



**COMMERCIAL**

# Temperature-Controlled Warehouse & Office Available for Lease



## HIGHLIGHTS

- Price: \$2,500
- SQFT: 2,400
- SQFT Lot: 46,609
- Price per SQFT: \$1.04
- Year Built: 1992
- Property Type:  
Warehouse & Office Space
- Listing ID: SN25272710
- Parcel #: 006380004000
- County: Butte



## 3028 Esplanade Unit F Chico, CA 95973

[www.selectcommercialgroup.com](http://www.selectcommercialgroup.com)

**CENTURY 21  
COMMERCIAL**  
Select Real Estate

The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21® and CENTURY 21 Commercial® are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.



**COMMERCIAL**

# 3028 Esplanade Unit F



Temperature-Controlled Warehouse with Office & Storage. This exceptionally clean and well-maintained warehouse unit is ideal for businesses requiring specialized “clean” rooms with enhanced environmental control. The space features temperature-controlled rooms equipped with five HEPA filters, making it perfect for light manufacturing, packaging, laboratory-style work, or any operation needing high air-quality standards. The unit also includes a general office, restroom, changing area, and an additional open warehouse storage section, providing a flexible layout to support a variety of business needs. Conveniently located on the Esplanade and surrounded by established businesses, this warehouse complex offers ample on-site parking for staff and visitors. Additional features include undermount insta-hot water heaters at the sinks and a large built-in storage cabinet ideal for organizing smaller items or supplies. The entire unit is painted with antimicrobial paint, enhancing cleanliness and providing an extra layer of protection. If you’re looking for a pristine, highly functional warehouse space with specialty clean-room features, this unit is a standout opportunity. There is use of a sub-zero refrigerator and sanitizing machine included if needed.



[www.selectcommercialgroup.com](http://www.selectcommercialgroup.com)

**CENTURY 21  
COMMERCIAL**

Select Real Estate

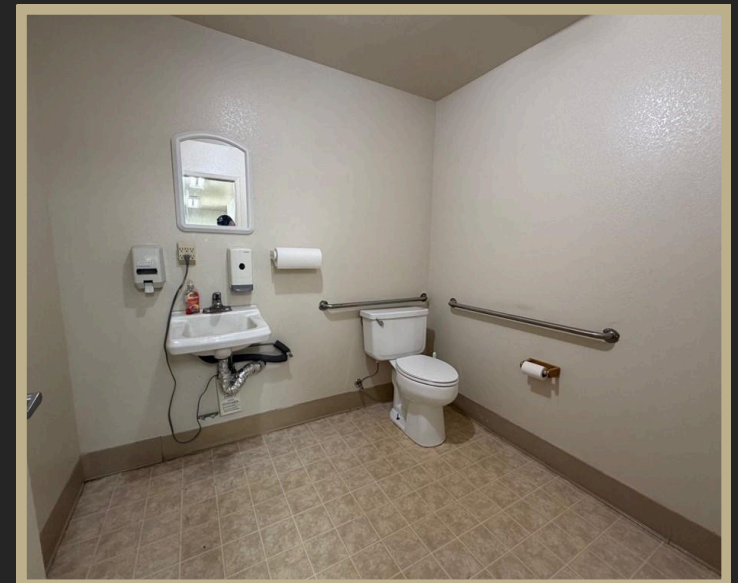
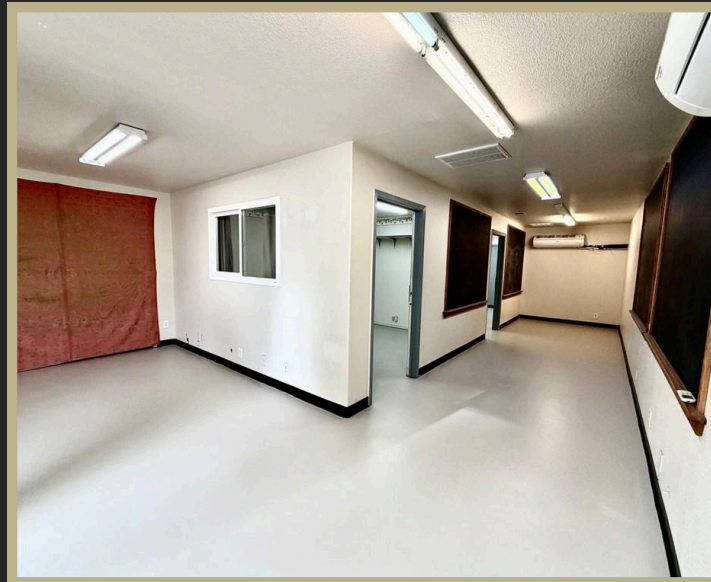
The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21® and CENTURY 21 Commercial® are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.



**COMMERCIAL**

# Interior Photos



[www.selectcommercialgroup.com](http://www.selectcommercialgroup.com)

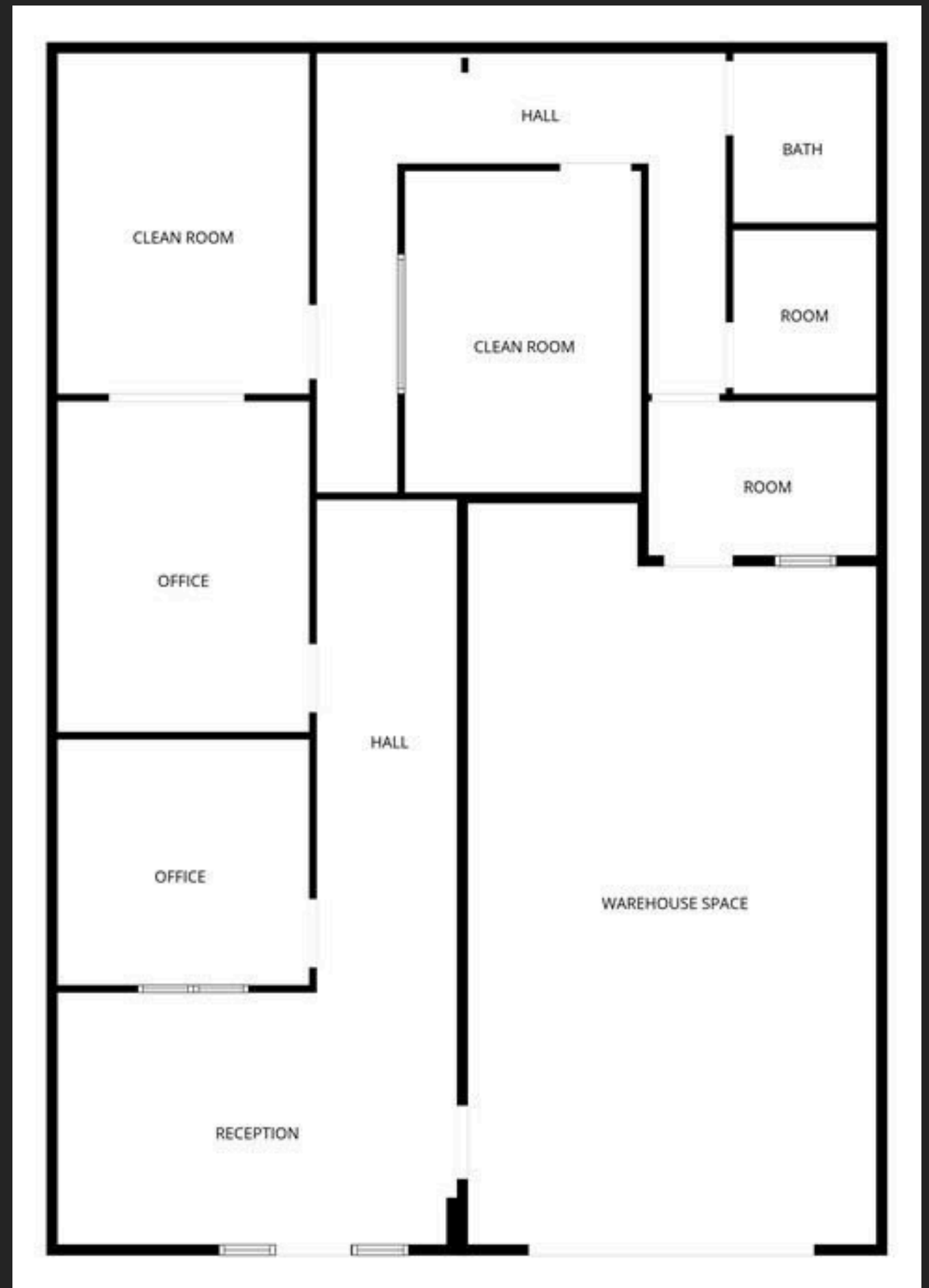
**CENTURY 21  
COMMERCIAL**

Select Real Estate

The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21® and CENTURY 21 Commercial® are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.

# Floor plan and additional equipment





**COMMERCIAL**

# City Overview

## City of Chico

Chico is home to a thriving local economy with a strong emphasis on community, making it an attractive place for businesses. The city boasts a diverse range of industries, including healthcare, education, and technology, with a steady flow of talent from California State University, providing a skilled workforce. For business owners, the city's central location within Northern California, business-friendly atmosphere, affordable housing, and vibrant cultural scene make it an attractive destination.

Chico is also known for its beautiful natural landscapes, including Bidwell Park—one of the largest municipal parks in the country—Chico offers ample opportunities for outdoor recreation, from hiking and biking to picnicking and swimming, creating an ideal work-life balance.



[www.selectcommercialgroup.com](http://www.selectcommercialgroup.com)

**CENTURY 21  
COMMERCIAL**

Select Real Estate

The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21® and CENTURY 21 Commercial® are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.



**COMMERCIAL<sup>®</sup>**

For More Information  
Contact Me:



**Kimberly Shaffer**

DRE # 01415693

530-680-7685

[Kimsellschico@gmail.com](mailto:Kimsellschico@gmail.com)

1101 El Monte Ave, Chico CA 95928

[www.selectcommercialgroup.com](http://www.selectcommercialgroup.com)

**CENTURY 21  
COMMERCIAL<sup>®</sup>**

Select Real Estate

The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21<sup>®</sup> and CENTURY 21 Commercial<sup>®</sup> are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.