



OROVILLESM
California's BUSINESS OASIS

DEVELOPMENT OPPORTUNITIES



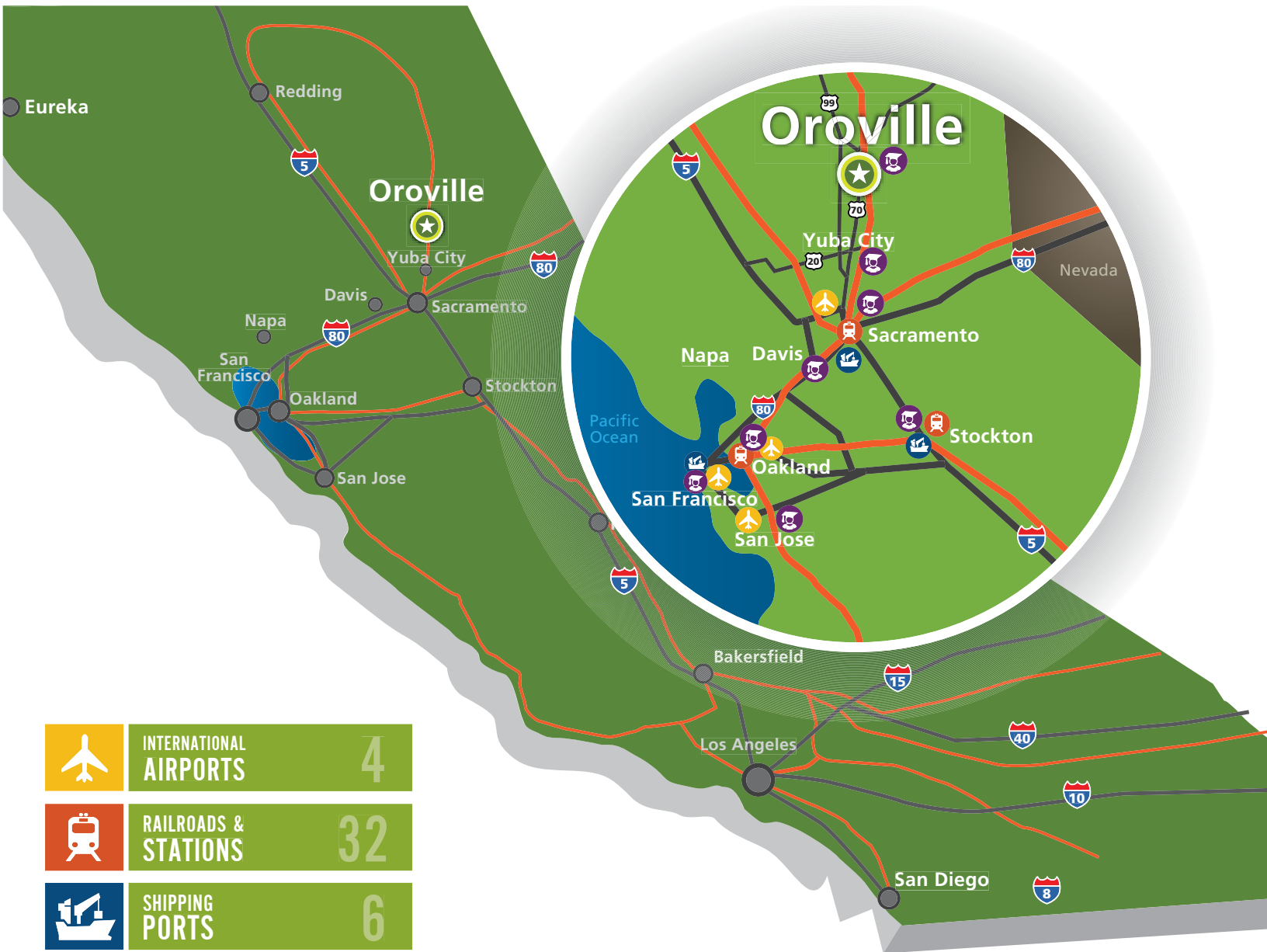
cabusinessoasis.org





OROVILLESM
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PROXIMITY TO RESOURCES



	INTERNATIONAL AIRPORTS	4
	RAILROADS & STATIONS	32
	SHIPPING PORTS	6
	INTERSTATES AND HIGHWAYS	39
	COLLEGES AND UNIVERSITIES	24

Based on 185-mile radius



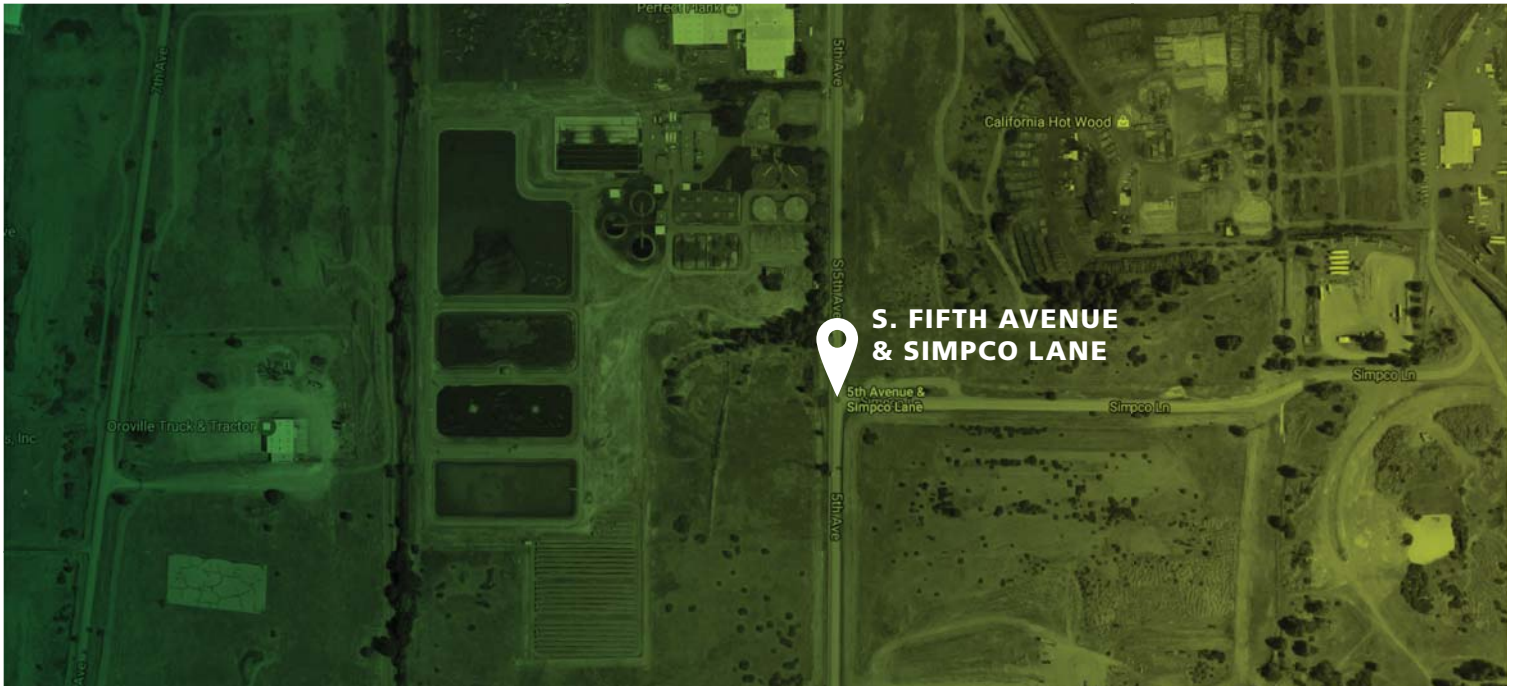


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S.Fifth Avenue & Simpco Lane

6.69 acres

S. Fifth Avenue & Simpco Lane
Oroville, CA (Butte County)
Zoned M2 Intensive Industrial



Located in the City of Oroville Industrial Unit 2, near other well-established industrial companies and **a labor market of over 100,000 within 20 miles**, this site is clear, flat, and ready for development. Easy access to the Oroville Municipal Airport, Highway 70, and Downtown Oroville.

1 mi - Highway 70

5 mi - Oroville Municipal Airport

Pacific Gas & Electric

California Water Service

Site Dimensions: 1327' x 240' x 1325' x 200'
(Rectangle)



S.Fifth Avenue & Simpco Lane

INQUIRE TODAY

We pledge to give you our immediate, undivided attention. To confirm availability and inquire about other business opportunities, please call OEA President Sandy Linville at **1 (800) 655-4653**.





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Georgia Pacific Way & Baggett Marysville Road

16.49 acres

Georgia Pacific Way & Baggett Marysville Road
 Oroville, CA (Butte County)
 Zoned M2 Intensive Industrial



Suitable for a 300,000 square foot facility and potential for rail. Site is clear, flat, and ready for development. Easy access to the Oroville Municipal Airport, Highway 70, and Downtown Oroville. Utilities located at site.

2 mi - Highway 70

5 mi - Oroville Municipal Airport

Pacific Gas & Electric

California Water Service

Site Dimensions: 626' x 1400' x 580' x 1060'
 (Square/Oblong)



Georgia Pacific Way & Baggett Marysville Road

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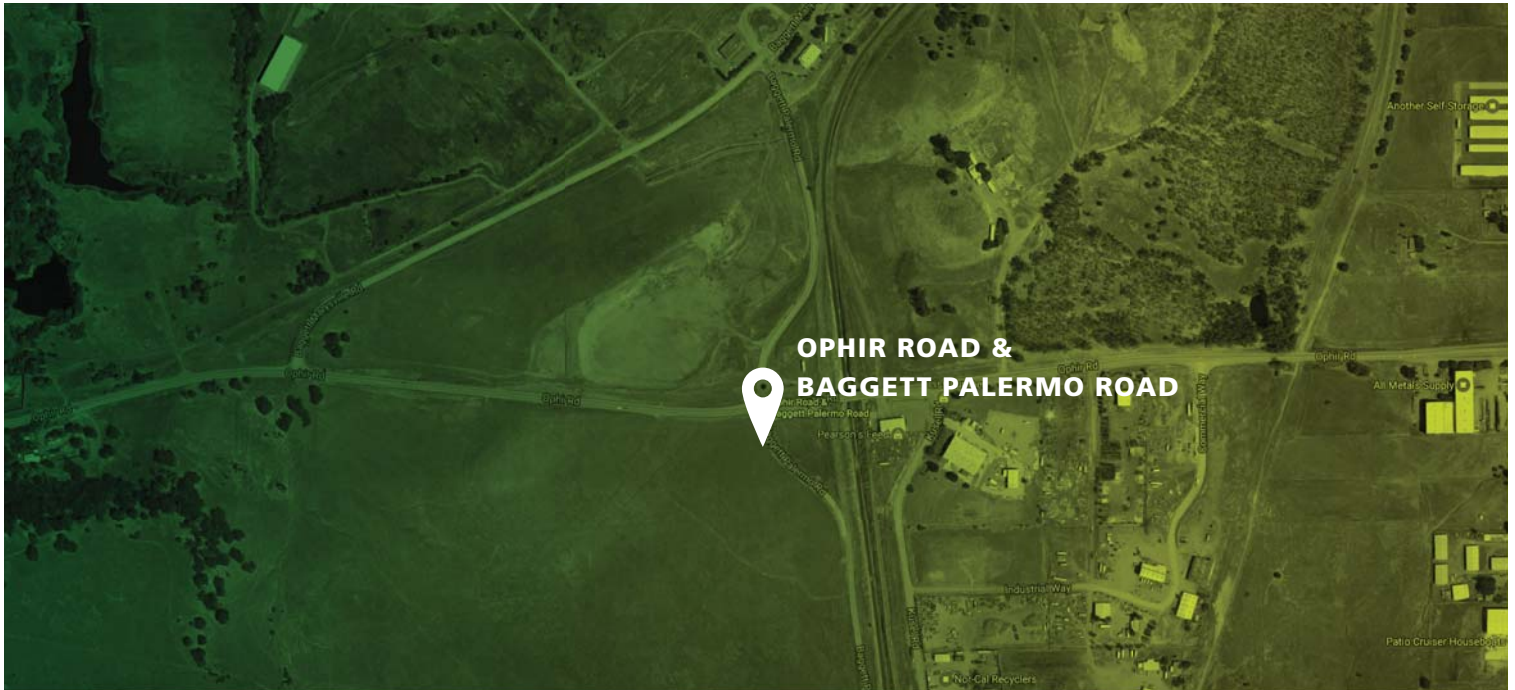


OROVILLESM
California's BUSINESS OASIS

Ophir Road & Baggett Palermo Road

160.09 acres

Ophir and Baggett Palermo Roads
Oroville, CA (Butte County)
Zoned M2 Intensive Industrial



This site is suitable for development as a business park for several smaller users or up to three larger users ranging from 57,000 square feet to 280,000 square feet.

Several steps have been taken to identify the feasibility, potential, and constraints to developing the site for industrial uses including consideration of environmentally sensitive areas, waterways, setback requirements and possible circulation.

Environmental Database Review Completed

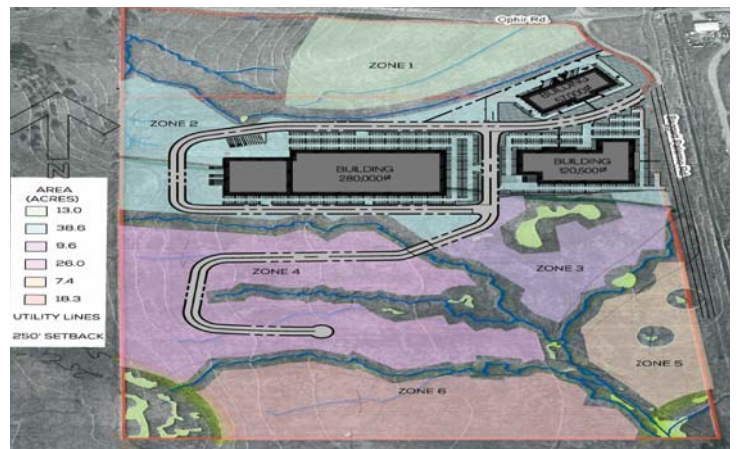
6 mi - Oroville Municipal Airport

Pacific Gas & Electric

South Feather River Water

Site Dimensions: 1925' x 3450' x 2600' x 3400'

(Rectangle)



Ophir Road & Baggett Palermo Road

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