

# Spacious warehouse for lease!



**99 Kentucky Street, Gridley, CA 95948**

**CENTURY 21  
COMMERCIAL.**



**COMMERCIAL.**

**FOR Lease**

**150,000 SF  
Warehouse Space**

**99 Kentucky St,  
Gridley, CA**

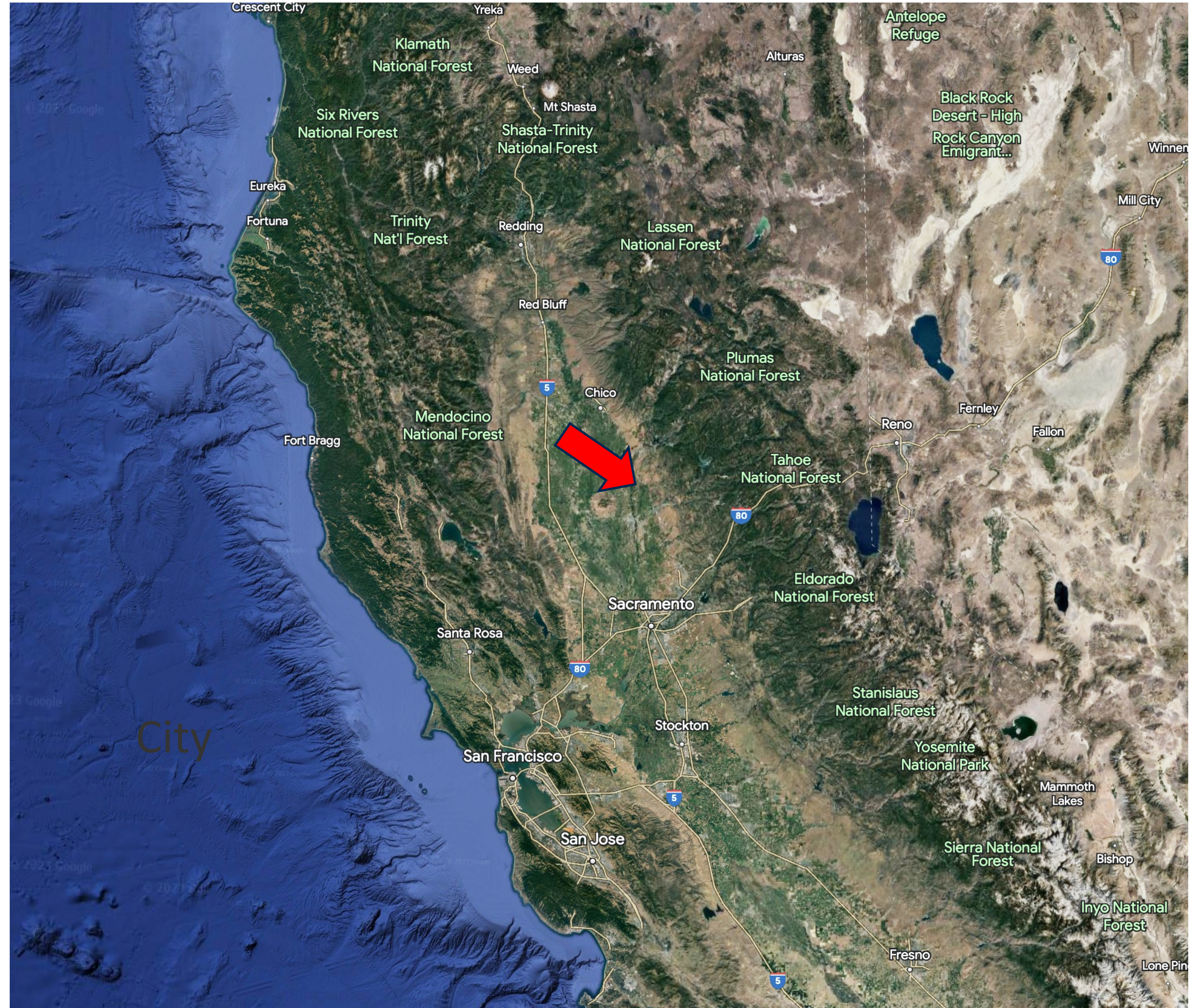
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# State Location

- Located in Gridley
- 60 Miles from Sacramento
- 50 Miles from International Airport
- 110 Miles from San Francisco
- 30 Miles from Chico
- 15 Miles from Yuba City

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# City Location

- Located in southern portion of Gridley
- About 4 minutes' drive from Highway 99
- Adjacent to industrial complexes



Address: 99 Kentucky St, Gridley, CA 95948

Lot size - 12.21 acres (531,868 sq. ft.)

Zoning: Industrial

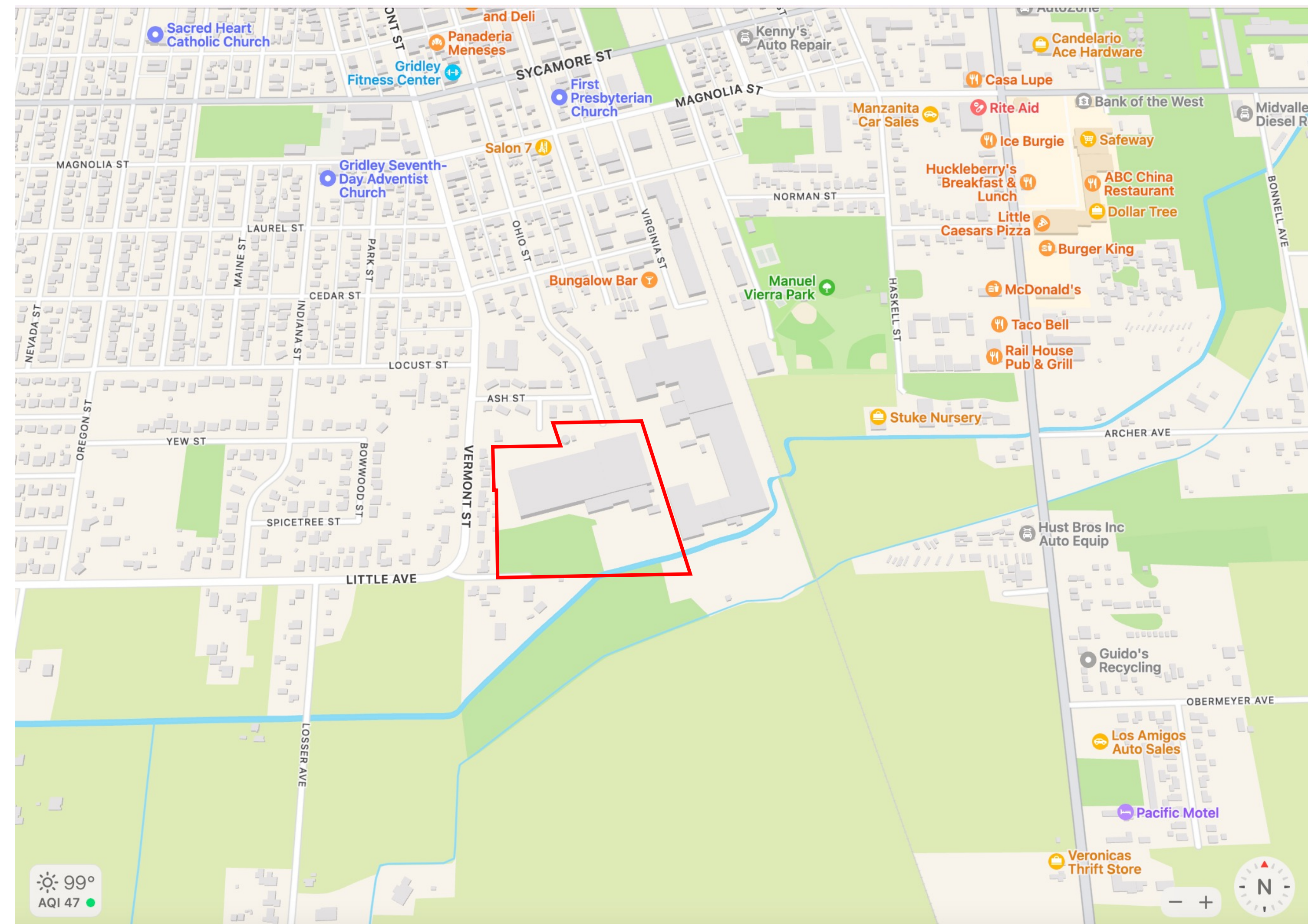
APN Number: 021-110-045-000

County: Butte

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# Local Area Map

- Adjacent to Gridley Industrial Park
- Located next to railroad
- Highway 99 located nearby



APN Number: 021-110-045-000

Butte County

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# Warehouse Measurements



West Warehouse  
100,000 +/- sq. ft.  
Asking Rent \$0.30/SF

East Warehouse  
50,000 +/- sq. ft.  
Asking Rent \$0.40/SF

Roof Covering  
7,200 +/- sq. ft.

Roof Covering  
13,250 +/- sq. ft.

# East Warehouse

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- Area: 50,000 +/- SF
- Office
- Kitchen
- Freezer
- Hand Wash Station
- Two Separate Bathrooms with Individual lockers
- Automatic Lighting system
- Washing Station
- Covered Roof 13,250 +/- SF
- Asking Rent: \$0.40/SF

# West Warehouse

- Skylights on roof
- 100,000+/- SF
- Covered roof measuring 7,200+/- SF
- Interconnected with East warehouse
- Asking Rent: \$0.30/ SF

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# East Warehouse



# West Warehouse



# Property Information

- **Address: 99 Kentucky St, Gridley, CA 95948**
- **150,000 +/- SF Warehouse space**
- **Interconnected Warehouses**
- **Over 20,000 SF Covered Area**
- **Lots of Parking**
- **Highway and Railroad Nearby**
- **Lot size – 12.21 acres (531,868 sq. ft.)**
- **Zoning: Industrial**
- **APN Number: 021-110-045-000**
- **County: Butte**

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## Summary

**Industrial warehouses located next to Gridley Industrial Park.**

**West warehouse measures 100,000 +/- sq. ft and includes skylights on the roof. East warehouse measures 50,000 +/- sq. ft. and has automatic lighting system. West warehouse has outdoor roof covering measuring 7,200 +/- sq. ft. East warehouses' roof covering is 13,250 sq. ft. Property also has abundant parking spaces.**

Disclaimer: The information has been obtained from sources believed reliable; but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

# INTEGRITY TRUST SERVICE

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