

# FOR SALE

## 13,200 SF Green Zone Industrial Building

**Sale Price: 1,650,000 (\$125 P.S.F.)**



**8838 Elder Creek Road • Sacramento, CA 95828**

### FEATURES:

- Located in the City of Sacramento
- Approximately 1,000 S.F. Office with 4 Restrooms
- Parcel Size is approximately ½ Acre/M-1 Industrial Zoning
- APN # 064-0020-081-0013
- 800 Amps/3 phase Power Four 200 Amp 3 phase meters
- 16' – 18' Clear Height/Clear span construction
- Four 14' x 14' Grade Level Doors
- Fully insulated warehouse with skylights

### FEATURES:

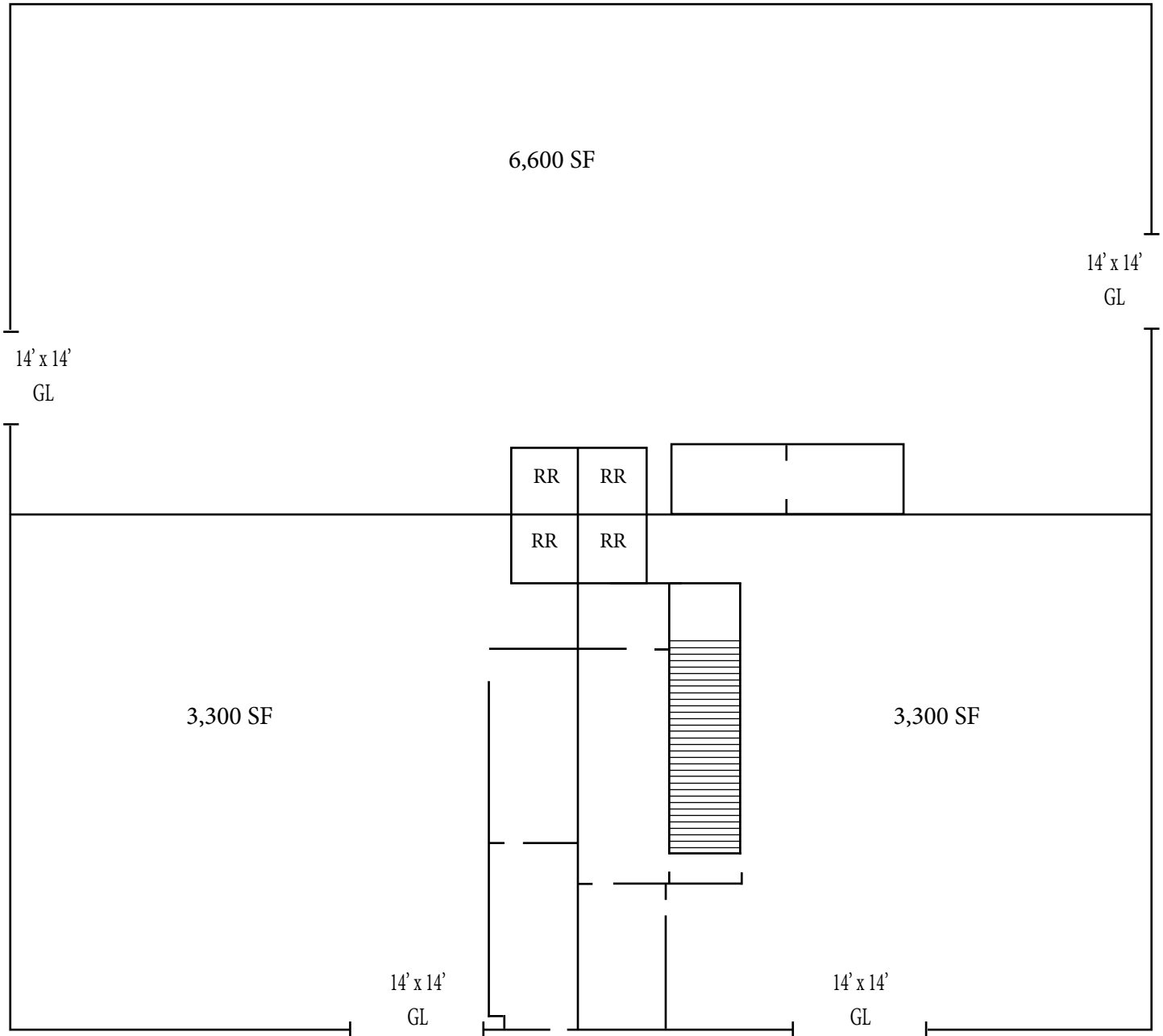
- City sewer and Water; Propane
- Building Owner receives an individual 1/6 interest in the approximate 3 Acre yard area located at the south end of the property. Building Owner currently occupies approximately a 12,000 S.F. fenced and paved yard located adjacent to the building premises. Each owner pays \$200.00 per month for common area maintenance; includes water expense
- Divisible to Four 3,300 S.F. Units
- Currently occupied by month to month tenants; can be made available for an owner occupant.

**Tony Lewis**

**TL Commercial, Inc.**

**916-660-9191 or 916-201-9318**

*The information contained herein was obtained from third parties and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.*



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