

For Sublease 2015 Challenger Avenue Oroville, CA

**Motivated
Lessor**

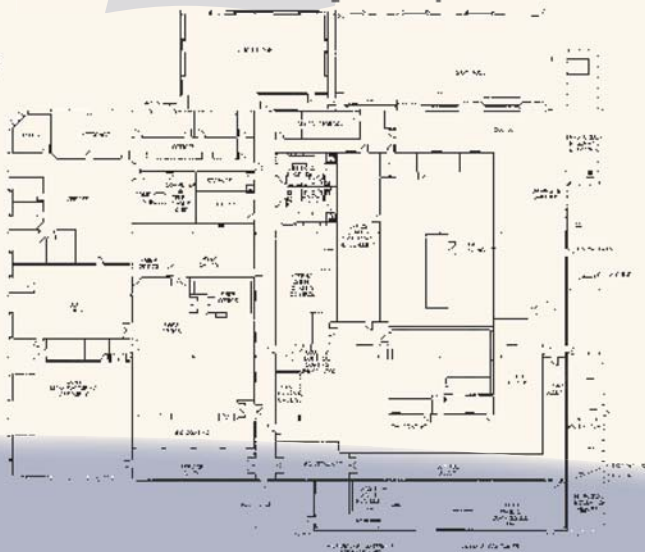
Product Type: Combination office, warehouse fabrication & light assembly

Size: 41,900 Rentable Square Feet

Asking Rate: office ~ \$0.78 NNN
warehouse ~ \$0.28 NNN

Terms: Call for additional terms
Bring us an offer!

Master Lease: Property is on a long-term lease to a stable credit tenant through December 2011



The property at 2015 Challenger Avenue in Oroville was constructed as a clean room and office facility for Spectra-Physics. Entire space is air-conditioned, with epoxy floors in all assembly areas – all ready for your use. Substantial utility services are in place.

The City of Oroville is actively seeking strong, viable companies to operate within its community. Significant tax benefits are available to tenants who occupy properties locally as Oroville has been classified as a Federal Trade Zone, a HUB Zone and an Enterprise Zone. This business-friendly environment bodes well for the future of Oroville enterprises.

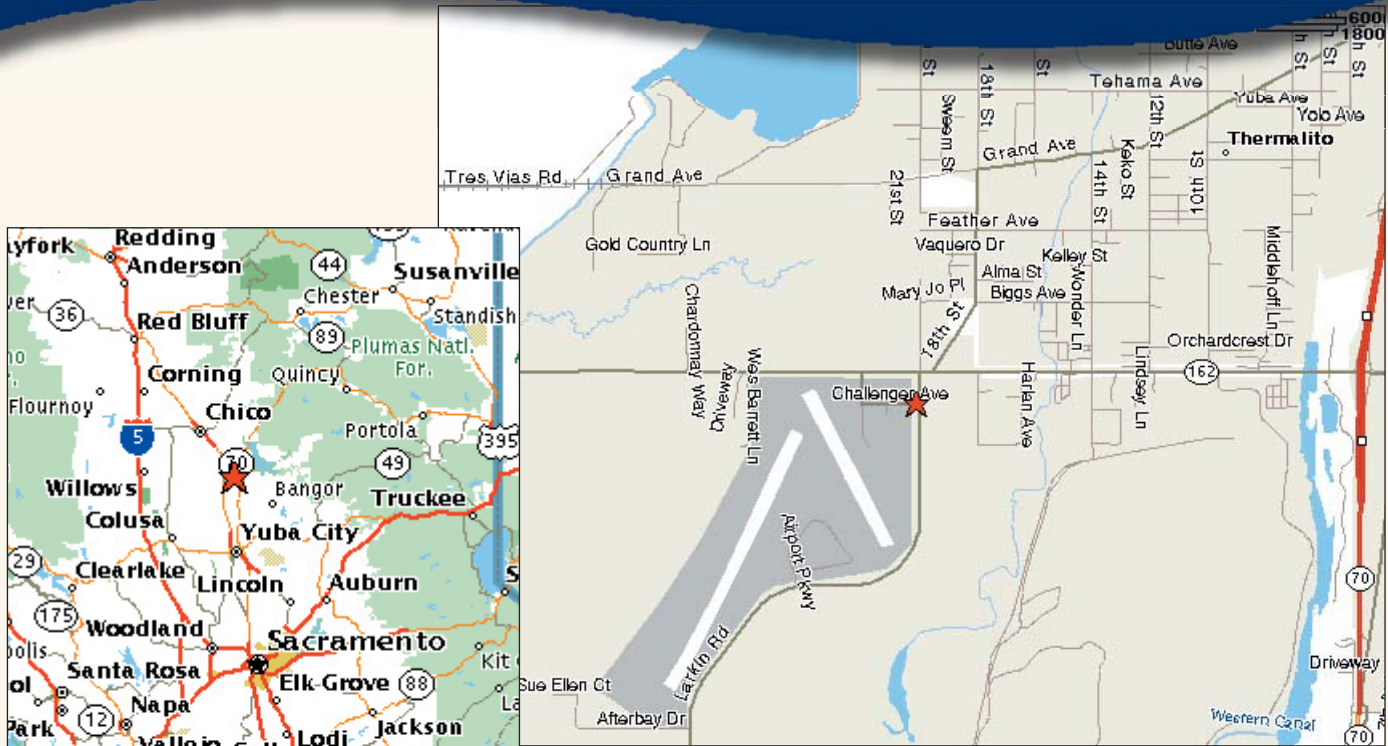
For more information, contact:

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The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Interested Parties should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage or other such matters.



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The Property is situated at the Oroville Airport and has excellent access to Highway 70 or Highway 99, two major traffic arterials that provide locals with access to the rest of Northern California including Sacramento, Redding and the Bay Area.

For more information, contact:

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