

FOR SALE OR LEASE – OPPORTUNITY ZONE

8500 Fruitridge | Sacramento, CA



±14,800 SF Warehouse Available with yard

- » 20' Clear height
- » 2 Grade level doors
- » Opportunity Zone
- » Billboard-Income Opportunity
- » Good Traffic Counts
 - Up to 60,000 vehicles per day
- » APN Number: 062-0090-031
- » Asking Price (PSF) \$161.82
- » Asking Price: \$2,395,000
- » ±16,000 Concrete fenced yard
- » CUP for cultivation issued



Max Contiguous
14,800 SF



Zoning
M-2

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TOMMY PONDER, SIOR

Vice President

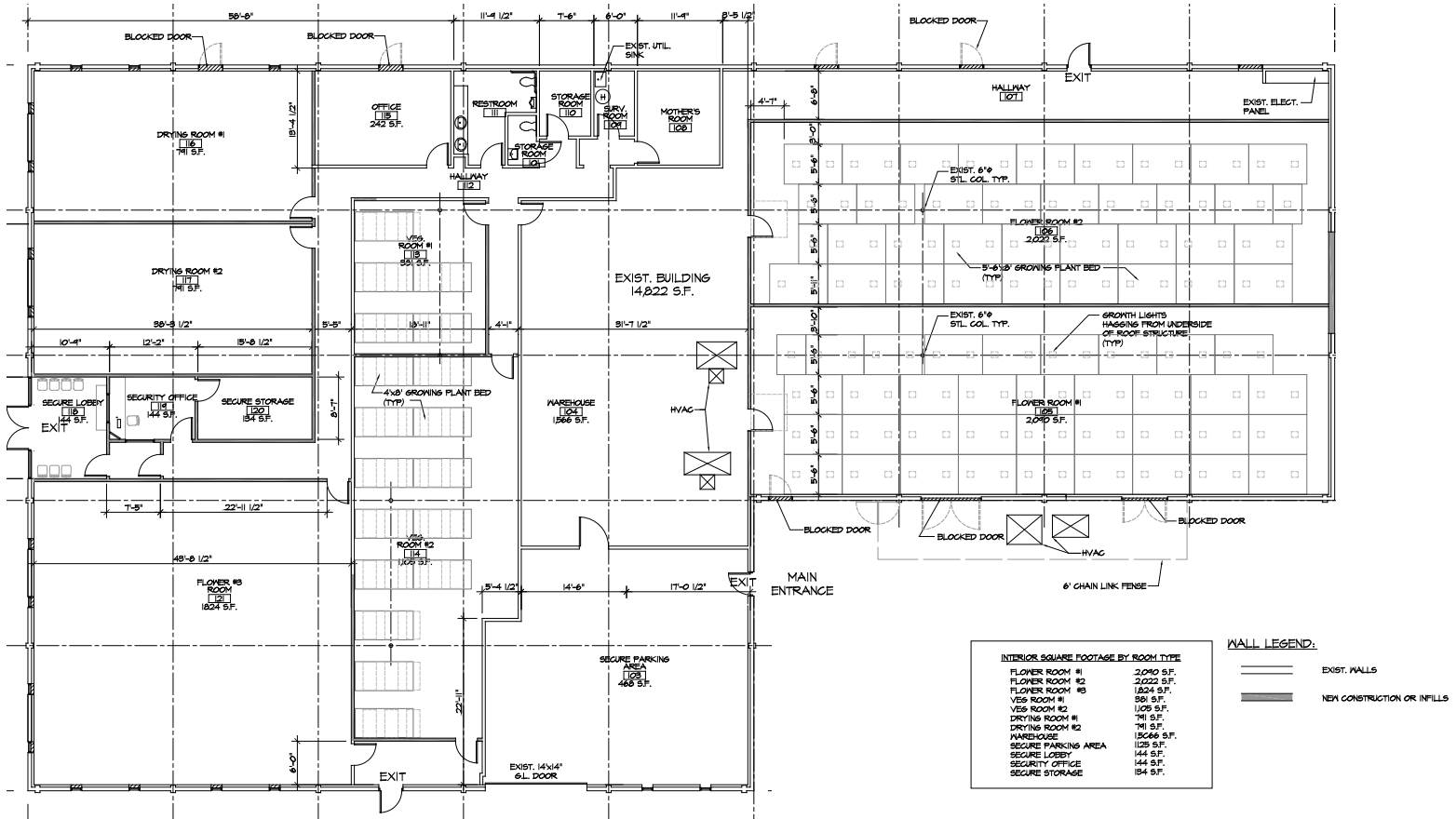
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PROPOSED FLOOR PLAN



A PROPOSED FLOOR PLAN
A2.1 PLAN SCALE: 1/8" = 1'-0" **NORTH**



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