

CENTURY 21 COMMERCIAL®

Select Real Estate

FOR SALE

\$5,580,000.00

FOR LEASE

Negotiable

1065 MARAUDER ST, CHICO CA 95973

Office: +/-14,000 SF

Warehouse: +/-69,750 SF

Total building area: +/-83,750 SF

APN 047-560-083-000



<https://bizandland.com/1065>



Executive Summery

PROPERTY OVERVIEW



PROPERTY OVERVIEW

This commercial property features a combined office and warehouse space totaling approximately 83,750 square feet. The layout is designed to support a range of business operations with distinct areas for office and warehouse functionalities.

OFFICE

Size: +/-14,000 SF **Amenities:** Reception area, Private offices, Large cubicle areas, Conference rooms, Kitchenette, Large breakroom, Multi-stall bathrooms

WAREHOUSE

- **Size:** +/- 69,750 SF
- **3 docking sites**
- **4 doors, each 13feet high**
- **A 4th door specifically designed for helicopter access Ceiling height:24feet (22 feet up to the eaves)**
- **A heliport located on the back side of the building for convenient helicopter storage and parking**
- **+/-3,400 SF Mezzanine with forklift gate**

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JASDIP SINGH

Lic. 01877559
(530) 300-4387
JSingh@c21Selectgroup.com

JANICE KIMSEY

Lic. 02138720
(916) 934-8759
Janice.Kimsey@c21selectgroup.com

LARRY FEATHERSTON

Lic. 00582302
(530) 518-5635
LFeatherston@c21selectgroup.com



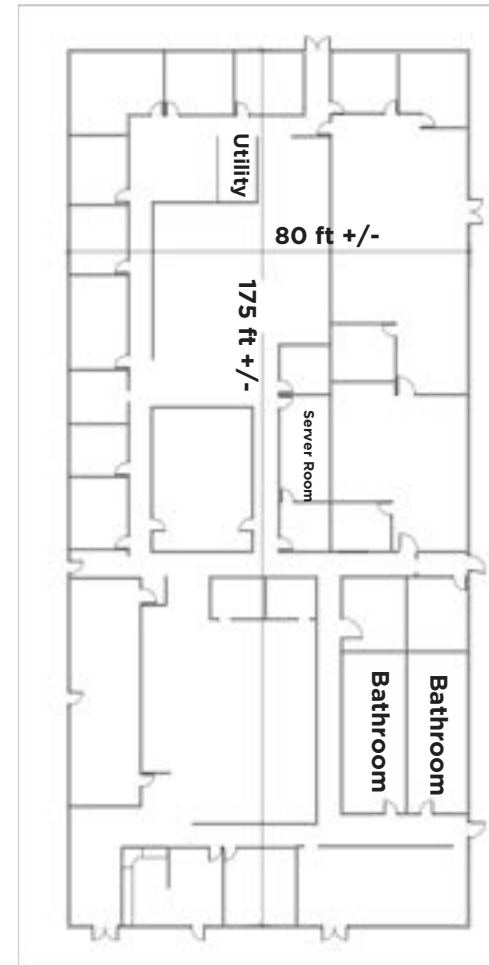
1065 MARAUDER ST | CHICO, CA

OFFICE BUILDING: 14,000 SF +/-



OFFICE

- Reception
- Multiple Offices
- Conference Rooms
- Bathrooms with showers
- Large breakroom with patio



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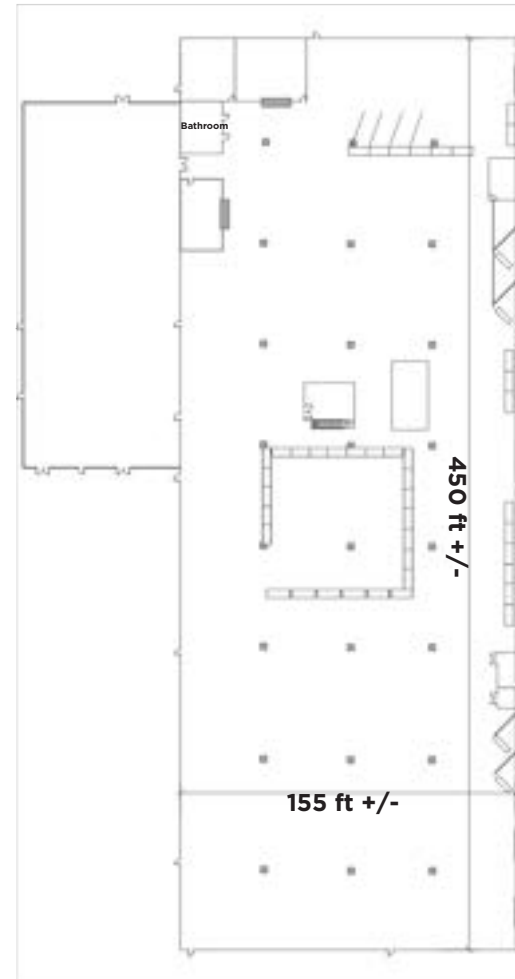
1065 MARAUDER ST | CHICO, CA

WAREHOUSE: 69,750 SF +/-



WAREHOUSE

- 3 Docking sites
- 4 doors 13' high 4th door for the Helicopter
Ceiling height 24' (22' up to the eaves)
- Heliport on the back side of the building with
easy access to store/park the building.
- +/-3,400 SF Mezzanine with forklift access gate
- Large breakroom
- Two multi-stall bathrooms



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Pad for specific helicopter size; new tenant may have to apply for own permit.

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The Area

CHICO



CITY OF CHICO

Chico, California serves as the commercial and economic hub of Butte County, supporting a diverse regional economy anchored by California State University, Chico, healthcare services, agriculture, and light industrial users. With a population of approximately 100,000 residents in the greater Chico area, the city offers a stable workforce, strong consumer base, and consistent demand for warehouse, distribution, and office space. Chico's strategic location along Highway 99 provides efficient north-south connectivity to Sacramento, the Central Valley, and Northern California markets, while its business-friendly environment and comparatively affordable operating costs continue to attract owner-users and investors alike. These fundamentals position Chico as a resilient secondary market with long-term industrial and office demand.

NEARBY AMENITIES



1.2 MILES



1.8 MILES



1.5 MILES



1.6 MILES



0.8 MILES



1.7 MILES

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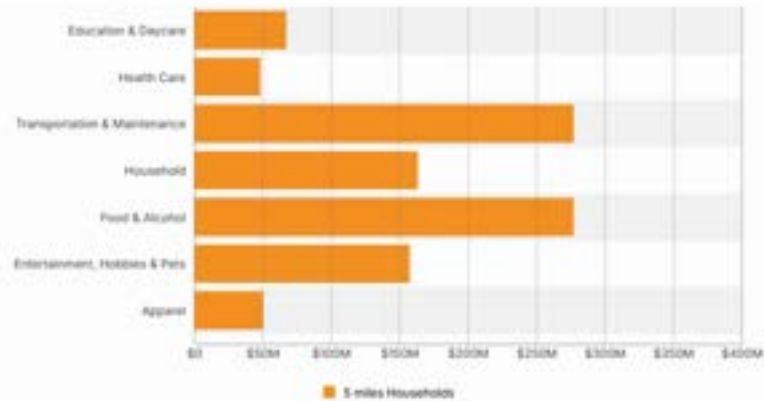


DEMOGRAPHICS / AMENITIES

CHICO



Consumer Spending



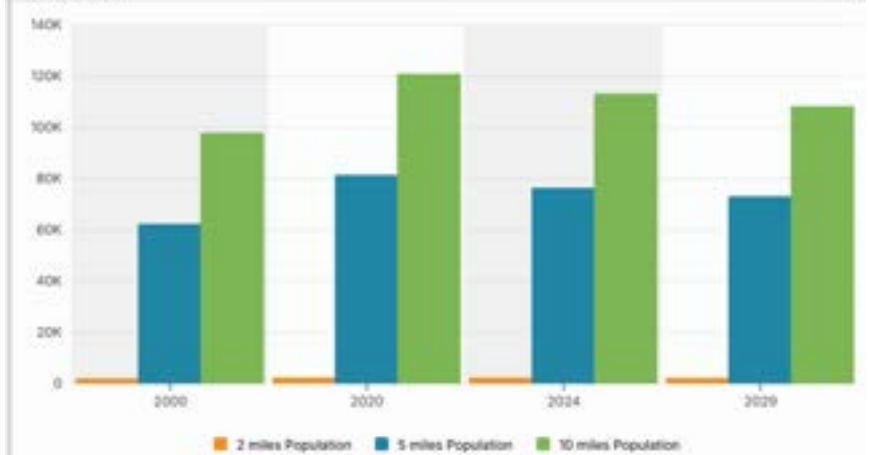
Educational Attainment



Housing Occupancy



Population



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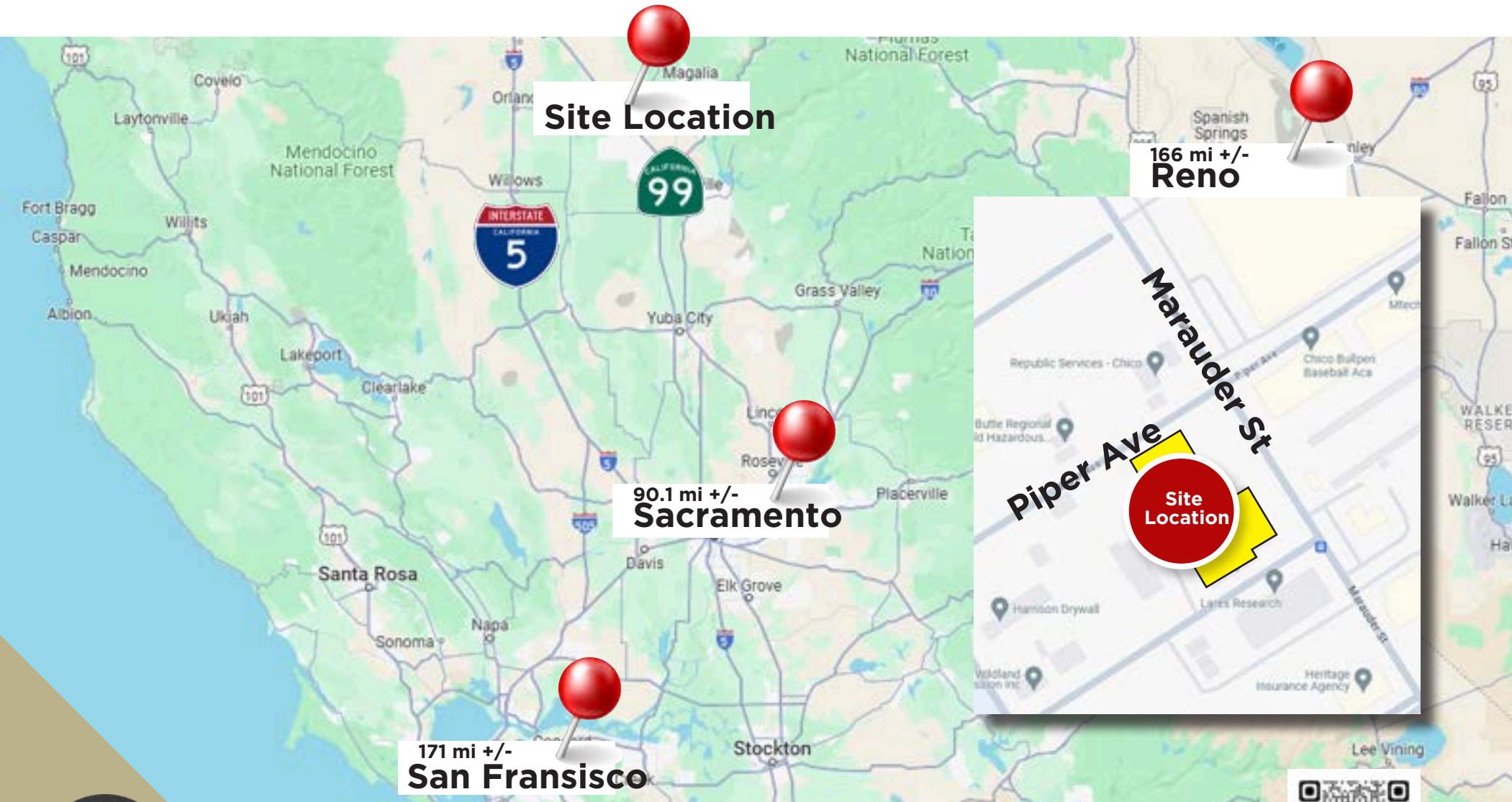


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Executive Summery

REGIONAL MAP



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