

±12,600 SF Industrial Building

8981 District Court, Sacramento, CA



FOR SALE

Asking: \$2,205,000 (\$175/SF)

±12,600 SF Concrete Tilt-Up Building Located Within the City of Sacramento

Jay Richter, CCIM
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Sean Gallinger
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km Kidder
Mathews

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Features

AVAILABLE ±12,600 SF

LAND 1.4 Acre Improved Parcel

CONSTRUCTION Concrete Tilt-Up Construction

ZONING M-1

PARKING 118 Paved and Striped Including

APN 063-0053-004

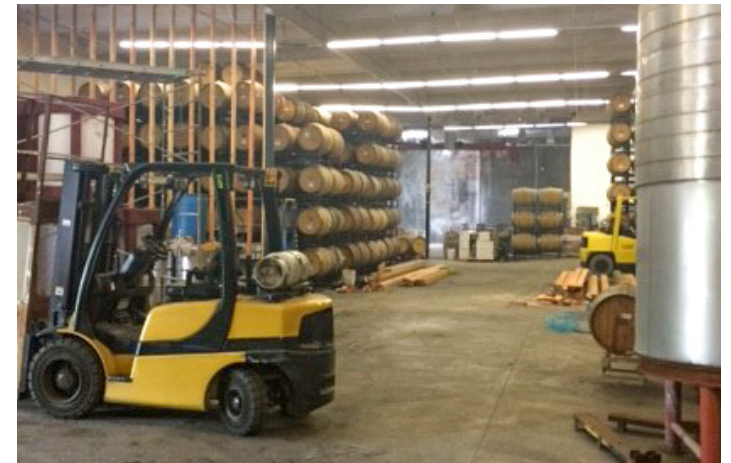
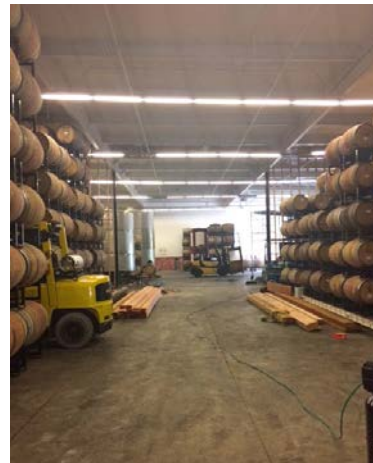
POWER 800 Amps of 480V Installed

IMPROVEMENTS

- Floor Drains Installed Inside and Outside the Building
- Temperature Based Air Exchange System
- Fully Insulated Building
- Camera Surveillance and Alarm System Installed

HIGHLIGHTS

- Very Low Lot Coverage with Potential to Expand
- Fully Paved and Striped Parcel Secured with Wrought Iron Fencing



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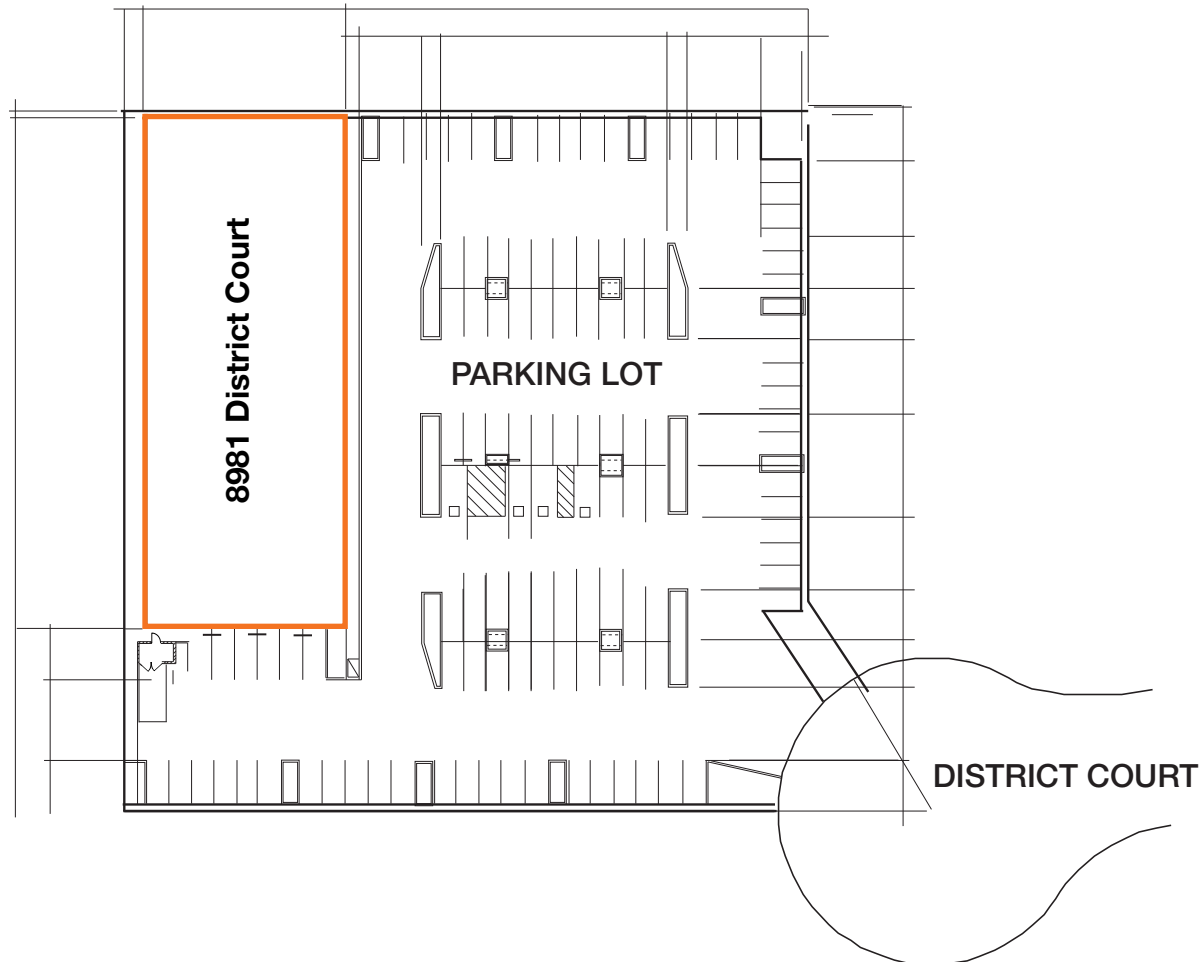
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Site Plan



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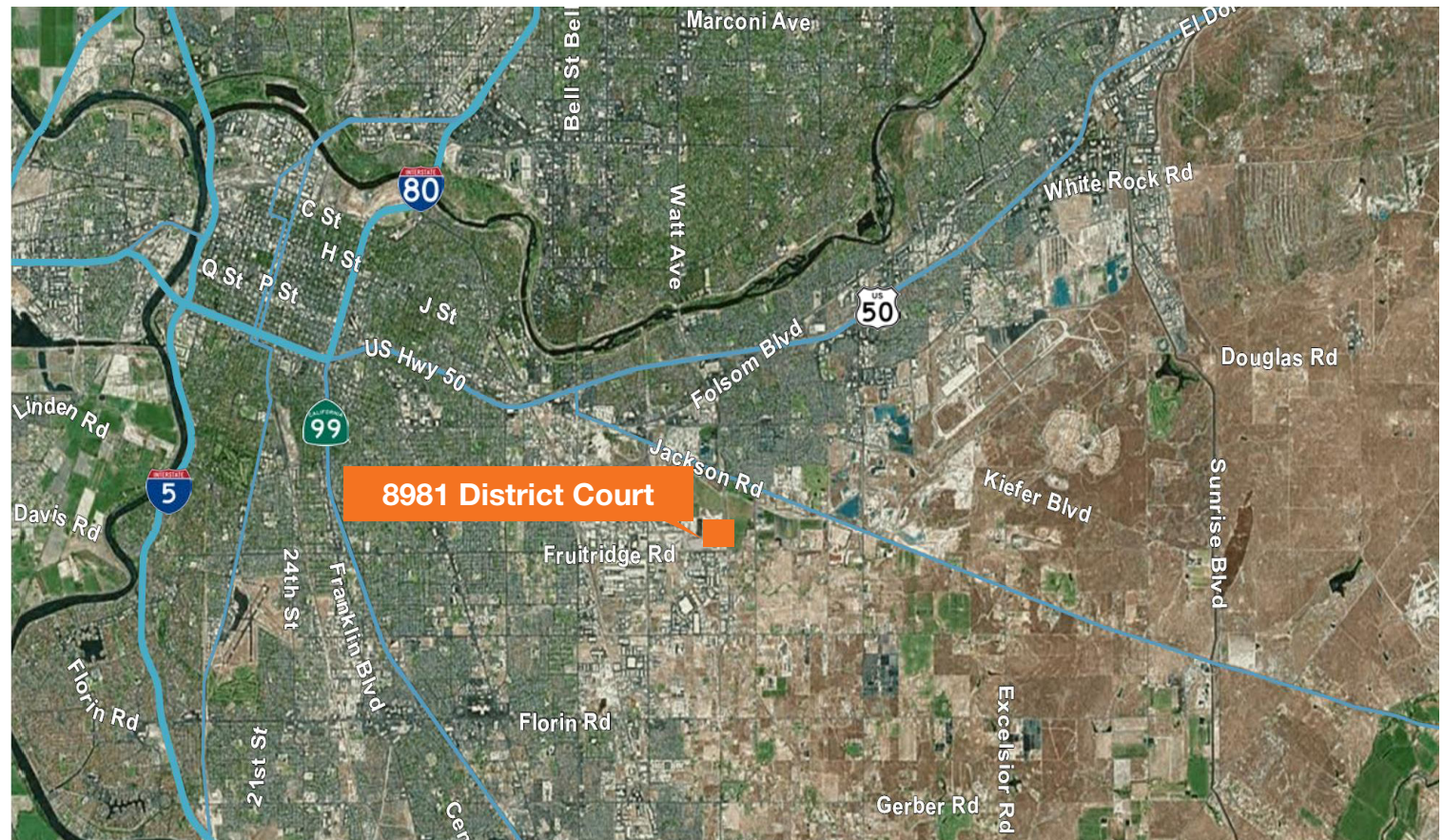
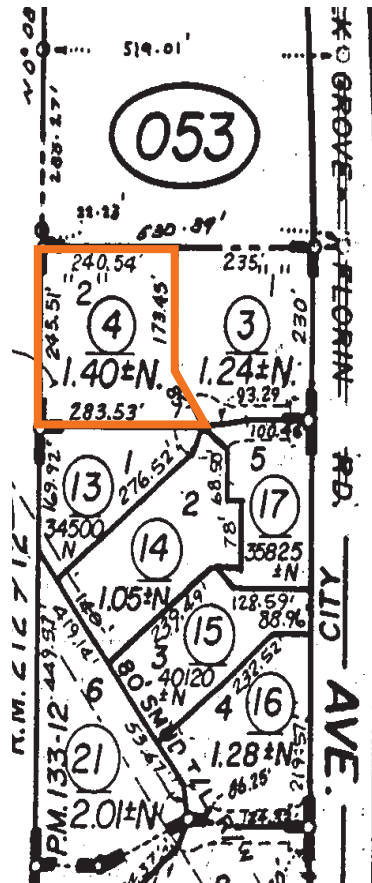
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Parcel Map and Aerial



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