

FOR SALE OR
LEASE NNN

COLD STORAGE INDUSTRIAL WITH YARD

6917 McComber Drive, Sacramento, CA 95828



Jeff Post, SIOR

Dir: 916.669.4505

jeff.post@tricommercial.com

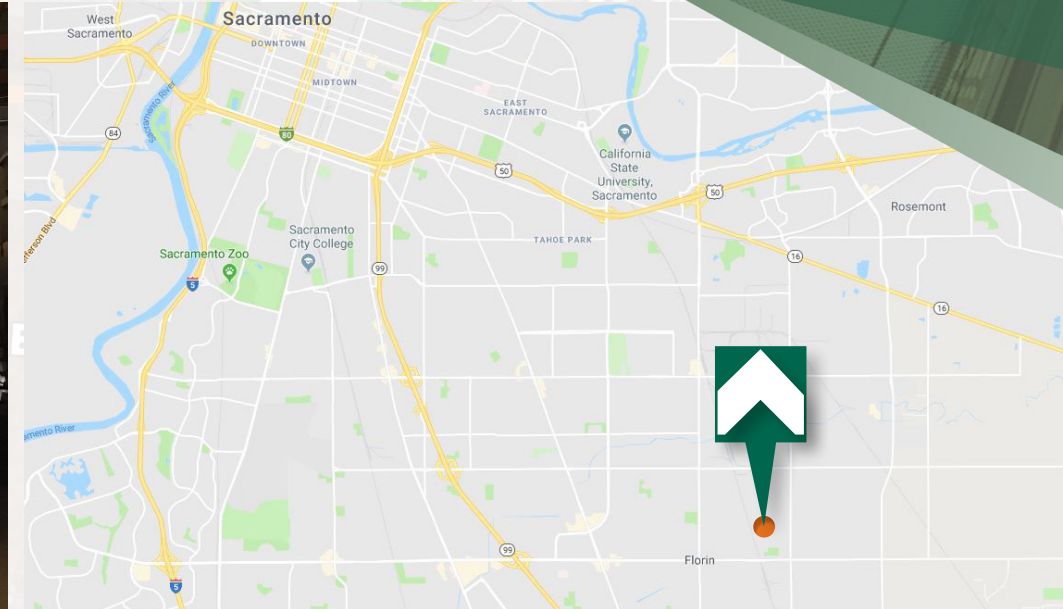
CalDRE #01264304

TRI Commercial Real Estate Services 1515 River Park Drive, Suite 200, Sacramento, CA 95815

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PROPERTY SUMMARY

6917 McComber Drive
Sacramento, CA 95828



PROPERTY HIGHLIGHTS

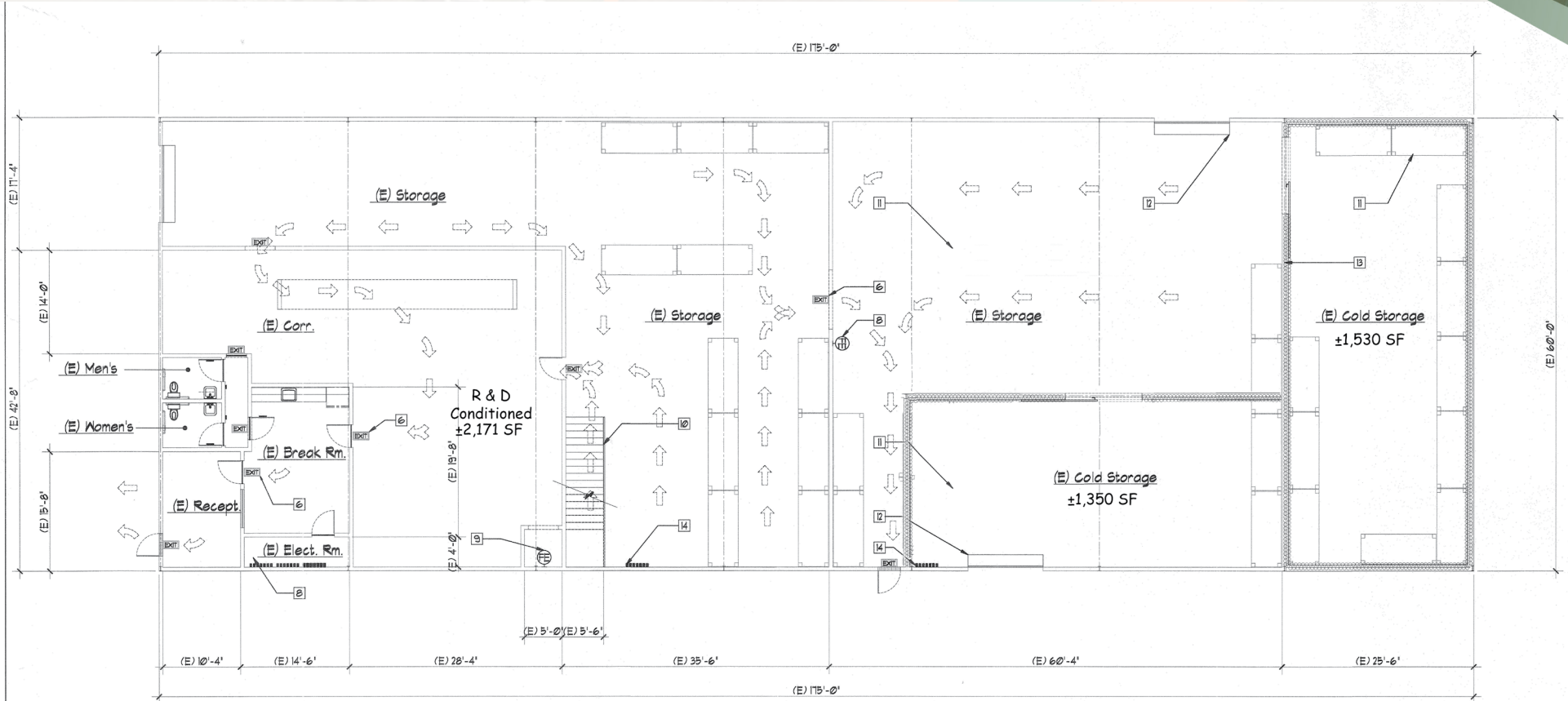
- ±10,500 SF Insulated warehouse with cold/chiller storage (±2,880 SF Total), R&D (±2,171 SF), Dry Warehouse (±4,750 SF), Office (±700 SF), restroom, and fenced yard;
- 2 Parcels totaling ±1.25 acres; APN: 064-0100-020 & 021;
- Varco-Pruden metal building built in 1979;
- 16'-18' Clear Height/Clear Span Construction;
- 4-GL Doors (12'x14') & 1-GL Door (20' x14');
- Sprinklered
- Electrical Power: 400 amp, 240v, 3ph, 4w
- Zoned: M-2 Industrial/SPA, per public records
- ±3-miles east of Highway 99 & ±5-miles south of Highway 50

OFFERING SUMMARY

PRICE:	\$1,676,700.00
LEASE NNN:	\$9,900/Month
LEASE TERM:	5-Year Minimum Base Term
TOTAL SF:	±10,500 SF
TOTAL ACRES:	±1.25 AC
APN'S:	064-0100-020 & 064-0100-021
ZONING:	M-2 Industrial/SPA

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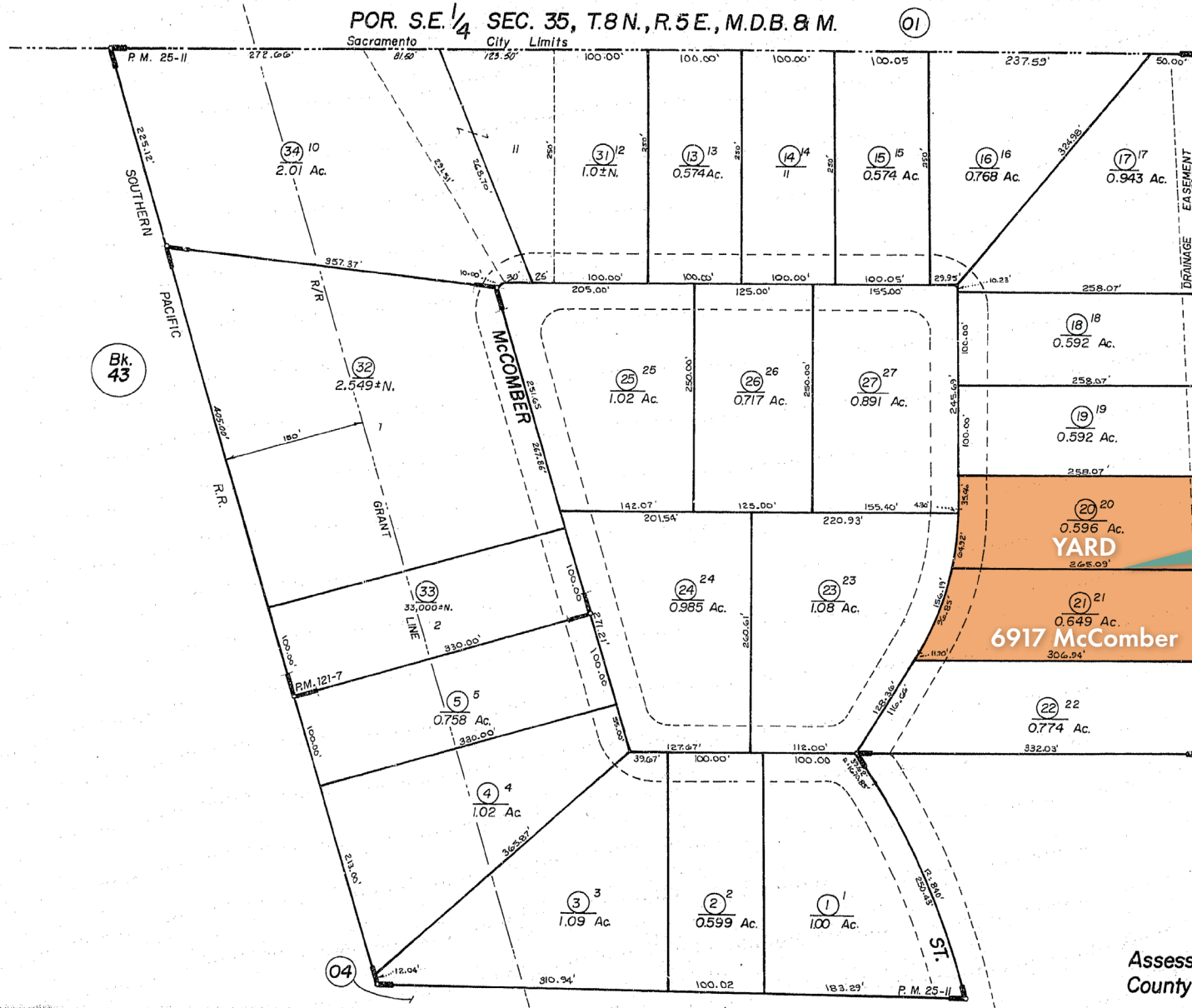
FLOOR PLAN
6917 McComber Drive
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PARCEL MAP

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2 Parcels
Totalling
±1.25 acres

Assessor's Map Bk 64 Pg. 10
County of Sacramento, Calif.

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PHOTOS

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