

FOR SALE OR LEASE

8300 Alpine Ave | Sacramento, CA



±12,000-24,000 SF Warehouse Available

- » 22'-24' Clear height
- » 4 Grade Level Doors
- » CUP for cultivation issued. Minor modification in for manufacturing and distribution.
- » Co-gen system delivering 4,000 amps of 480V power available *ask for details
- » 1.45 acre lot
- » ±30,000 SF yard
- » Close to Freeway
- » Lease Rate: \$2.00 NNN
- » Asking Price: \$3,720,000



Max Contiguous
24,000 SF



Zoning
CUP
Z17-026-Z18-158

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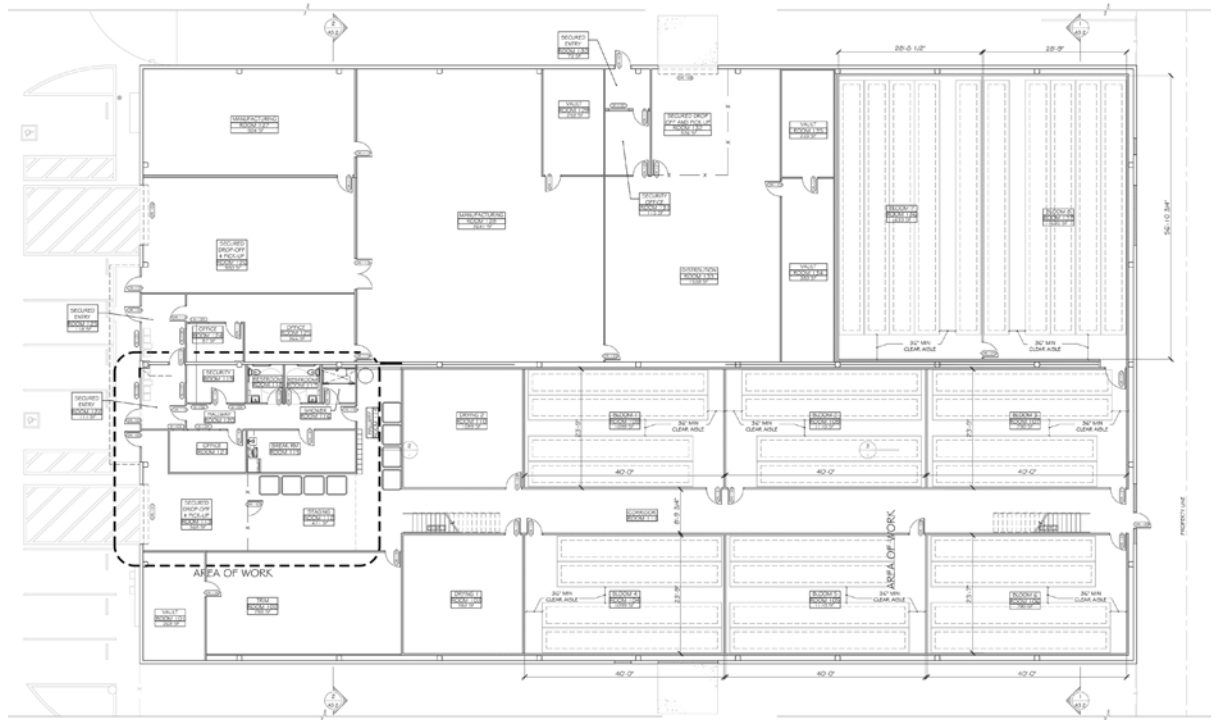
spencer.bones@colliers.com

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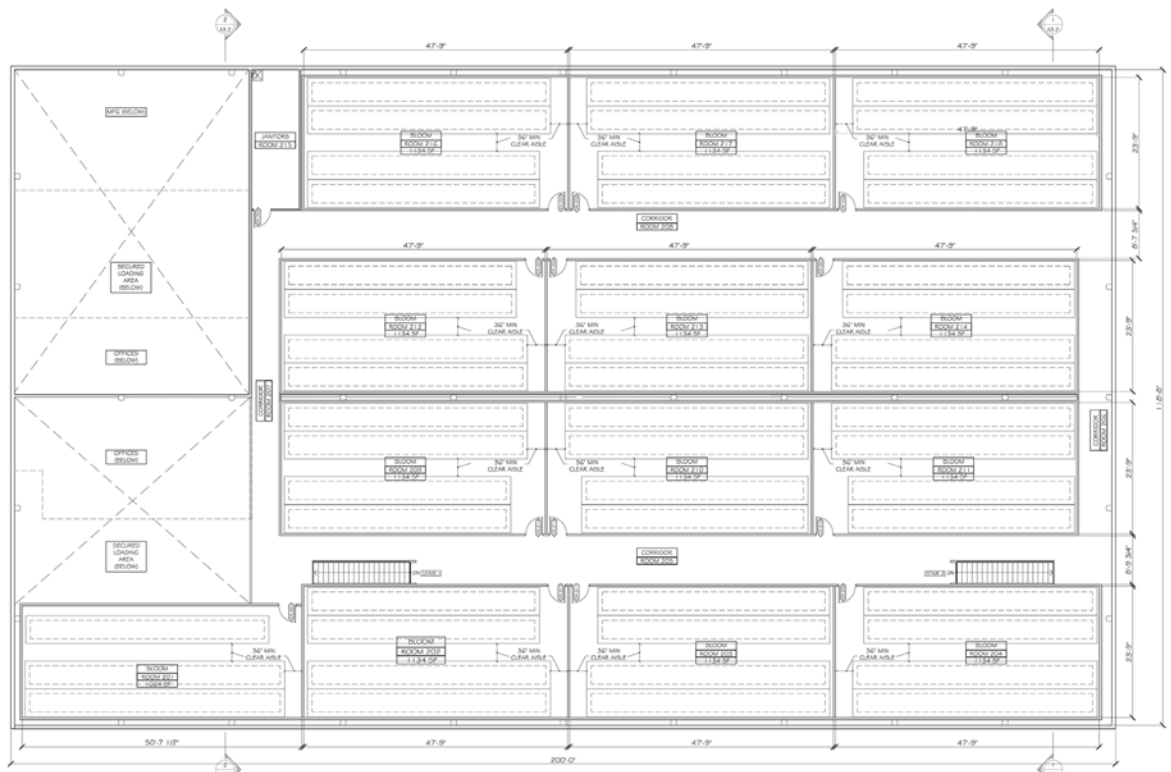


FLOOR PLANS

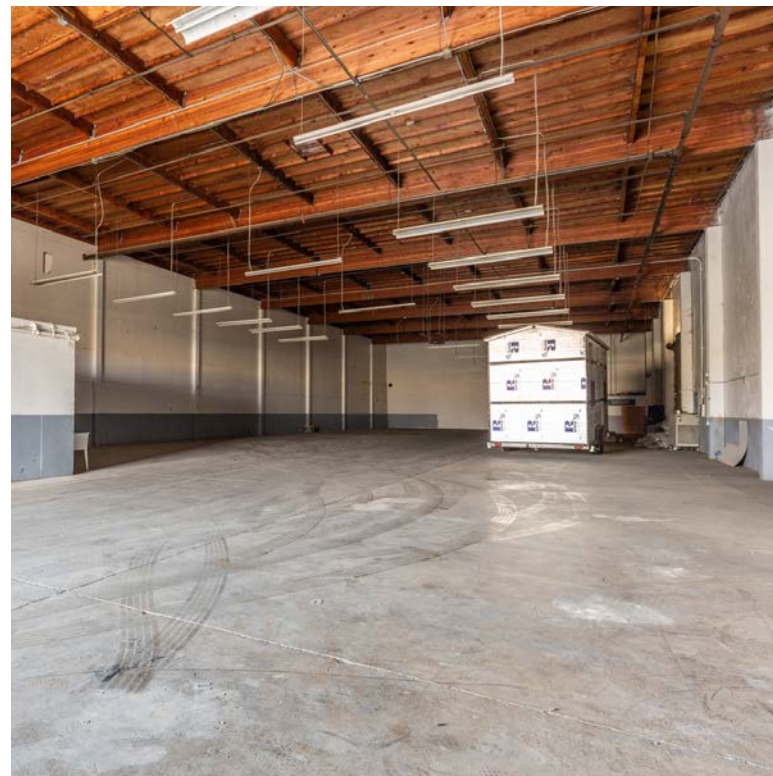
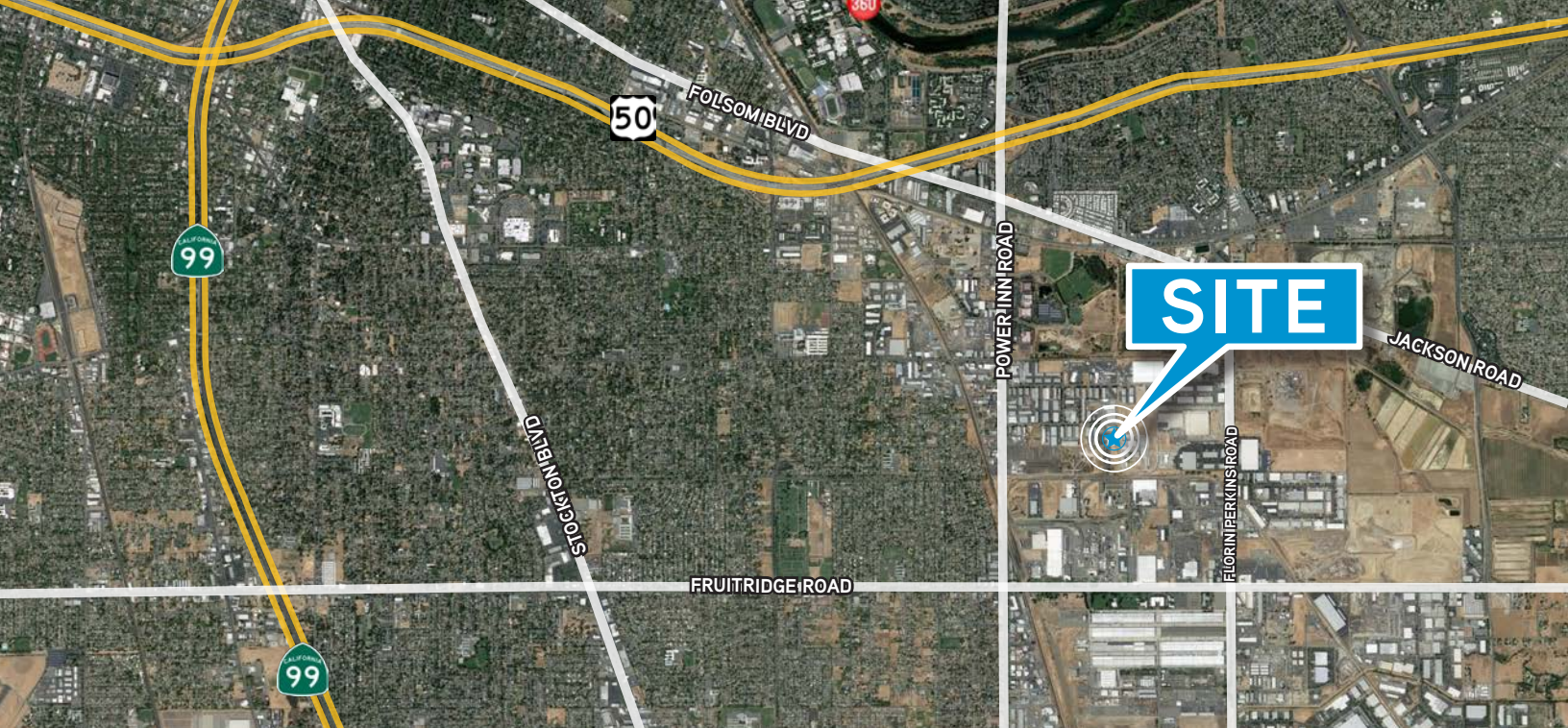
Ground Level



Second Floor



*Proposed CUP plan with mezzanine doubling the total area to ±48,000SF.



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