

FOR SALE OR LEASE

841-849
F STREET

WEST SACRAMENTO, CA



INDUSTRIAL PROPERTY WITH EXCESS LAND

NEWMARK

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PROPERTY HIGHLIGHTS

- Available for Sale or Lease
- Up to $\pm 38,176$ SF Available for an Owner-User to Occupy
- $\pm 49,000$ SF Building on 2.6 acres, with Adjacent 1.28 Acre Paved Lot
- $\pm 20,264$ SF of State of CA Registered Food Processing Facility
- $\pm 17,000$ SF of Existing Office Space
- Existing Tenant in 843 F Street ($\pm 10,824$ SF) paying \$8,659.20 per month, NNN on a New, 5-Year Lease
- Five (5) Dock-High Doors
- Four (4) Grade Level Doors

ASKING SALE PRICE: \$8,330,000 (\$170 PSF)
ASKING LEASE RATE: \$0.85 PSF (Building)
\$0.20 PSF (Yard)

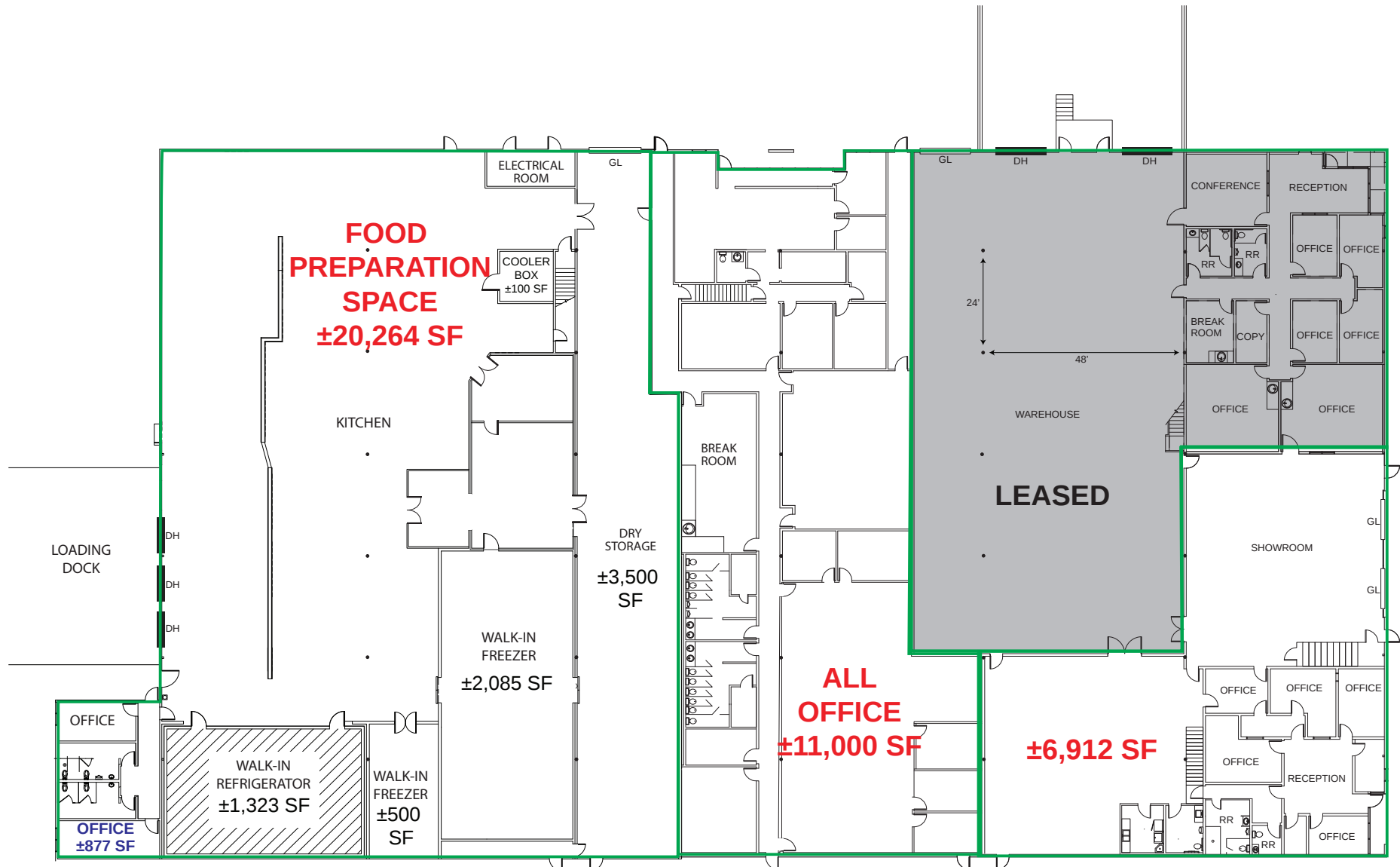


PROPERTY HIGHLIGHTS (cont'd)

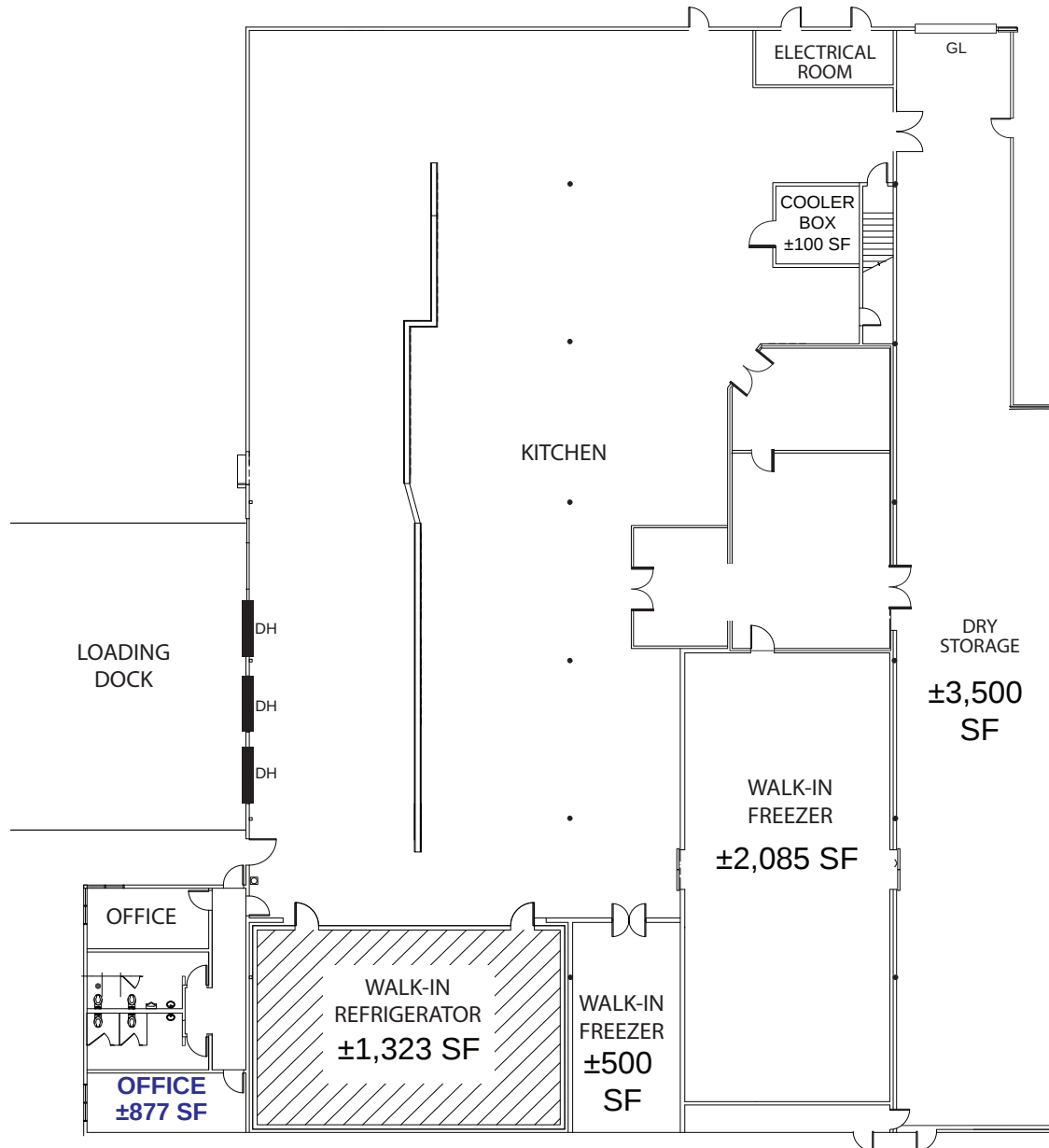


- $\pm 24'$ Clear Height
- 2,000 Amps of 480-Volt Power (Tenant/Buyer to Independently Verify)
- Fully Sprinklered
- Skylights
- Gas Service
- Currently a Multi-Tenant Building with Four (4) Tenants
- Secured and Fenced Business Park

FLOOR PLAN



FOOD PREPARATION SPACE



SPACE HIGHLIGHTS

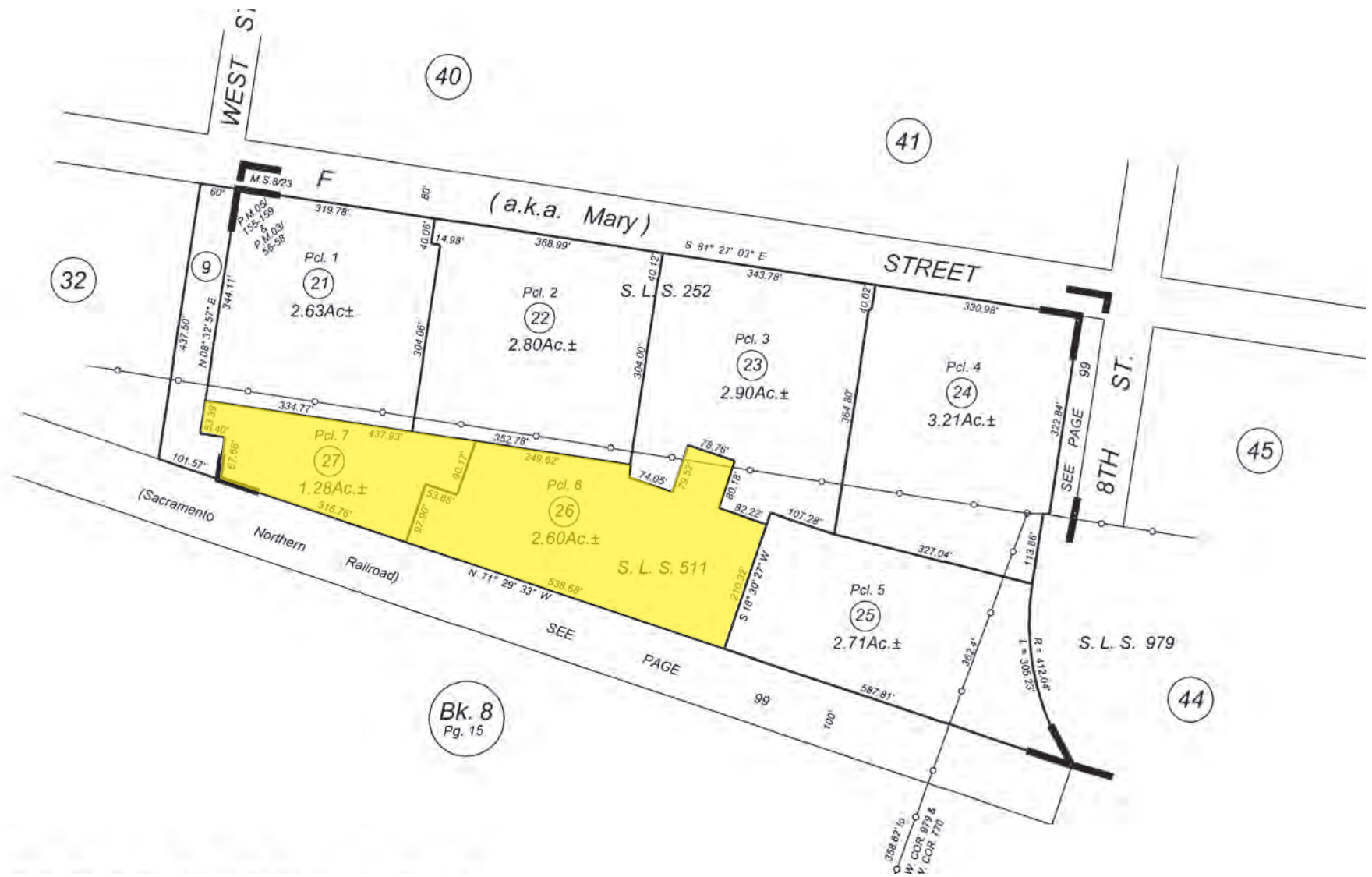
- ±20,264 SF Space with Small Office Area
- Three (3) Dock Doors
- One (1) Grade Level Door
- Registered State of CA Processed Food facility
- Floor Drains
- Walk-in freezers and coolers
- Cooling tower and boiler



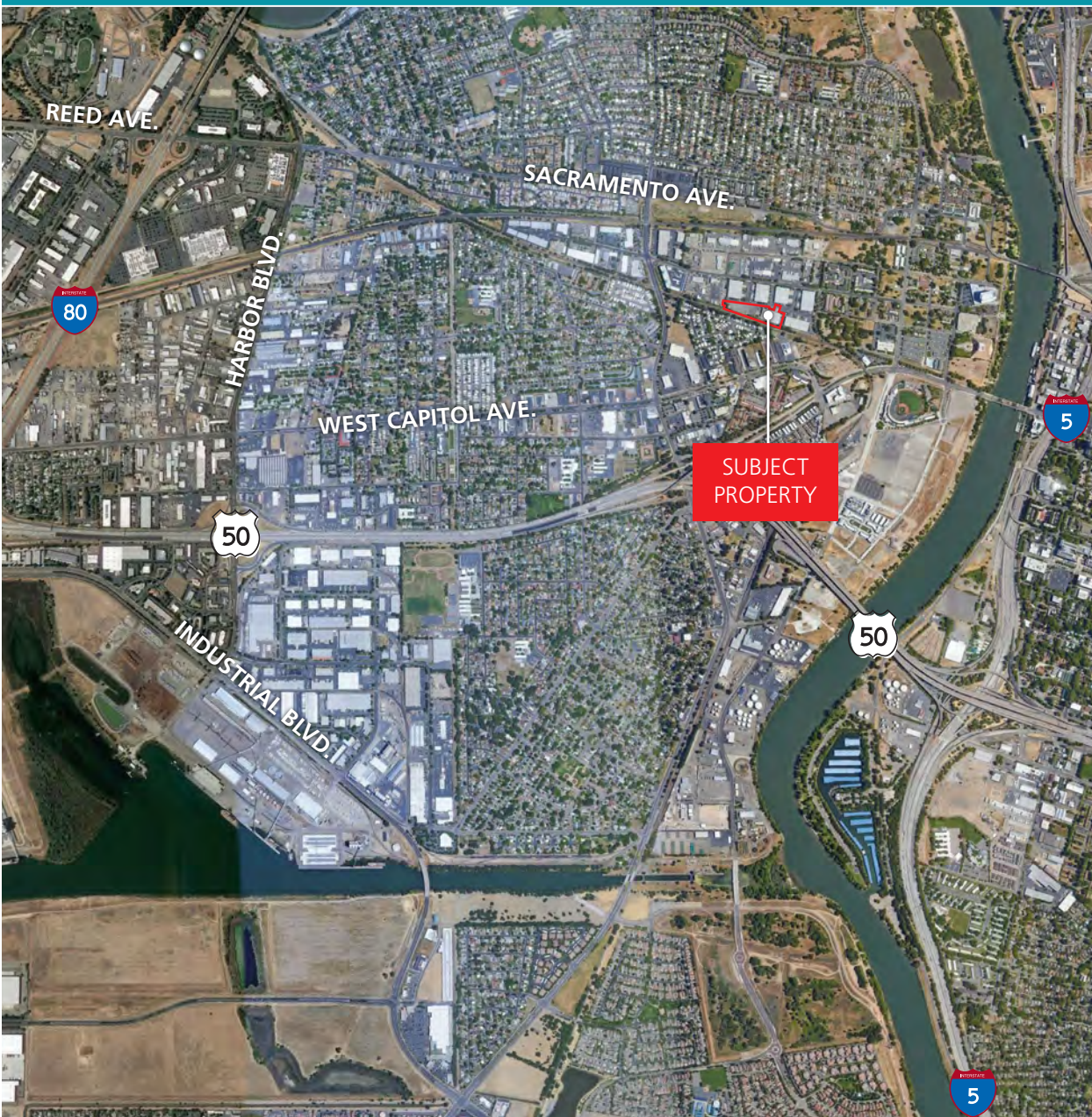
SITE PLAN



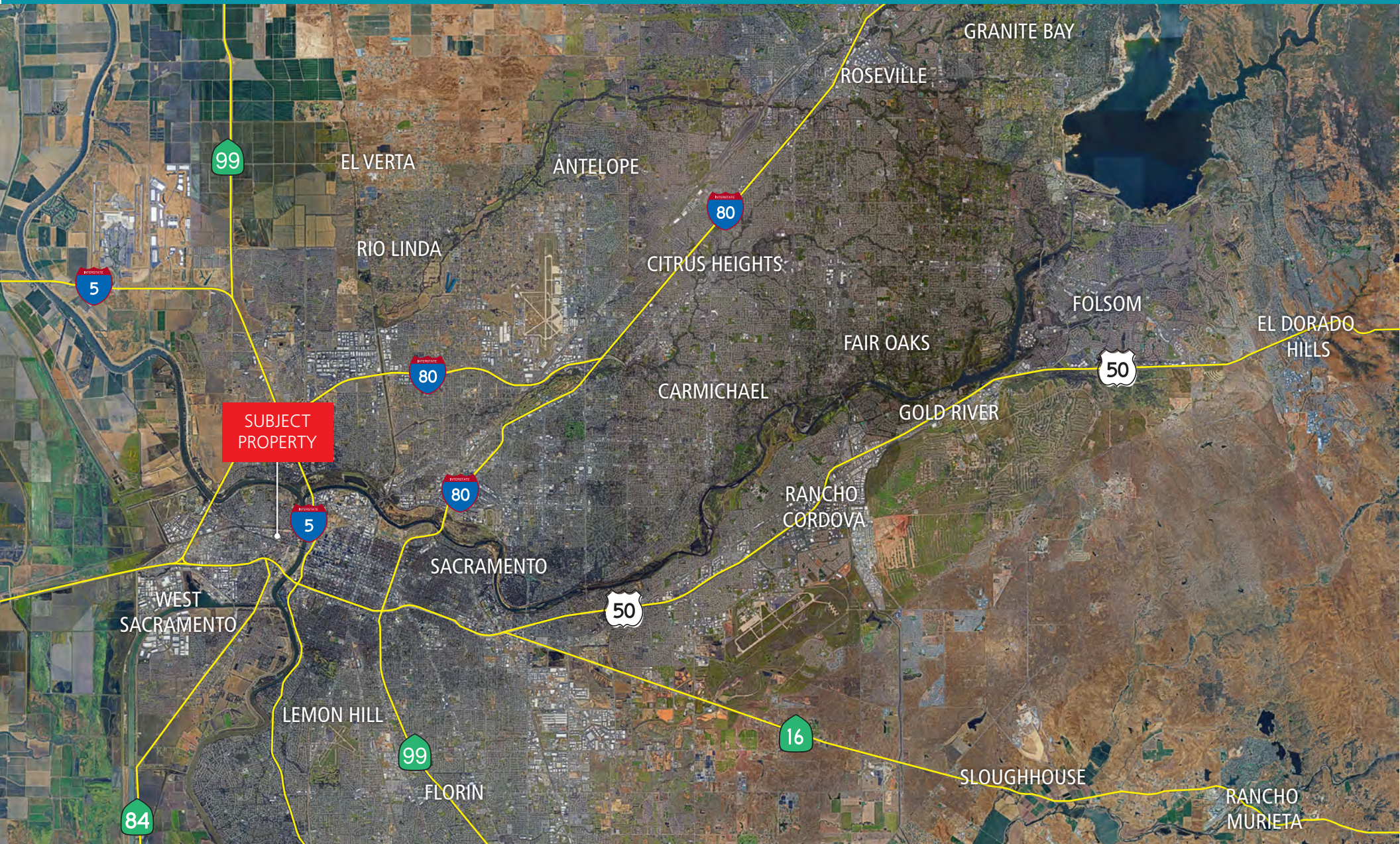
PARCEL MAP



PROPERTY AERIAL



REGIONAL MAP



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