

## FOR SALE INDUSTRIAL/WAREHOUSE BUILDING 801 Washington Street; Gridley, CA



Lot Size/APN: 1.19 acres (51,836sf); 010-250-034

Zoning: M-1 Industrial

Building Improvements: 20,790sf± wood frame/stucco building comprised of about 1,980sf± of office space; 14,465sf± warehouse and 4,345sf± covered canopy. The office area has three (3) office areas, break room, and two (2) bathrooms. 15'± clear height. Ten (10) rollup doors of various sizes. Two (2)-400 amps service, three phase power with four (4) electric meters (1- office area and 3-warehouse areas).

Site Improvements: Fenced and mostly graveled.

Sales Price: **\$675,000.00** Cash or terms acceptable to Seller

Comments: This property is well located and easily accessible. The building was totally renovated in 2008, its layout offers the opportunity for one or more users.

FOR FURTHER INFORMATION CONTACT

**Fred Northern**  
**(530)671-0000(O)**  
**(530)701-5216 (C)**  
CA RE LIC#01075027

The above information was furnished by the owner and/or from public records and is believed to be reliable. However, this information is not warranted or guaranteed accurate or correct, and no warranty or guarantee is expressed or implied. All information is subject to independent verification by prospective Buyer's/Tenant's to determine to their satisfaction the suitability of the property for their intended use.

COMMERCIAL REAL ESTATE BROKERAGE · CA BRE #00656378

<b>Building Area</b>	20,790 square feet (GBA)
<b>Finished Office Area</b>	1,948 square feet (9.4%)
<b>Effective Age</b>	Five years or less
<b>Remaining Econ Life</b>	<b>40 to 45 Years</b>
<b>Foundation/Floors</b>	Concrete Footings/ 6" concrete slab floors
<b>Exterior Walls</b>	Colored Stucco; 22' & 16" height with 12" parapet
<b>Roof Covering</b>	Hot mopped or torched roof, low profile roof pitch
<b>Roof Type</b>	Shed roof with a 1:12 foot pitch
<b>Roof Framing</b>	Manufactured trusses with 6" x 34" Glulam beams
<b>Framing</b>	Perimeter wood studded walls and 15' height to plates
<b>Clearance</b>	15' clear span height for majority of area.
<b>Insulation</b>	None noted in warehouse area.
<b>Warehouse Lighting</b>	High bay energy lighting
<b>Warehouse Sprinklers</b>	None
<b>Warehouse Rollup Drs</b>	4- (8'x 8'), 2-(10'x10'), 3-(12'x12') and 1-13'x10'.
<b>Electrical Service</b>	2- 400 amps service, new electrical wiring, 3-phase, 4 electric meters (1- office and 3-warehouse areas).
<b>HVAC</b>	Central heat/cool in front office only. None noted in the general warehouse area.
<b>Office Walls</b>	Painted drywall, 10' ceiling height for office areas, anodized double pane windows.
<b>Office Floor Coverings</b>	Carpet and tile
<b>Office Lighting</b>	Fluorescent
<b>Plumbing</b>	Two office bathrooms and one warehouse bathroom
<b>Condition:</b>	No major building inadequacies noted. Overall condition is estimated to be between good to new.
<b>Site Coverage Ratio</b>	40.44%

# KEY NOTES

1. ALL MATERIALS SHALL BE SUBJECT TO INSPECTION BY THE CITY OF LOS ANGELES.
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# BUILDING DATA

1. BUILDING TYPE: COMMERCIAL
2. BUILDING NAME: HARO DISTRIBUTING
3. BUILDING ADDRESS: 801 WASHINGTON AVE, GRIDLEY, CA 95948
4. BUILDING OWNER: HARO DISTRIBUTING
5. BUILDING OCCUPANCY: OFFICE
6. BUILDING AREA: 10,000 SQ FT
7. BUILDING HEIGHT: 3 STORIES
8. BUILDING YEAR: 1980
9. BUILDING TYPE: COMMERCIAL
10. BUILDING NAME: HARO DISTRIBUTING

# WALL SCHEDULE

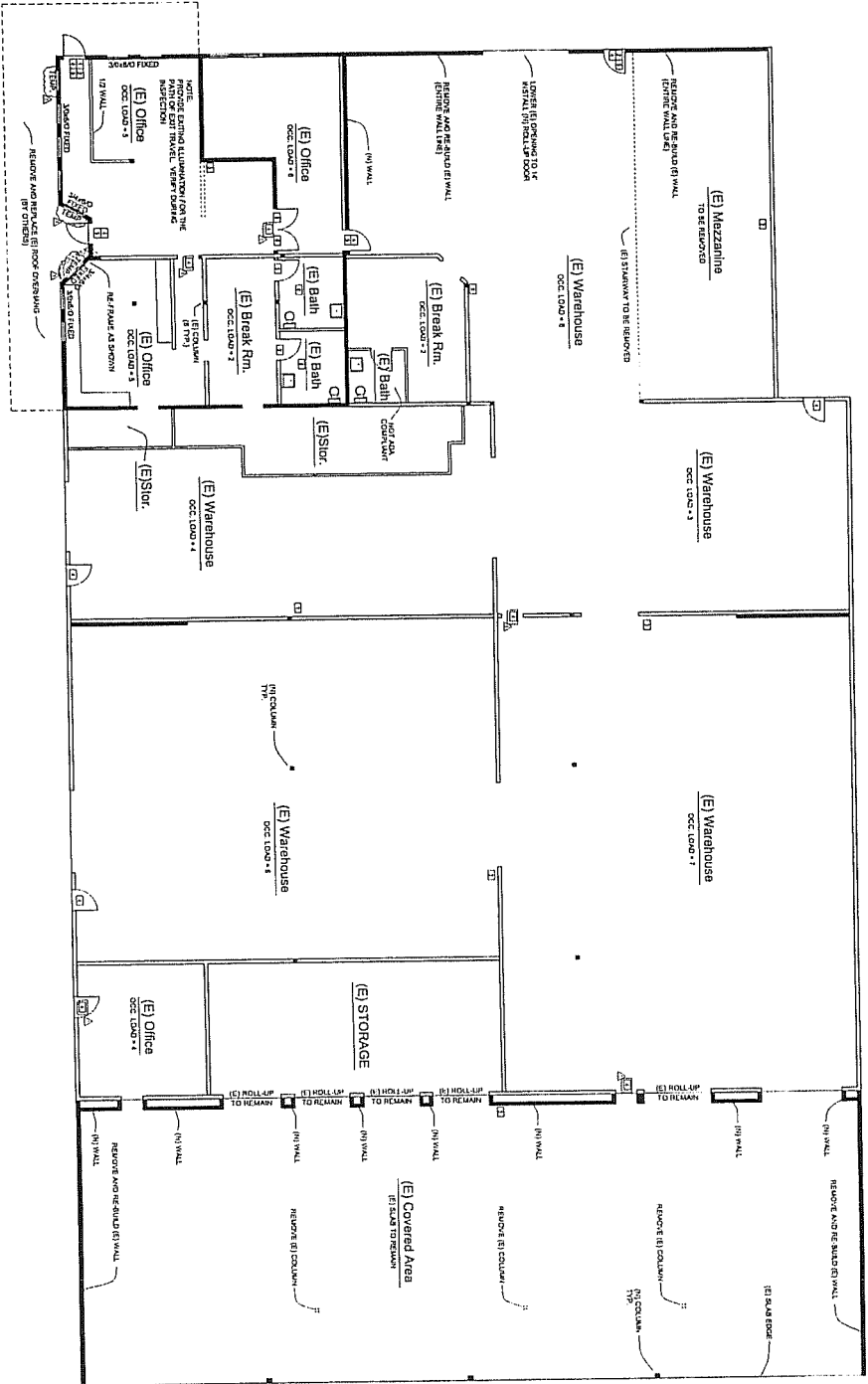
1. EXISTING WALLS TO REMAIN
2. NEW WALLS WITH 2" EPS INSULATION
3. NEW WALLS WITH 4" EPS INSULATION
4. NEW WALLS WITH 6" EPS INSULATION
5. NEW WALLS WITH 8" EPS INSULATION
6. NEW WALLS WITH 10" EPS INSULATION
7. NEW WALLS WITH 12" EPS INSULATION
8. NEW WALLS WITH 14" EPS INSULATION
9. NEW WALLS WITH 16" EPS INSULATION
10. NEW WALLS WITH 18" EPS INSULATION

# PROJECT COMPLIANCE W/ CBC 1134-B

1. ACCESSIBLE ENTRANCE: YES
2. ACCESSIBLE ELEVATOR: YES
3. ACCESSIBLE TELEPHONE: YES
4. ACCESSIBLE SIGNAGE: YES
5. ACCESSIBLE PARKING: YES
6. ACCESSIBLE TOILETS: YES
7. ACCESSIBLE SHOWERS: YES
8. ACCESSIBLE LOCKERS: YES
9. ACCESSIBLE CHANGING ROOMS: YES
10. ACCESSIBLE STORAGE: YES

# TACTILE EXIT SIGNAGE

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# REF. NORTH

# NEW FLOOR PLAN



SUBMITTAL SET

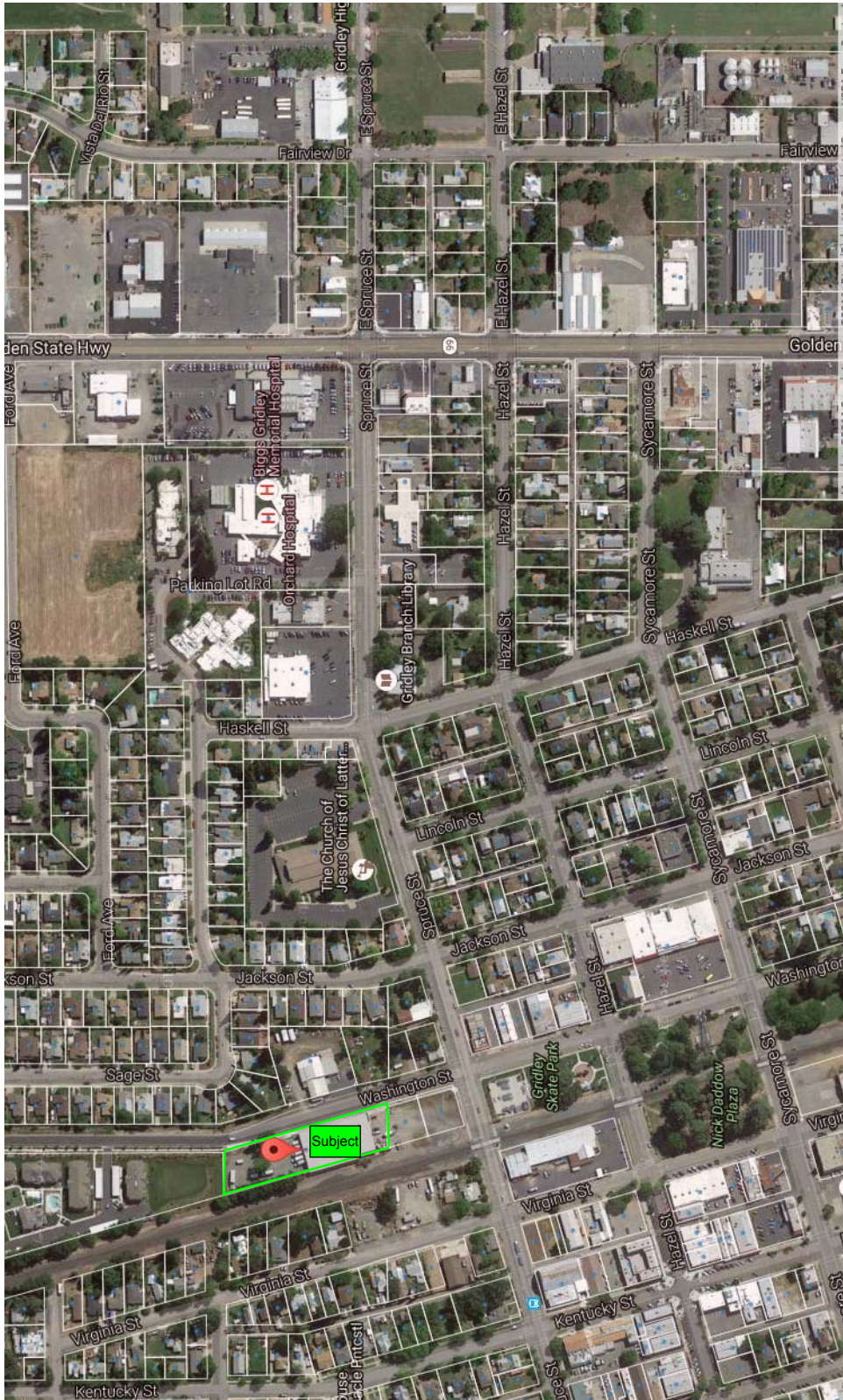


30 MIN PREPARED BY  
CIVIL, CALIFORNIA 95873  
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CONTRACT: 1111  
REVISION: 1111  
SUBMIT: 1111  
DATE: 11/11/11

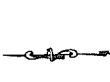
REPAIR PLAN FOR: HARO DISTRIBUTING  
PROJECT LOCATION:  
801 WASHINGTON AVE.  
GRIDLEY, CALIFORNIA

DESIGN: 1111  
DATE: 11/11/11  
SCALE: 1/8"=1'-0"  
SHEET: 1111  
A-1





PTN. S.E. 1/4 SEC. 36, T.18N. R.2E. M.D.B.&M.

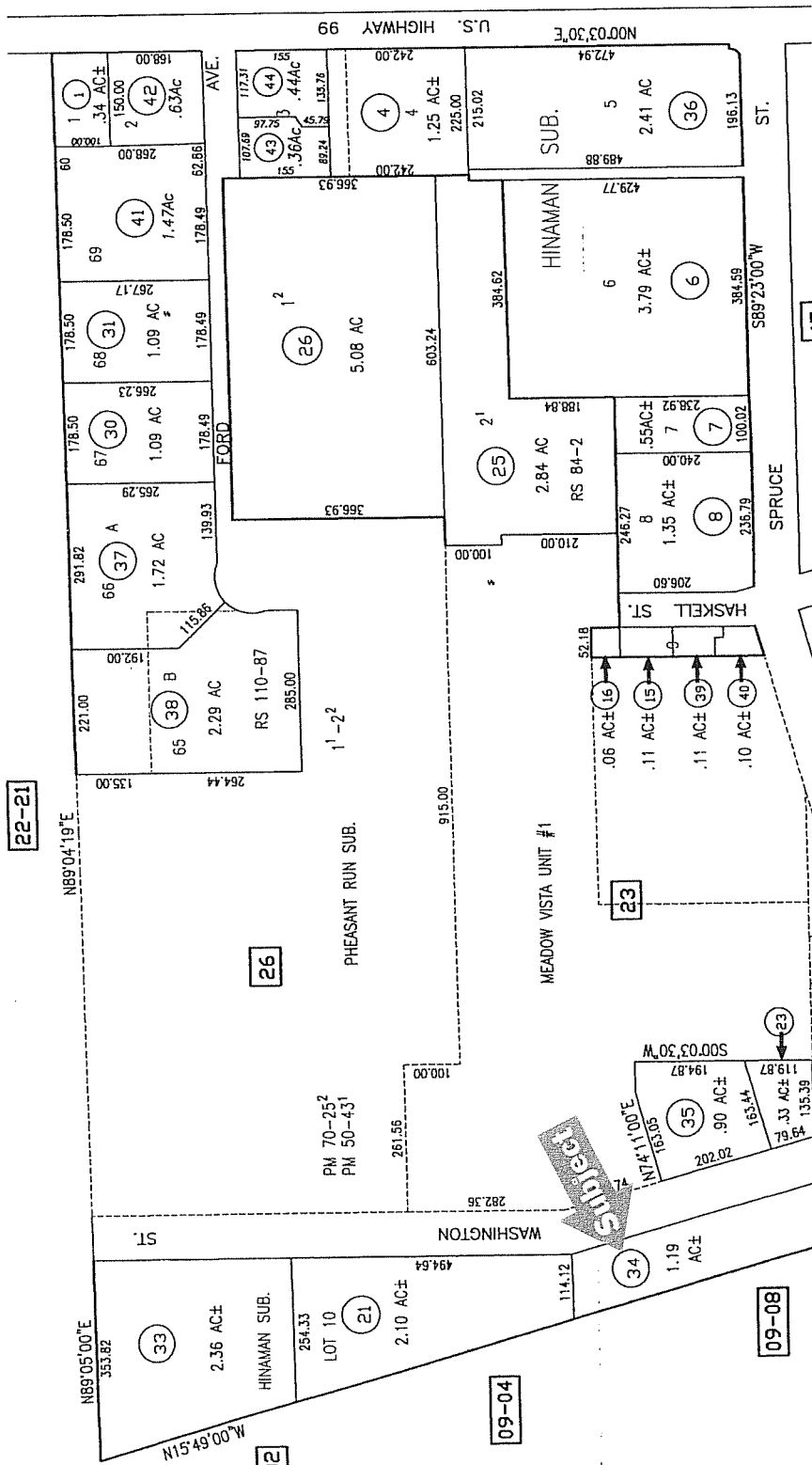


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Butte County Assessor's Map  
Book 10, Page 25

CREATED BY	SDT	CREATED ON
REVISED BY	DBI	REVISED ON 10-28-2004
FILE NAME	10-25	EFFECTIVE 2003-06 ROLL
Compiled By The Butte County Assessor's Office		

NOTE: ALL INFORMATION SHOWN ON ASSESSOR'S MAPS ARE FOR INFORMATIONAL PURPOSES ONLY. NO WARRANTY IS ASSURED FOR THE ACCURACY OF THE DATA SHOWN.

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09-02

09-04

09-08

HINAMAN SUB. 22 W.O.R. 14