

FOR SALE

±50,006 SF
WAREHOUSE/FLEX BUILDING

1165 NATIONAL DRIVE

SACRAMENTO, CA

Mark Demetre, SIOR
Executive Vice President
License #00852871
+1 916 563 3010
mark.demetre@colliers.com

Matt Lofrano
Executive Vice President
License #01251712
+1 916 563 3056
matt.lofrano@colliers.com

Hannah Crandall
Transaction Manager
License #02043170
+1 916 563 3093
hannah.crandall@colliers.com

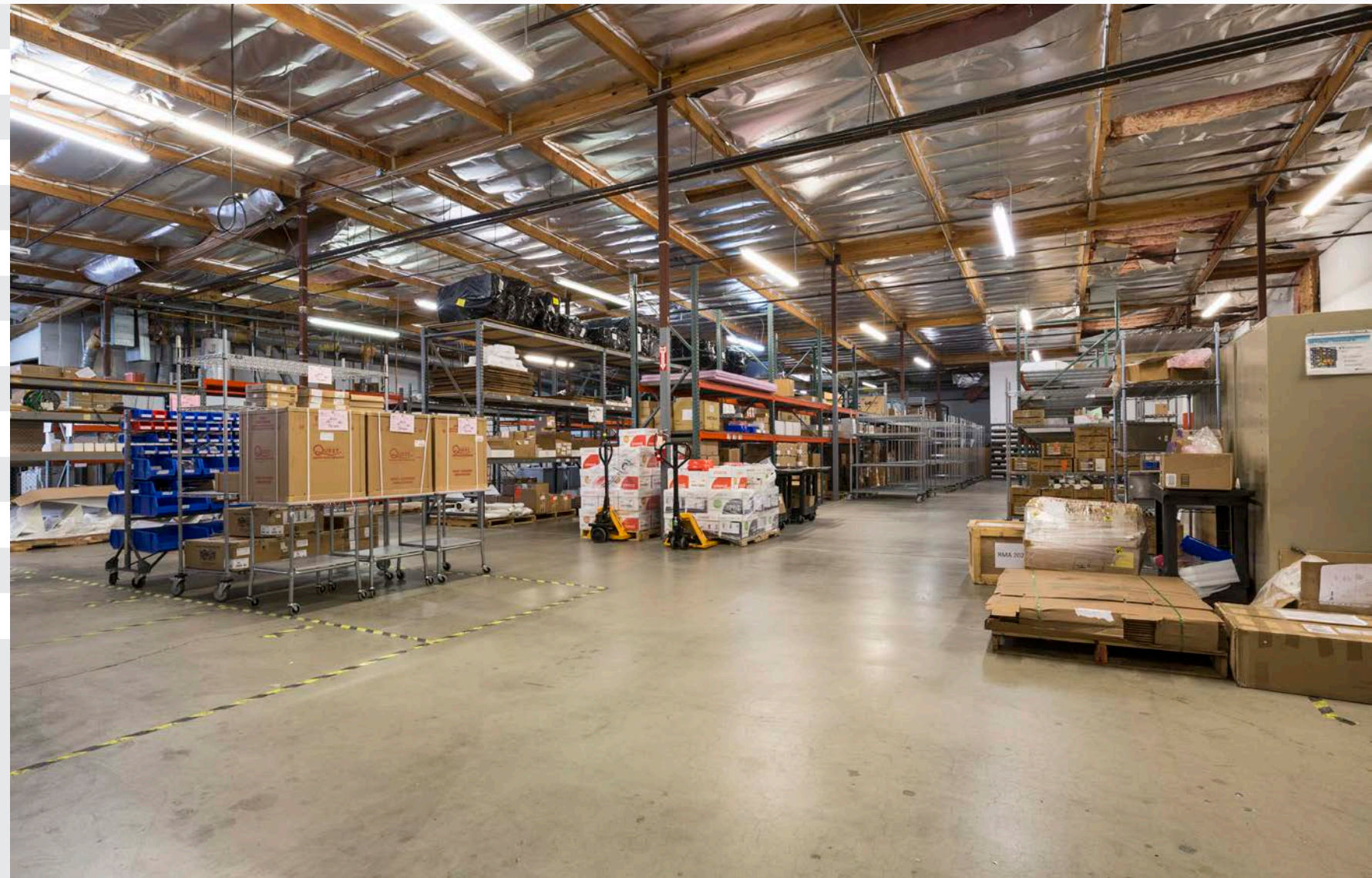


PROPERTY OVERVIEW

Sale Price:	\$5,250,000
Total square footage	±50,006
Warehouse	±20,181
Office & Common Area	±17,081
Lab & Manufacturing	±12,744
Land Size (acres)	±3.1
Grade Level Doors	Two
Dock High Doors	One, with two truck placements
Clear Height Range	16' - 18'
Construction Type	Concrete tilt-up
Power	1,200 amps of 277/480v
Year Built	1986
Zoning	M-1
Roof and HVAC	Replace 2005

Building Features

- › Insulated warehouse, forced air heaters, placements and ducting for swamp coolers
- › Heavy auto parking
- › Fenced, paved yard area
- › High image building
- › Priced significantly below replacement cost



LOCATION OVERVIEW

1165 NATIONAL DRIVE, SACRAMENTO, CA



±3 min/1.1 miles to Highway 80 access



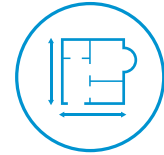
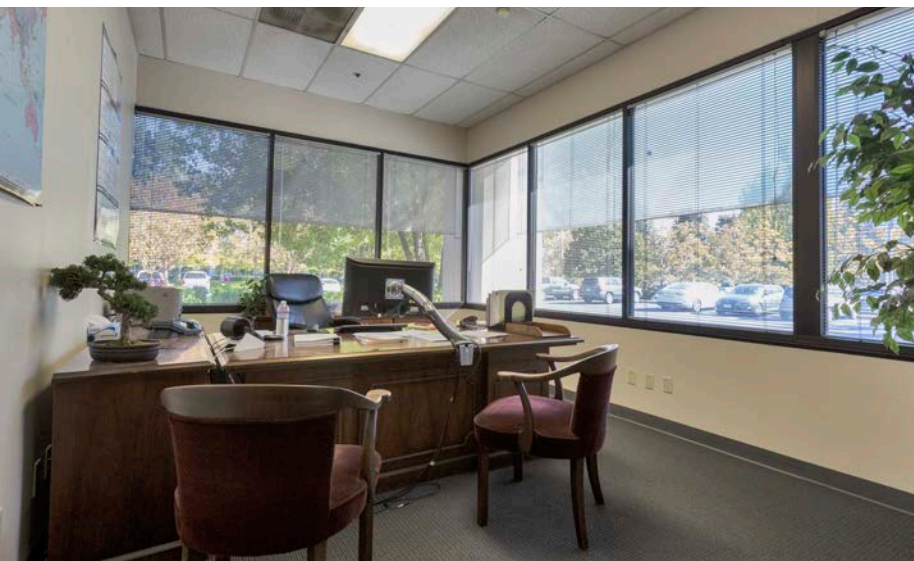
±134,000 average daily traffic on Hwy 80

[VIEW LOCATION](#)

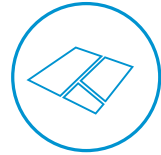


SITE OVERVIEW

1165 NATIONAL DRIVE, SACRAMENTO, CA



±50,006
Total SF



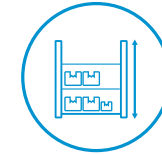
±3.1
Acres



M-1
Zoning



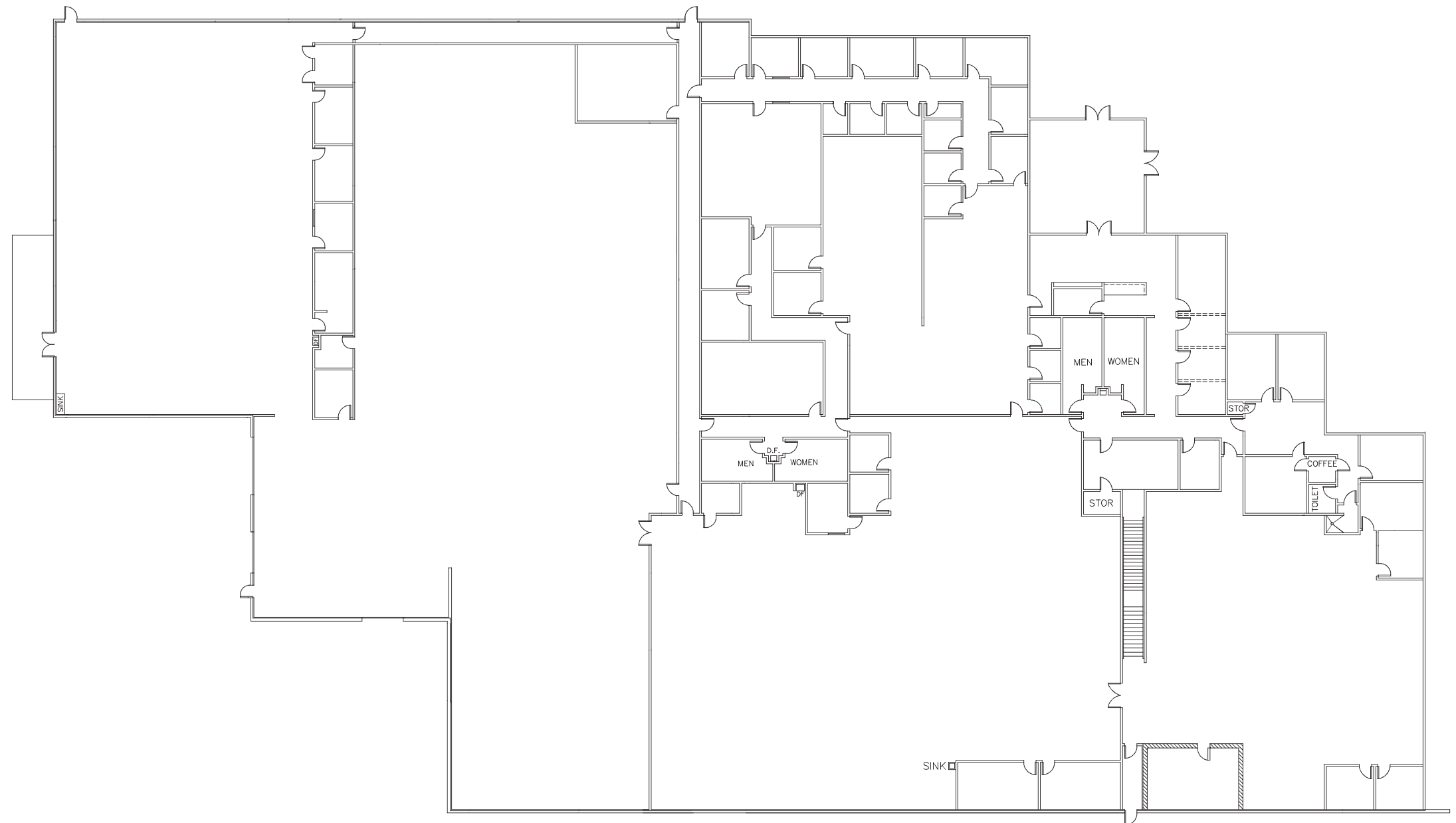
1 DH Door
2 GL Doors

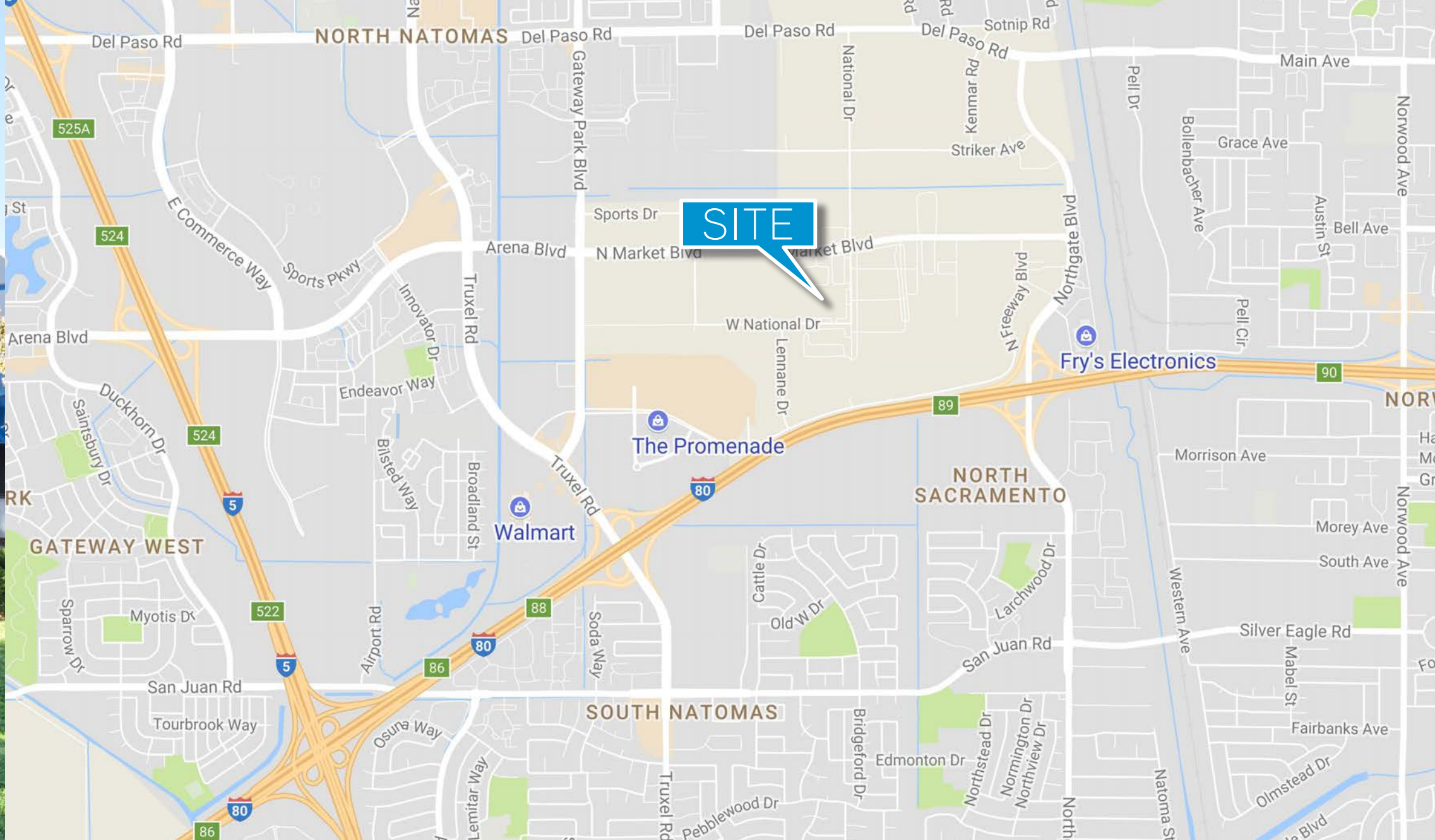


16'-18'
Clear Height



1,200 amps
of 277/480v





1165 NATIONAL DRIVE SACRAMENTO, CA

Mark Demetre, SIOR
Executive Vice President
License #00852871
+1 916 563 3010
mark.demetre@colliers.com

Matt Lofrano
Executive Vice President
License #01251712
+1 916 563 3056
matt.lofrano@colliers.com

Hannah Crandall
Transaction Manager
License #02043170
+1 916 563 3093
hannah.crandall@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Real estate officer license corporation identification number 01908588. ©2017. All rights reserved.