

**9521 GREENBACK LN**  
**OWNER-USER WAREHOUSE PROJECT**  
**FOR SALE**





# 9521 GREENBACK

## PROJECT SPECIFICATIONS

### ADDRESS

9521 Greenback Ln,  
Folsom, CA 95630

### BUILDING AREA

± 16,000 SF

### CONSTRUCTION

Metal Frame, Clear Span

### POWER

800 Amp - 3 Phase  
Separately Metered

### ACCESS DOORS

Four (4) 14' x 14' Grade Level  
Four (4) 12' x 14' Grade Level  
Three (3) 12' x 14' Grade Level

### LAND AREA

1.37 Acres

### ZONING


M1/D Folsom - Light Industrial

### BUILT

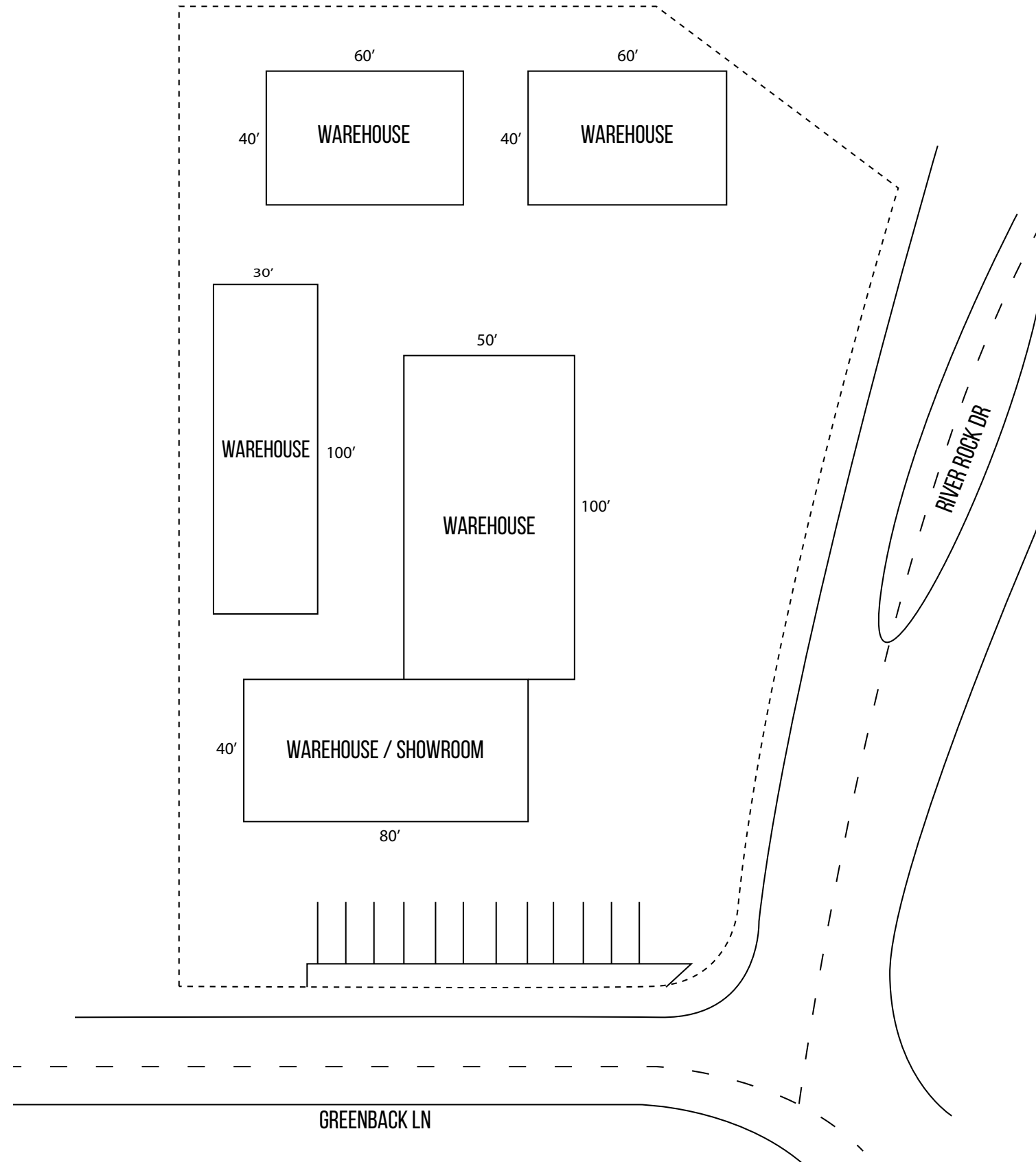
1977 / 1997

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## SALE DETAILS

 \$1,990,000

## SITE PLAN



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## AMENITIES

- ★ SURROUNDING PROPERTY RENOVATIONS
- ≈ 19,000 ADT ON GREENBACK LN
- ☕ ABUNDANT DINING & SERVICES

## WITHIN 1/4 MILE

- STARBUCKS
- DUNKIN DONUTS
- ACE HARDWARE
- CVS PHARMACY
- BIG LOTS
- JACK IN THE BOX
- 99 CENT STORE
- CARL'S JR.
- SUBWAY
- SPORT CLIPS
- H&R BLOCK
- ROUND TABLE PIZZA
- NAPA AUTO PARTS
- CALIBER COLLISION
- LES SCHWAB TIRE CENTER
- SCHOOLS CREDIT UNION
- ENTERPRISE RENT-A-CAR
- THE BOARDWALK EVENT CENTER



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