

**FOR SALE / LEASE**

**±24,449 SF Industrial Warehouse**

320 Commerce, Circle, Sacramento, CA 95815



**FEATURES**

±24,449 SF total

Located within the City of Sacramento and zoned M-1

Former SHRA maintenance & natural gas fueling facility

Purchase Price: \$3,400,000

Asking Rent: Negotiable, subject to credit & terms

Seller carry back with 50% down payment

±1.72 AC parcel with ±50 parking stalls

Fenced and secure yard area

23 CNG fueling stations on site and a 40 gallon quick fill station

Freeway visible location

Concrete tilt-up construction

±6,000 SF Covered area

800 amps of 208V with possibility of CNG backup power generator

**CONTACT**

**Jay Richter, CCIM**

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jrichter@kiddermathews.com

**Sean Gallinger**

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seang@kiddermathews.com

**Nik Harmon**

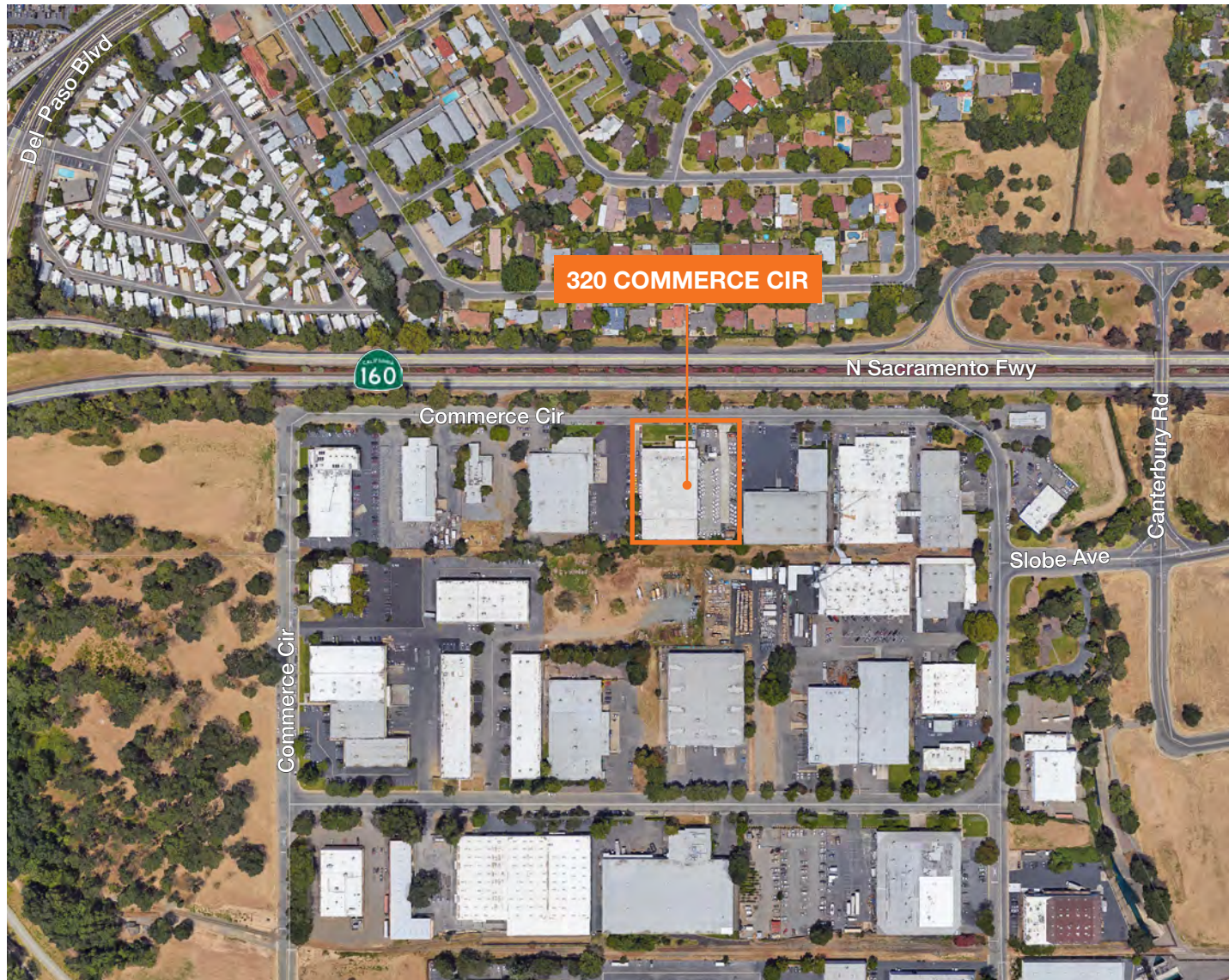
916.751.3624 | Lic #02016311  
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# 320 Commerce Circle

## AERIAL OVERVIEW



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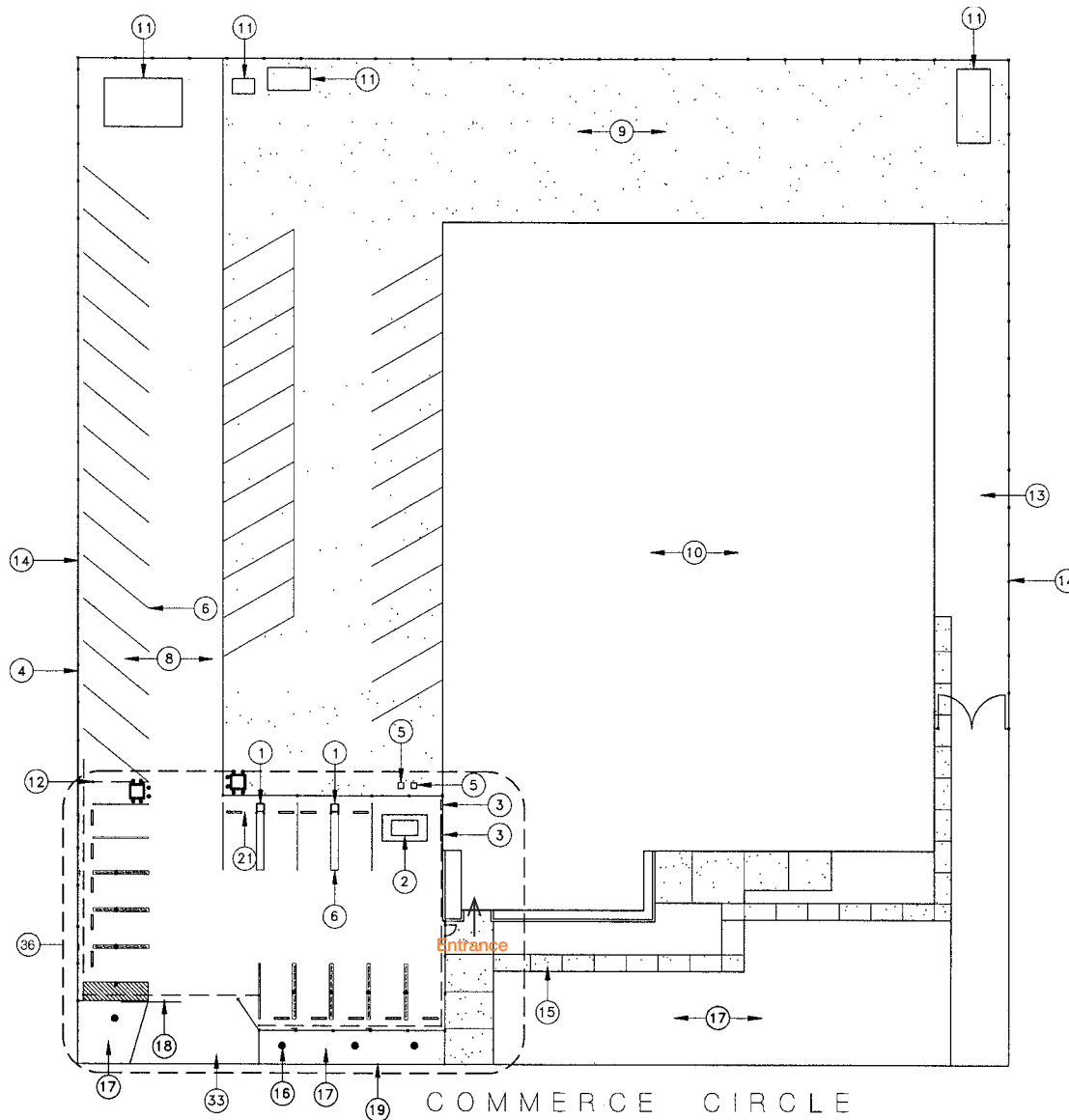
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# 320 Commerce Circle

## SITE PLAN



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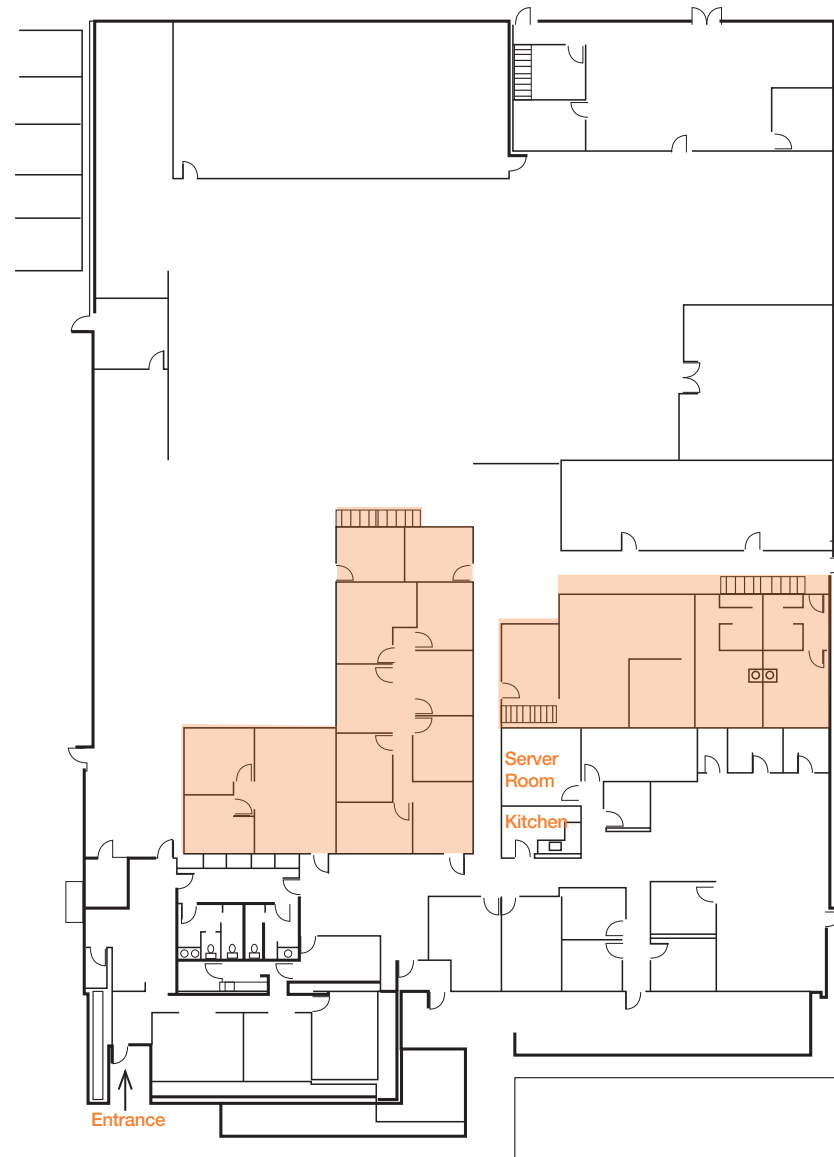


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## FLOOR PLAN

Mezzanine areas



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## BUILDING PHOTOS



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