

±4,975 SF Ind. Owner-User | FOR SALE

8121 36th Ave  
Sacramento, CA 95824



**PRICE REDUCED: \$ 575,000.00**

### PROPERTY HIGHLIGHTS

- Square footage: 4975
- Office SF: ±1,042 SF
- Warehouse Sf: ±3,933 SF
- 14' x 24' Paint Booth
- Zoning: M1
- Ceiling Height 12'
- 2 industrial type fans
- Power: 120 V / 220 3 p
- 1 – 10x12' grade level door (Front)
- 1 – 8x10 grade level door (back)
- Small yard in rear of building
- ±2.4 Miles to Highway 50
- HVAC Offices

Ross Relles, III | CalDRE #01975497  
Dir: 916.677.8143 | Cell: 916.743.2673  
ross.relles@tricommercial.com



For more information visit: [www.tricommercial.com](http://www.tricommercial.com)

**ASKING PRICE: ~~\$650,000.00 (\$130.65/SF)~~  
\$575,000.00 (\$115.58/SF)**

This statement, with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.



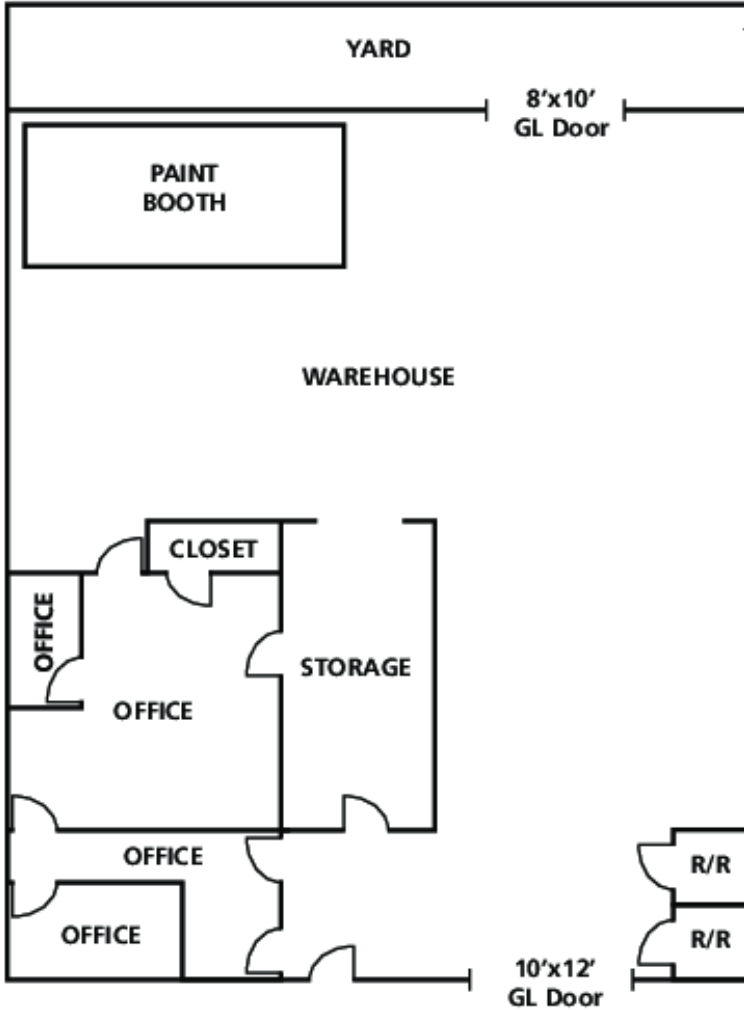
TRI Commercial Real Estate Services

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Floor Plan Not to Scale

