

4560 AUBURN BLVD FOR SALE

SACRAMENTO, CA 95841



CLICK LINK FOR
360 VIRTUAL TOUR
ON LOOPNET



Prime Commercial Fully Improved Paved Site with Buildings For Sale - New Upgrades to Site and Buildings

±1.98 Gross Acres

APN#: 240-0062-031, 032 & 033

01 Front office ±900 SF

- Newly remodeled
- 1 private office
- 1 restroom
- Electrical: 200 amps, 120/240v single phase

02 Back Office ±1,300 SF

- Newly remodeled
- 7 private offices
- 2 restrooms
- Breakroom

03 Warehouse/Shop ±4,000 SF

- 14'-15' Clear height
- Doors: (1) 10'x12'
(2) 12'x12'
(2) 12'x16'
- Compressed air
- LED lighting
- Electrical: 600 amps, 120/208v 3 phase main with 125 amp home panel and (2) 200 amp panels to shop

38,531 Average Daily Traffic
(west of site)

Electrical 400 amp 120/208 3 phase service to building and site (to be verified)

Monument Signage

Many uses allowed such as auto lease, auto repair, equipment rental, truck & large vehicle lease, repair, rent, sales, storage, boat sales, etc.

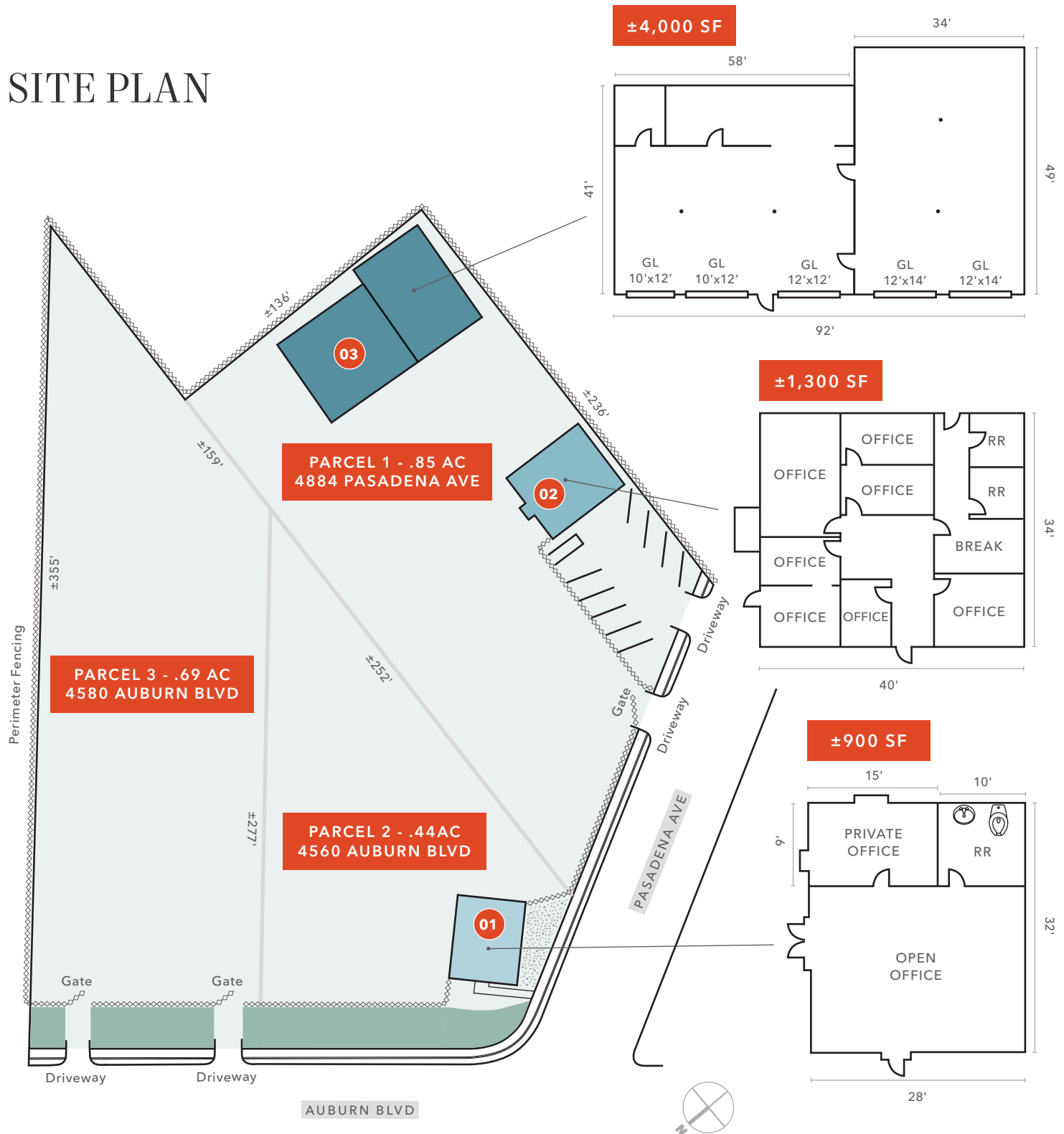
Zoned GC-General Commercial, County of Sacramento

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SITE PLAN



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PROPERTY PHOTOS



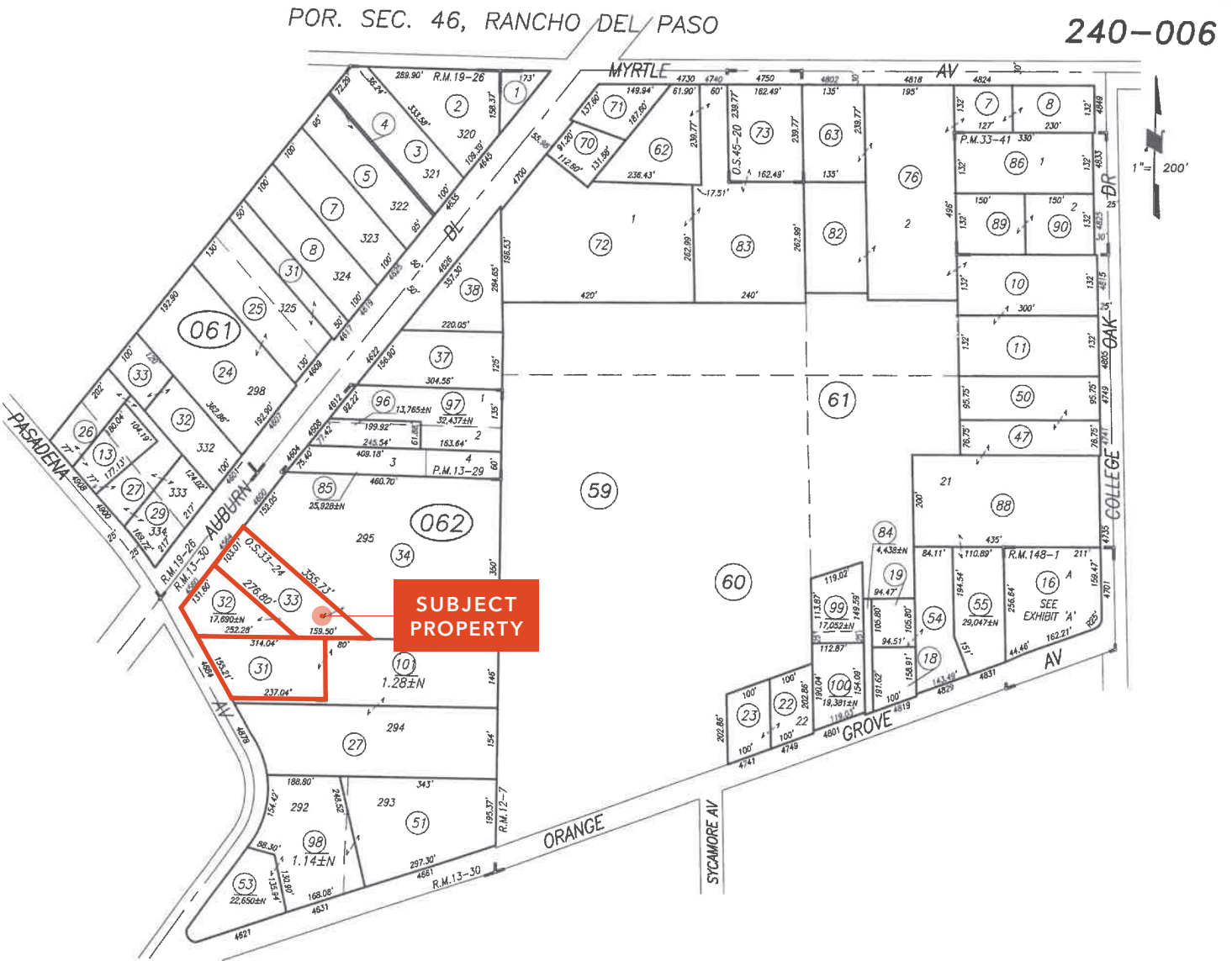
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PARCEL MAP



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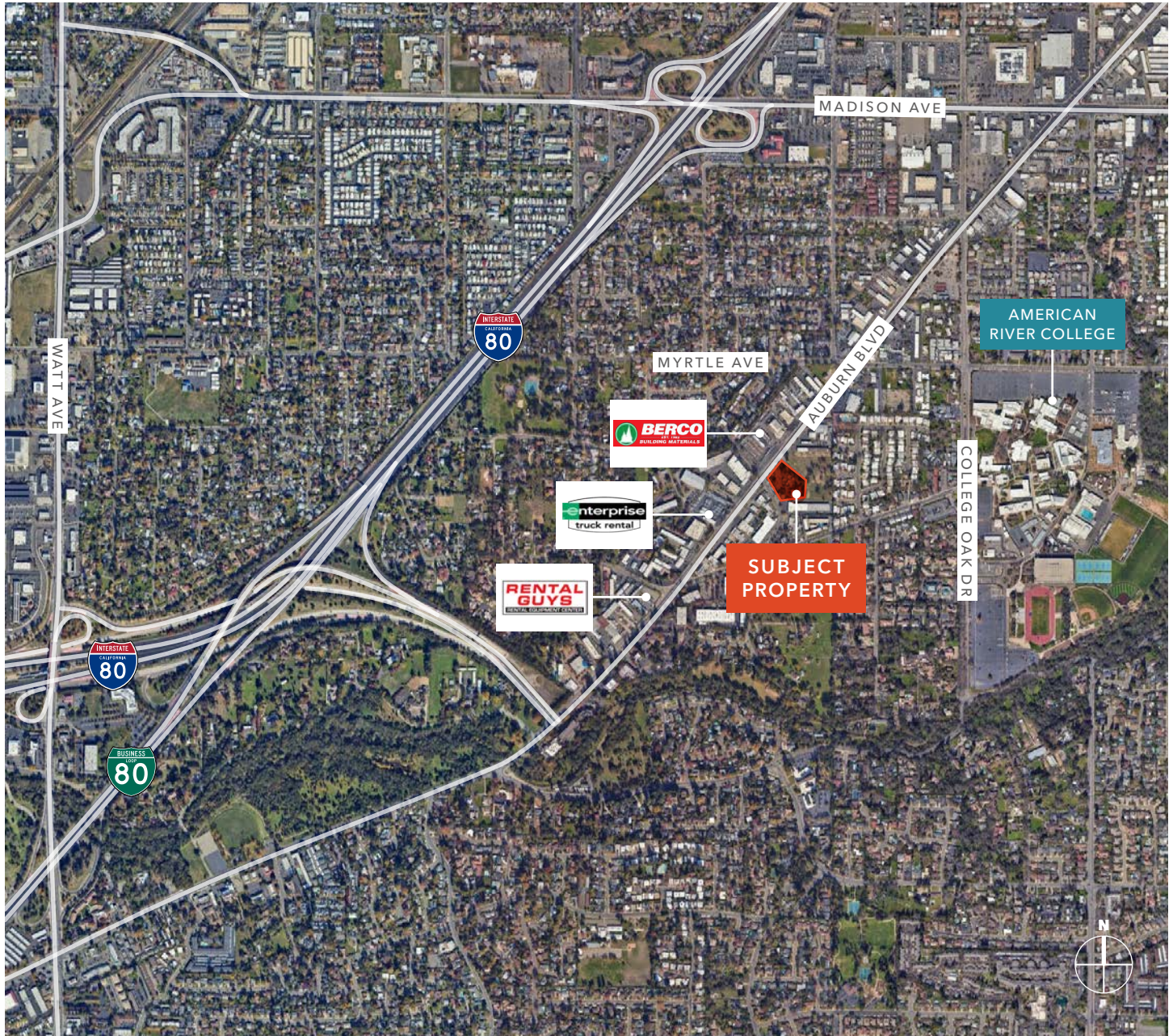
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LOCATION AERIAL



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