CHICO	±24 Miles (±35 Min)
RED BLUFF	±36 Miles (±35 Min)
REDDING	±67 Miles (±1 HR)
WILLOWS	±11.5 Miles (±15 Min)
WILLIAMS	±38.6 Miles (±37 Min)
WOODLAND	±79 Miles (±1 Hr 15 Min)
SACRAMENTO	±97 Miles (±1.5 HRS)