

METRO AIR PARK - ±17.55 ACRES LAND FOR SALE

W Elkhorn Blvd, Sacramento, CA 95837

SALE PRICE:
\$2,484,553 (\$3.25 / SF)



METRO AIR PARK

Walmart
Save money. Live better.
± 1,100,000 SF
Distribution Warehouse Under Construction

SACRAMENTO INTERNATIONAL AIRPORT

CANDLEWOOD SUITES
PROPOSED

amazon

CONSTRUCTION UNDERWAY
I-5/METRO AIR PKWY INTERCHANGE

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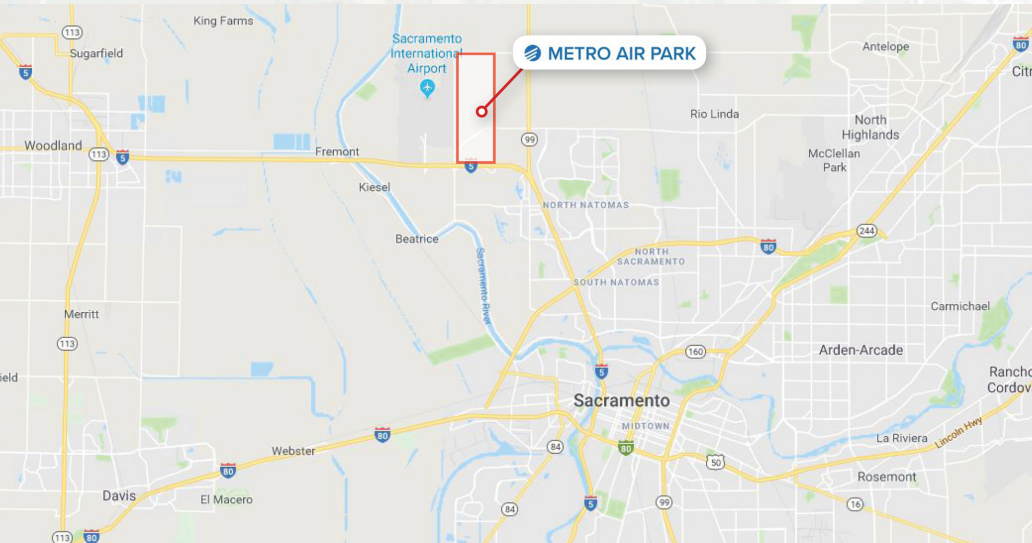
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CORFAC International
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METRO AIR PARK ±17.55 ACRES FOR SALE

PROPERTY SUMMARY

W Elkhorn Blvd - Vacant Land

METRO AIR PARK



PROPERTY DETAILS

- **SALES PRICE:** \$2,484,553 (\$3.25/SF)
- **APN:** 201-1020-032
- **LOT SIZE:** ±17.55 Acres
- **ZONING:** Light Manufacturing & Distribution 1-B Commercial/High-Tech/R&D Office 5-C
- **WATER:** 12" Main –Sacramento County Water Agency
- **SEWER:** 18" Main, 8" Distribution –Sacramento Area Sewer District
- **GAS:** 8" Main –PG&E
- **ELECTRICITY:** 12KV Main –Sacramento Municipal Utility District
- **PHONE:** AT&T, Consolidated Communications
- **FIBER:** AT&T, Consolidated Communications
- **TAXES BONDS, AND ASSESSMENTS:** Commercial Land ±\$2.25 PSF
Light Industrial Manufacturing Land: ±\$1.25 PSF, The total combined tax, bond and assessments was \$155,642.10 for the 2017-18 tax year (more specific information available separately)

PROPERTY HIGHLIGHTS

- ±17.55 Acres located within Metro Air Park (Metro Air Park lot 32)
- Flexible Zoning. The Property is zoned for Light Industrial, Manufacturing, Distribution and High Tech Commercial uses.
- Adjacent to Sacramento International Airport
- Near the New Amazon Fulfillment Center and the New Walmart Distribution Warehouse
- Full-Access Interchange Connection to Interstate 5 at Metro Air Pkwy Currently Under Construction