

# FOR LEASE | SHOP SPACE WITH LARGE YARD ±2-±5.9 ACRES | M-2 ZONING

CORDOVA  
GOLF COURSE

SILVERADO  
BUILDING  
MATERIALS &  
NURSERY

LIZWELCH-AVE

ABOVE AND BEYOND  
TRUCKING SCHOOL

SHOP

OFFICE

JACKSON-RD

HASTIE'S CAPITAL  
SAND & GRAVEL

NOR-CAL  
EQUIPMENT  
RENTALS

## 9349 JACKSON ROAD, SACRAMENTO, CA

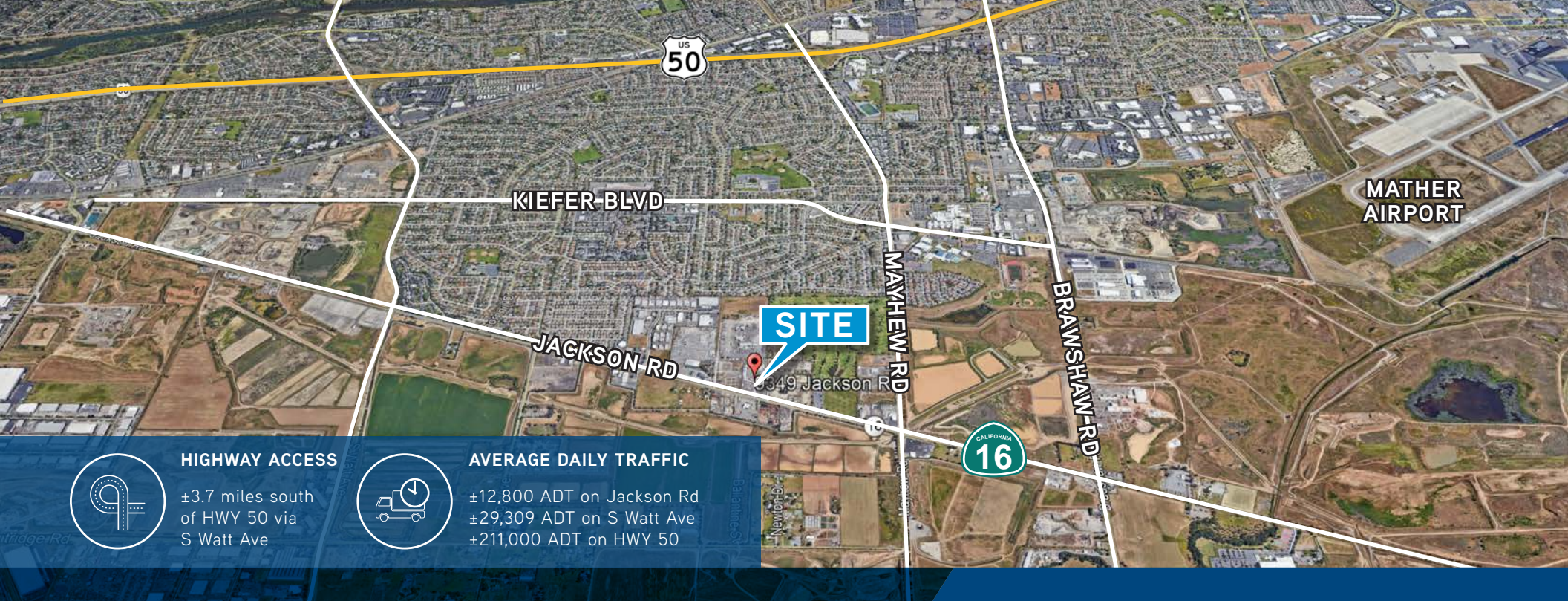
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#### HIGHWAY ACCESS

±3.7 miles south of HWY 50 via S Watt Ave



#### AVERAGE DAILY TRAFFIC

±12,800 ADT on Jackson Rd  
±29,309 ADT on S Watt Ave  
±211,000 ADT on HWY 50

#### PROPERTY SPECIFICS

- > APN: 063-0020-032
- > Zoning: M2/Heavy Industrial
- > ±5,850 SF shop
  - Mezzanine storage
  - Parts room
  - Shop office/break room
- > ±1,500 SF freestanding office building
- > ±1,000 SF freestanding office trailer
- > Total acreage ±5.9 acres/±257,000 SF
- > ±16' clear height

#### PROPERTY HIGHLIGHTS

- > Three grade level doors (14'x14')
- > Reznor gas heaters
- > Sacramento County/Opportunity Zone
- > Cell tower installed in 2020
- > Potential trailer RV storage parking/income
- > STAA truck route

#### UTILITIES

- > Septic
- > Well
- > 200amps of 120/208v power (SMUD)
- > Natural gas

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