

5410-5440 Warehouse Way // Sacramento // CA

**PRICE REDUCED**



**FOR SALE**

±4,800 SF to  
±14,400 SF  
Industrial Condos  
with Docks

Great owner-user  
investment opportunity

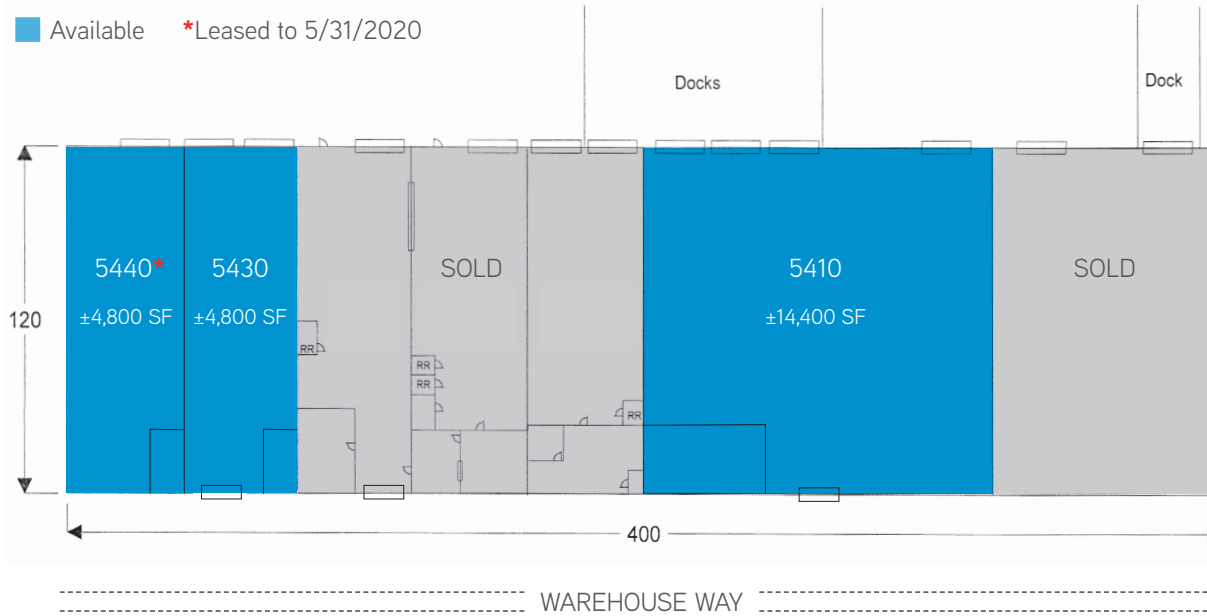
5410	±14,400 SF	3 DH, 2GL	\$1,800,000
5430	±4,800 SF	2 GL	\$657,600
5440	±4,800 SF	1 GL	\$657,600

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■ Available \*Leased to 5/31/2020



### BUILDING SPECIFICATIONS

Total Building Area	±48,000 SF
Land Area	±3.05 Acres
Dock High Doors	Five
Grade Level Doors	Eight 12'x14'
Roll-up Doors	Three 12'x8' in front for will-call
Ceiling Height	20' to 22'
Sprinklers	Yes, wet
Zoning	M-2

> Each condo has its own office and restroom





**SITE**

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