

FOR SALE

±50,006 SF
WAREHOUSE/FLEX BUILDING

LOCATED IN THE SACRAMENTO
OPPORTUNITY ZONE

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

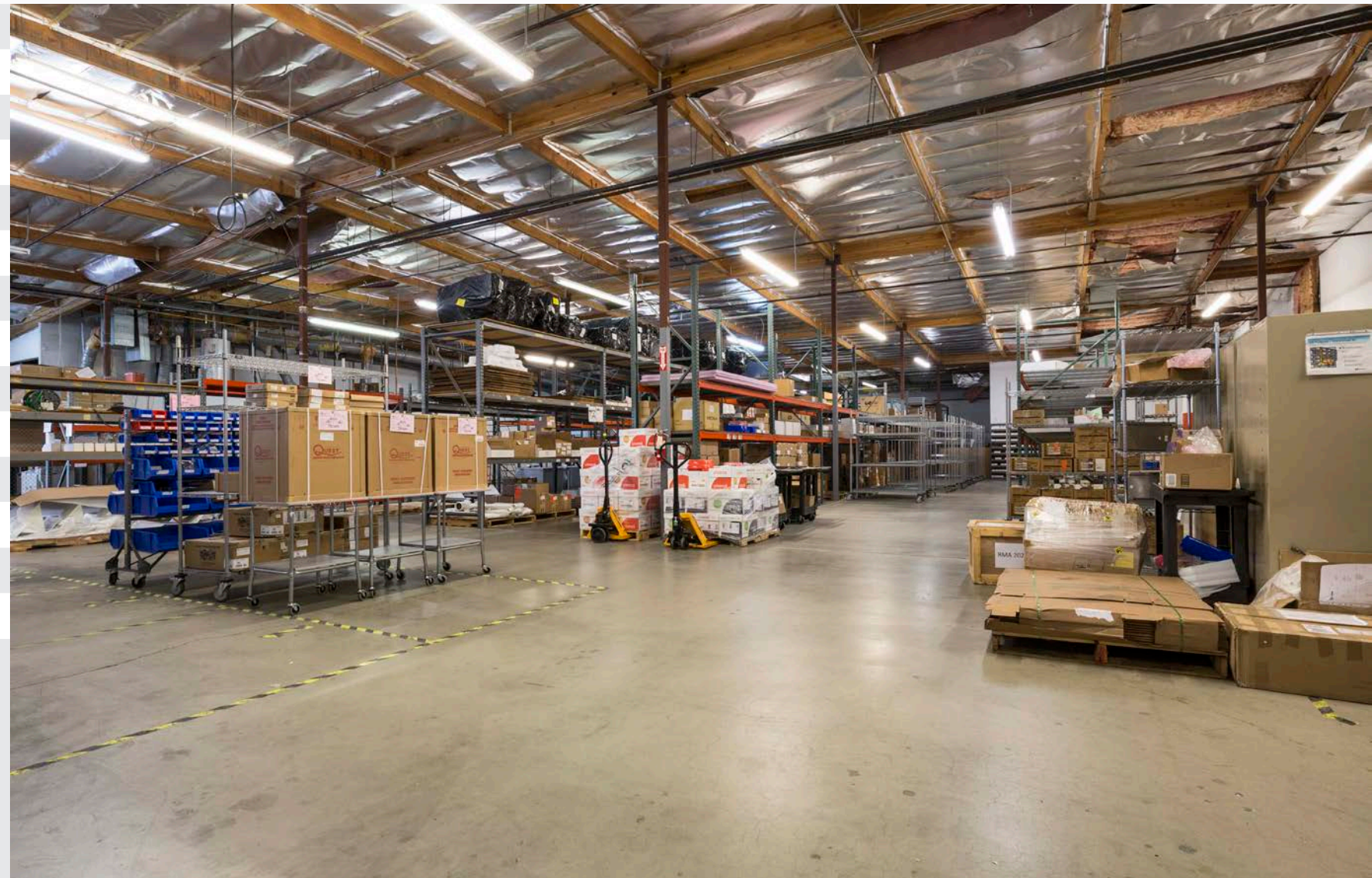


PROPERTY OVERVIEW

Sale Price:	\$4,500,000
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	Replaced 2005

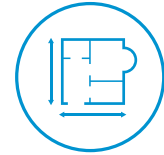
Building Features

- › 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

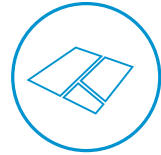


SITE OVERVIEW

1165 NATIONAL DRIVE, SACRAMENTO, CA



±50,006
Total SF



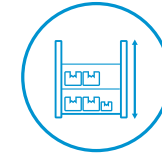
±3.1
Acres



M-1
Zoning



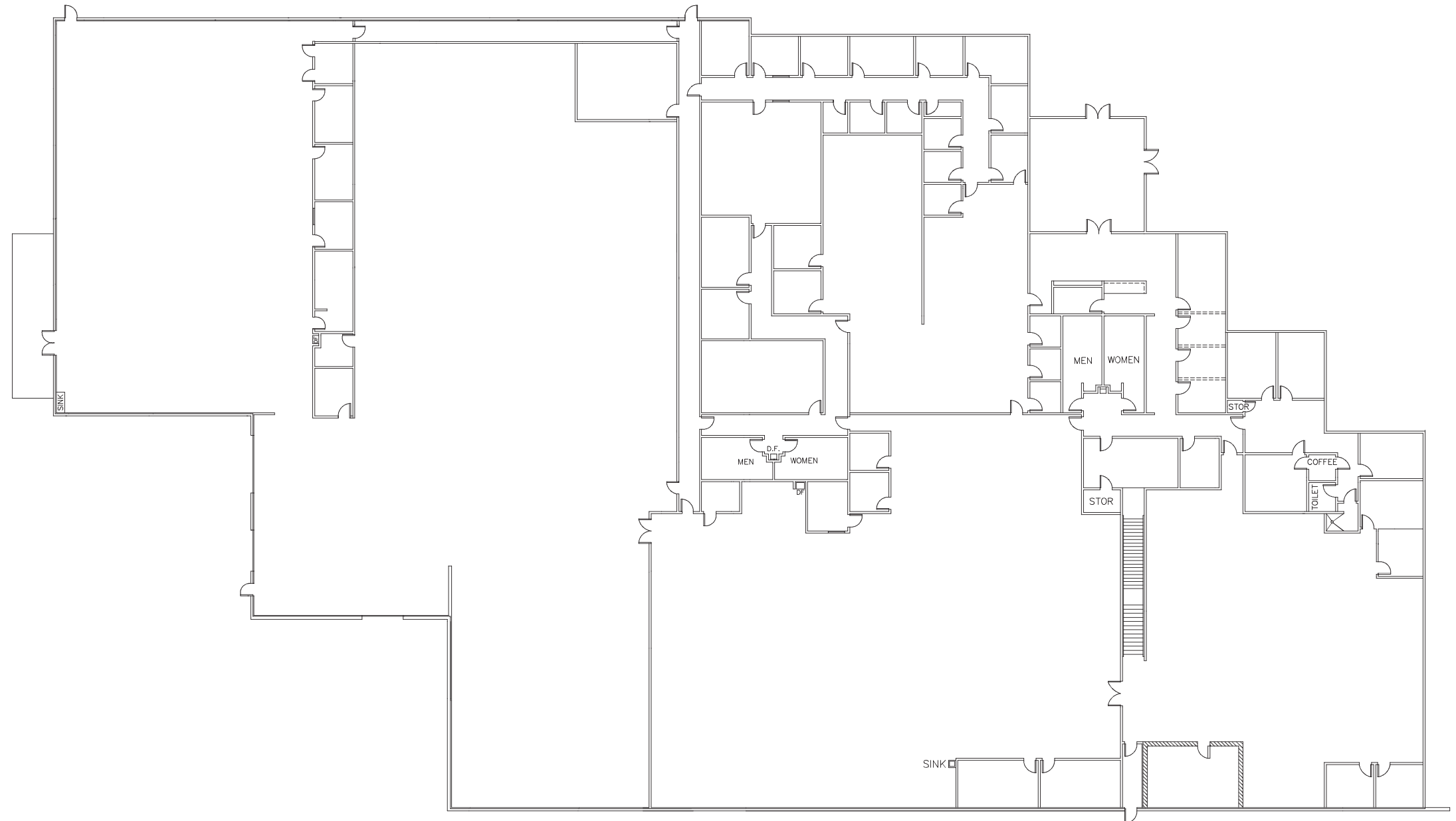
1 DH Door
2 GL Doors



16'-18'
Clear Height



1,200 amps
of 277/480v



LOCATION OVERVIEW

1165 NATIONAL DRIVE, SACRAMENTO, CA



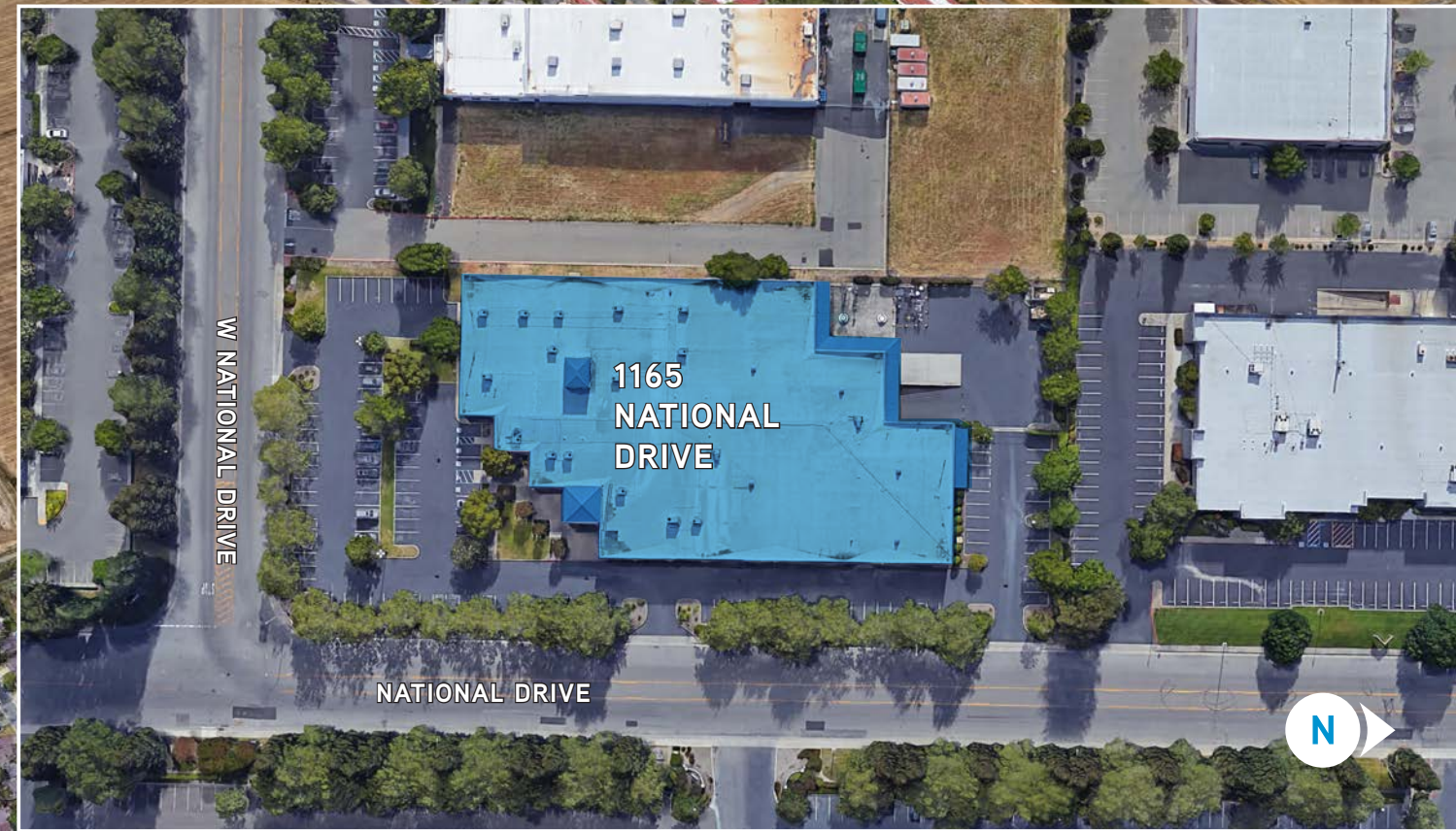
Located in the Sacramento Opportunity Zone

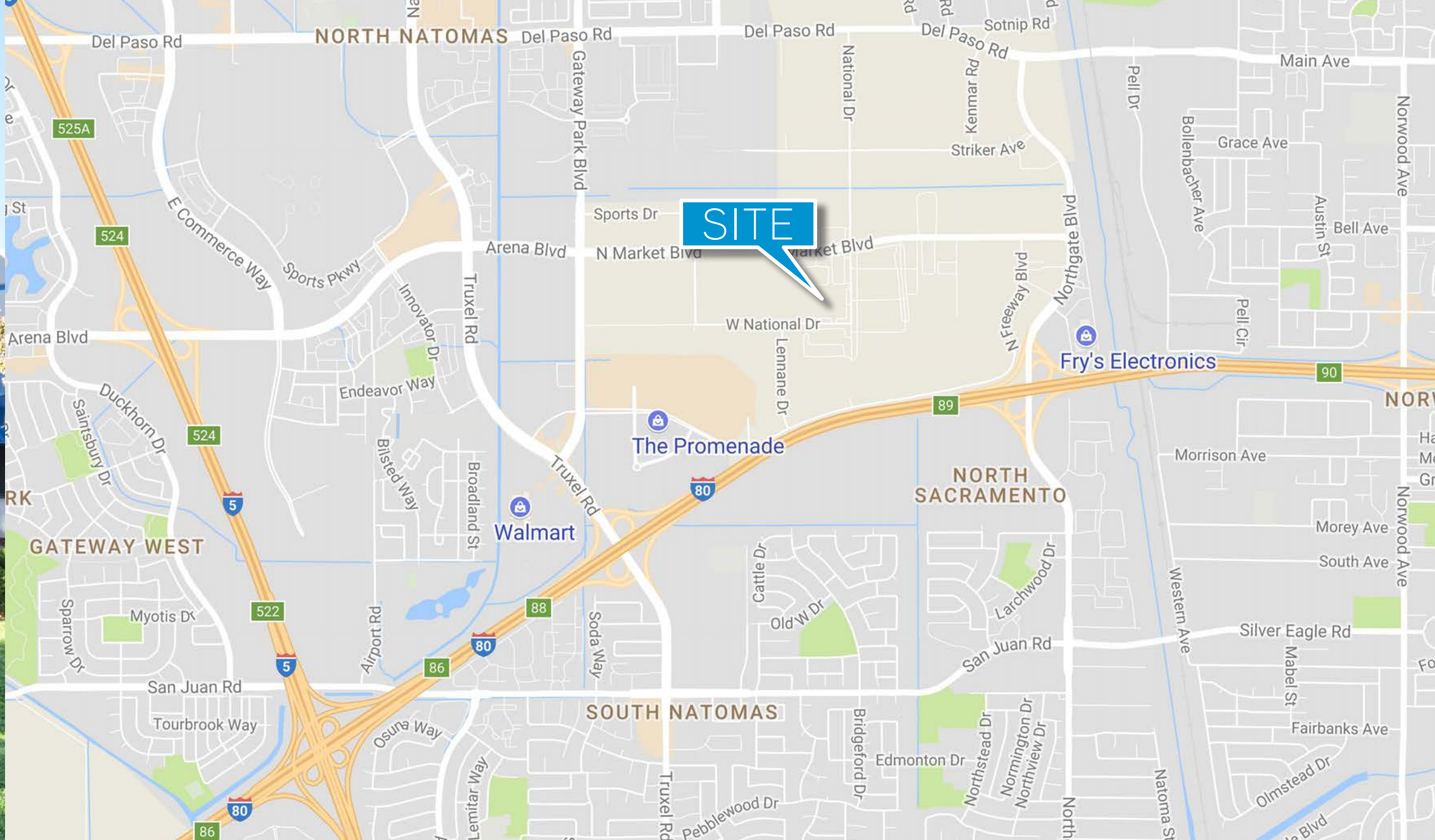


±3 min/1.1 miles to Highway 80 access



±134,000 average daily traffic on Hwy 80





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