



For Sale or Lease
12,600+/- Sq. Ft. Free Standing Concrete Tilt Up
Large 1.4 acre lot

ASKING PRICE:

\$799,000
\$63/sq.ft

LEASE RATE:

\$.60 PSF

BUILDING SF:

12,600+/-

SITE:

1.4 +/-acres
(60,984+/- s.f.)



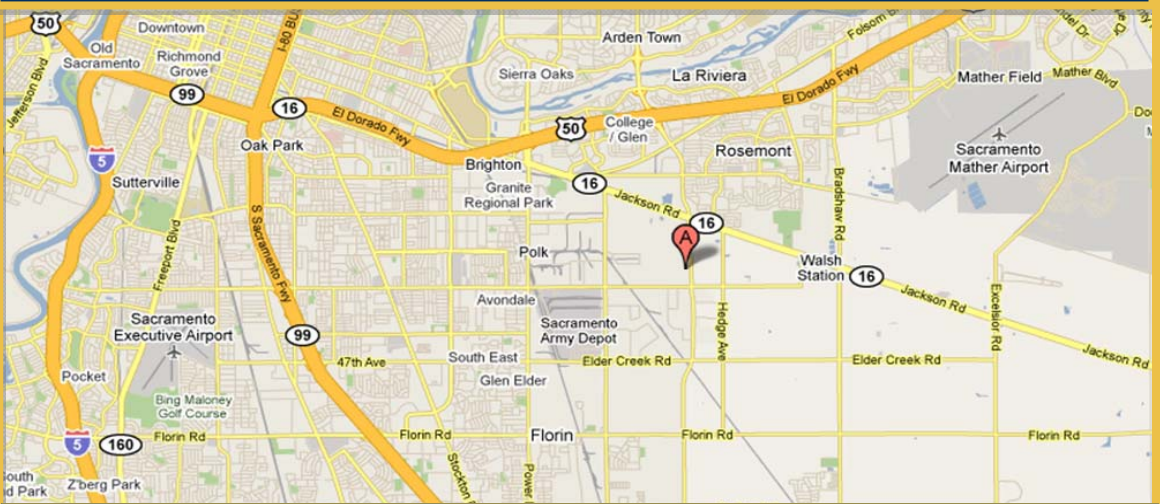
Concrete tilt-up building with amazing parking ratio of 9.67:1,000 (118 on-site) parking spaces. Amenities include two large locker rooms, 8 new HVAC units, sprinklers, 22' clean height, and 3-Phase power. Large 1.4 acre fully fenced and gated lot and one grade level 12' x 18' roll up door.

Lead Broker / Agent
William M. Severi, CCIM

916-361-6070 phone
 707-291-2722 cell
 bill@williamseveri.com
 DRE No.: 01000344



8981 District Ct
Sacramento, CA 95826



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.



Property Overview

Pricing

Asking Price: \$799,000 (\$63 psf)

Lease Rate: \$0.60 psf

Building

Construction / Siding: Concrete Tilt-up

Floors: Concrete / carpet / vinyl

Stories: 1 (Conditioned space)

Approximate Build. Sq. Ft.: 12,600 +/-

Interior Improvements: Some office area and men's and women's locker-rooms (approximately 2,500 +/- sq. ft.)

Ceiling Height: 22 +/- clear
Not Clear-span (Approx. 4 steel support beams.)

Sewer Credits: 3.78 ESD

Sprinklers: Yes

Site

APN: 063-0053-004

Size: 1.4 acres (60,984 +/- sq. ft.)

Zoning: M-1S-R (Light Industrial)

Parking: 118 Paved and striped including 4 Handicapped spaces.

City / County: Sacramento/Sacramento

Water & Sewer: Sacramento Municipal Utility Dist

Gas & Electric: PG&E



Broker Team



Cell:
707-291-2722
Office:
916-361-6070
DRE No.:
01000344

William M. Severi, CCIM
bill@williamseveri.com



Cell:
707-529-1722
Phone:
916-361-6070
DRE No.:
01357548

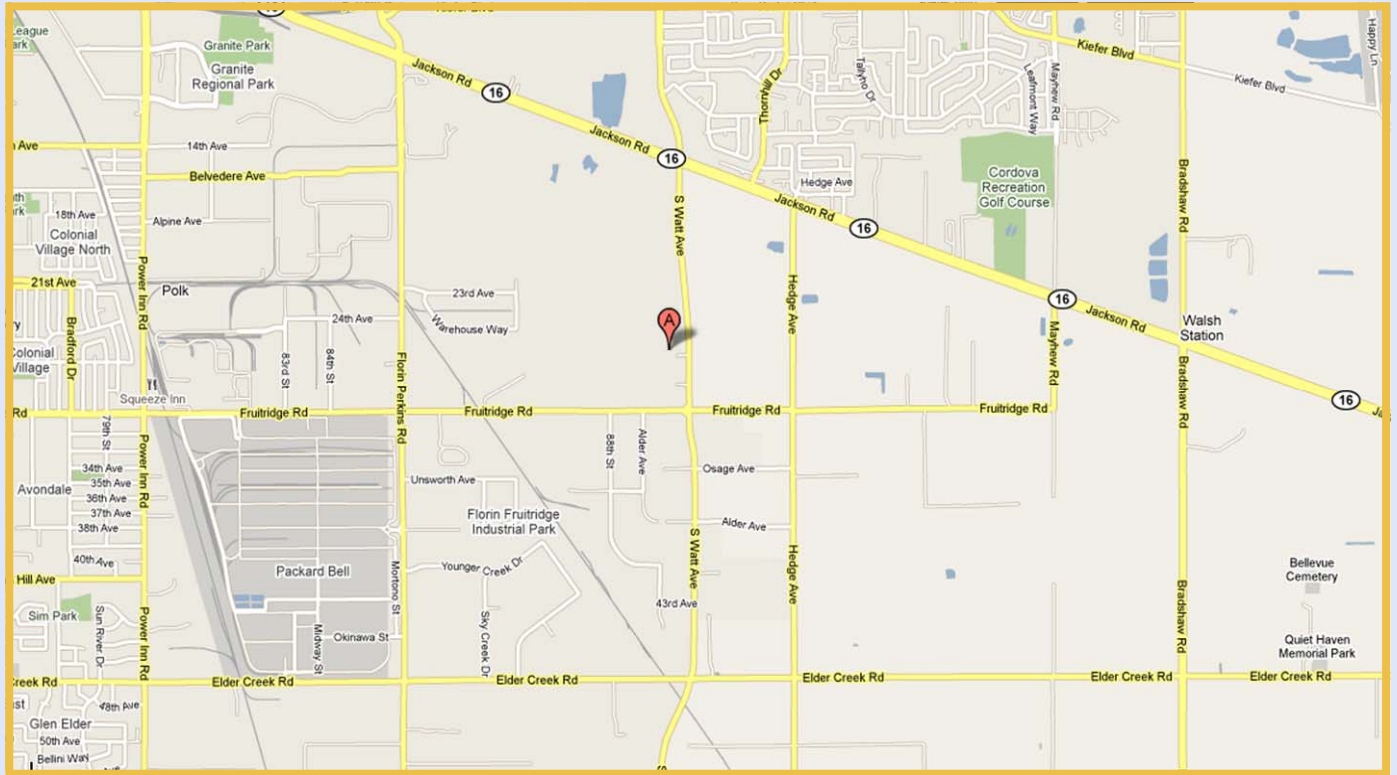
Nick Abbott
nabbott@northbayprop.com

Sacramento Office:
770 L Street
Sacramento, CA 95814
916-361-6070

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.



Location Maps



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.



Photos



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.



Photos



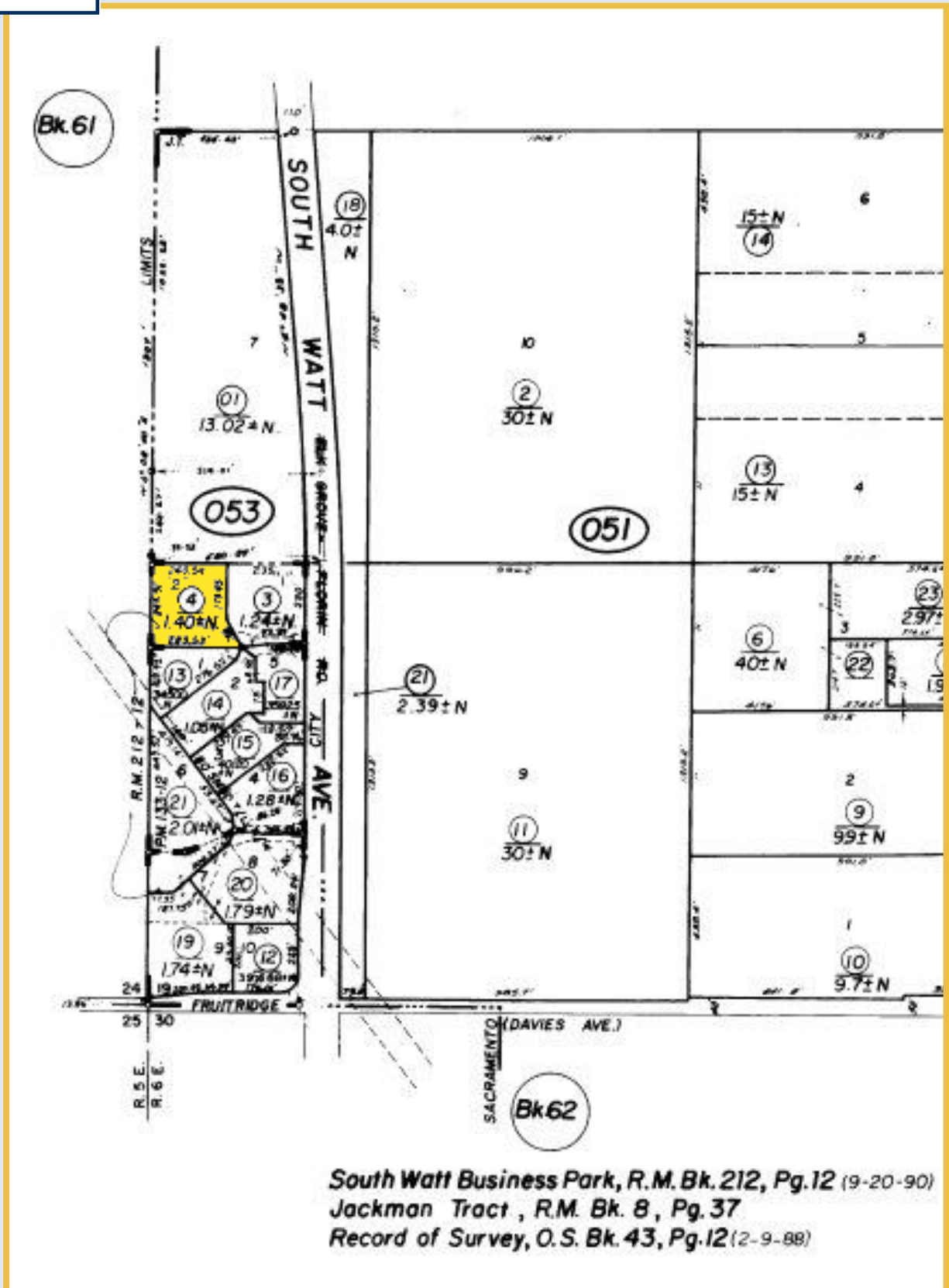
The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.



Parcel Map



*South Watt Business Park, R.M. Bk. 212, Pg. 12 (9-20-90)
Jackman Tract, R.M. Bk. 8, Pg. 37
Record of Survey, O.S. Bk. 43, Pg. 12 (2-9-88)*

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.