

**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 Summary

## 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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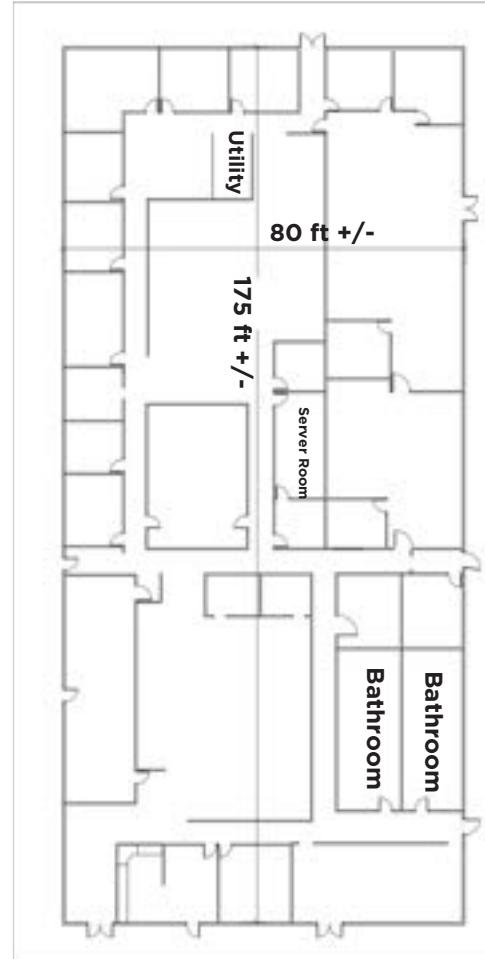
# 1065 MARAUDER ST | CHICO, CA

OFFICE BUILDING: 14,000 SF +/-



## OFFICE

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



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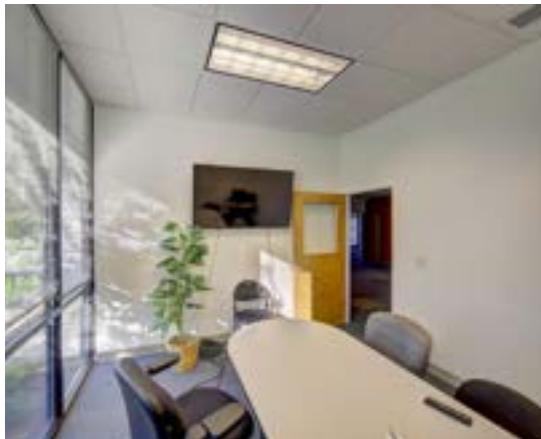
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OFFICE BUILDING: 14,000 SF +/-



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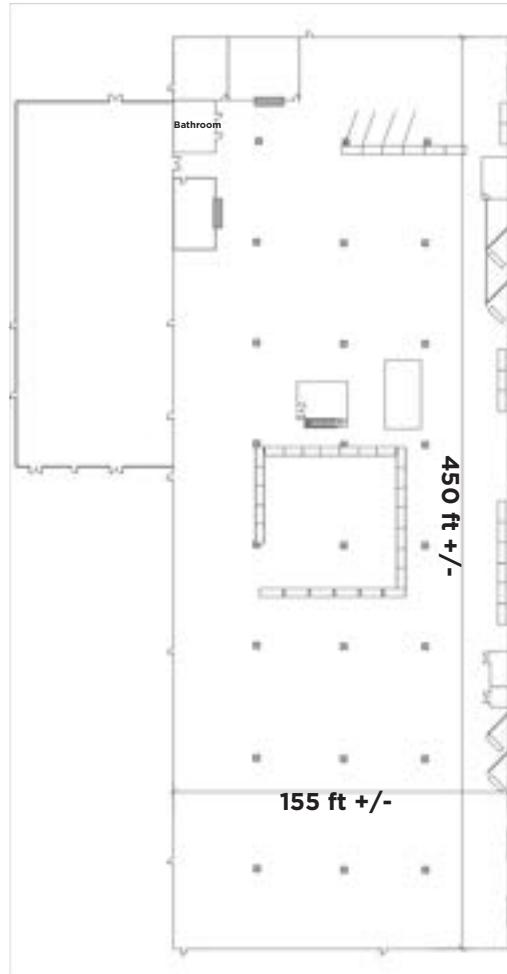
# 1065 MARAUDER ST | CHICO, CA

WAREHOUSE: 69,750 SF +/-



## WAREHOUSE

- 3 Docking sites
- 4 doors 13' high 4th door for the Helicopter  
Ceiling height 24' (22' up to the eves)
- 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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WAREHOUSE: 69,750 SF +/-



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

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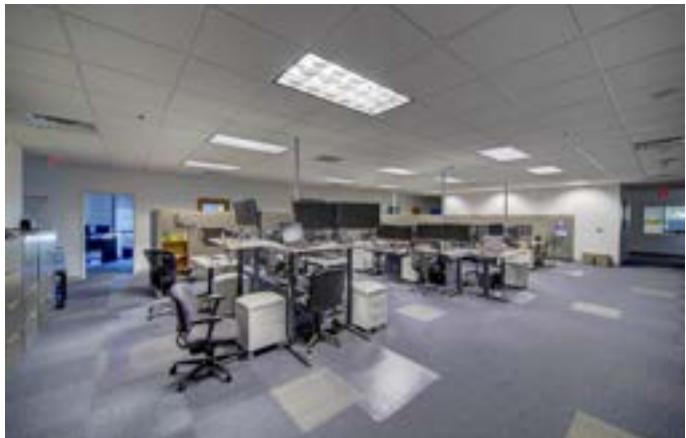
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# The Area

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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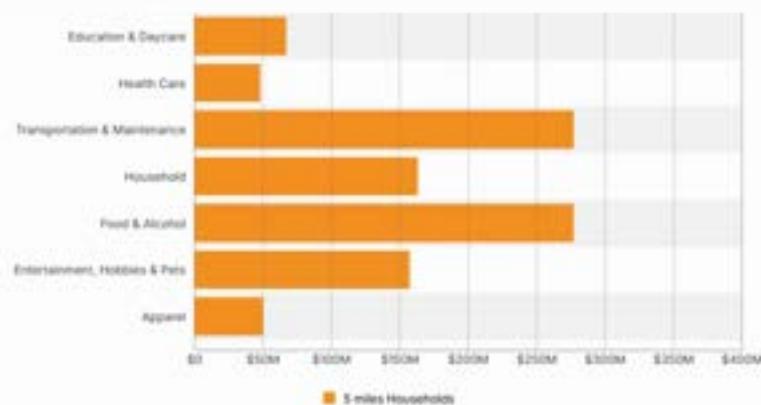
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# DEMOGRAPHICS / AMENITIES

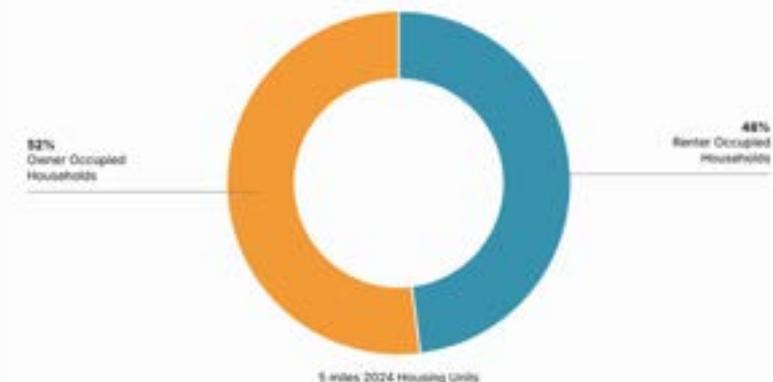
CHICO



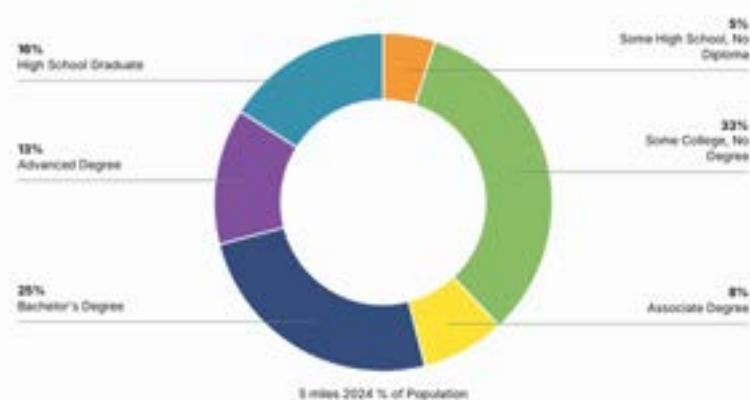
## Consumer Spending



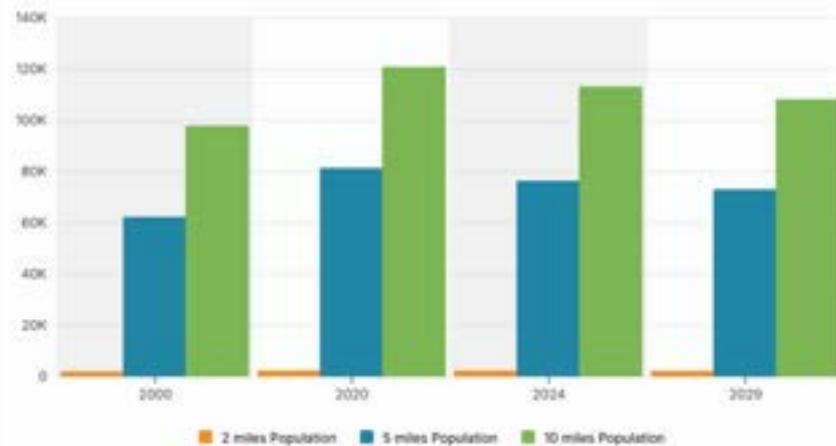
## Housing Occupancy



## Educational Attainment



## Population



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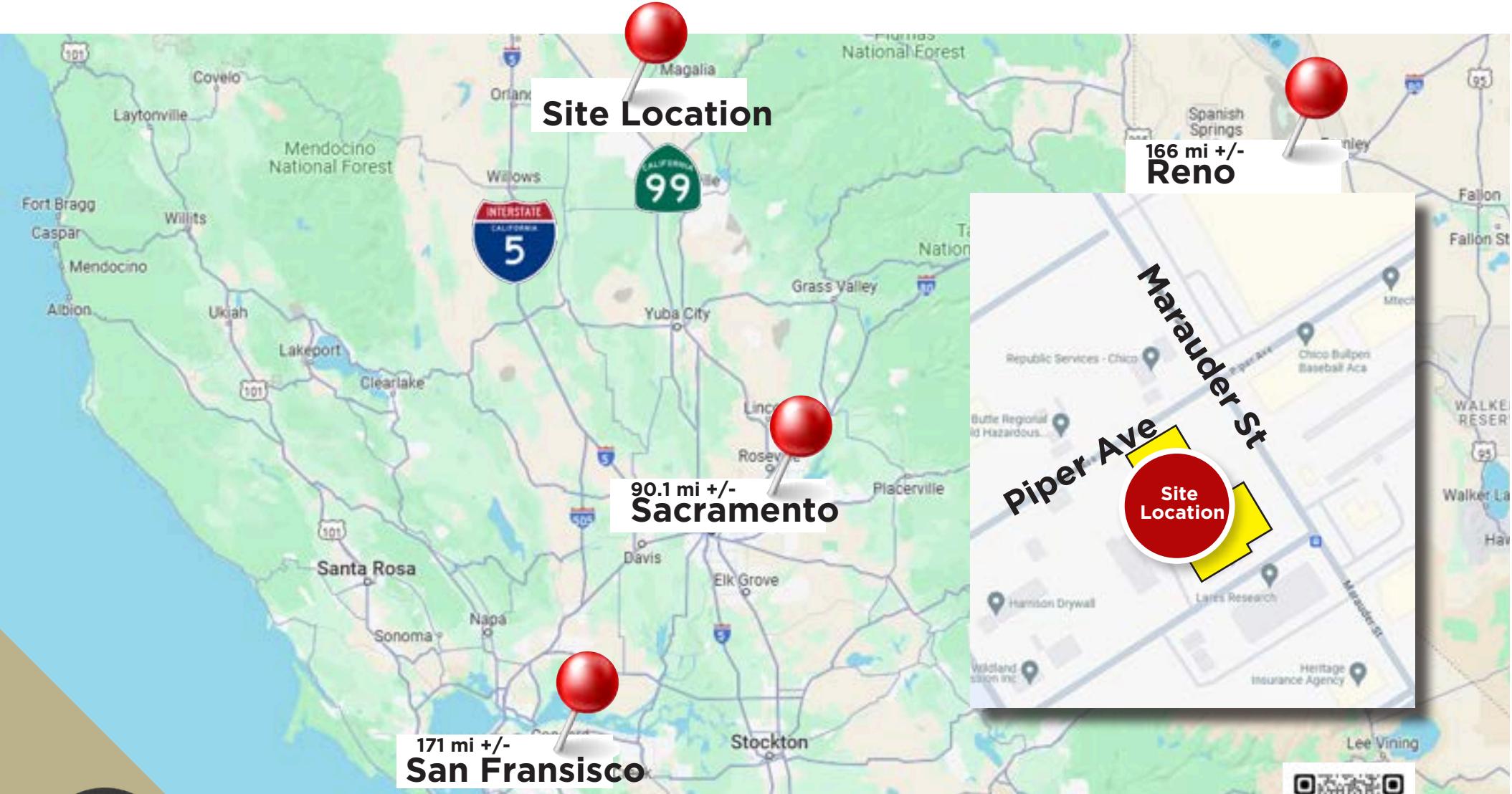
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## REGIONAL MAP



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**Contact us to learn more!**

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