

# NNN LEASED INDUSTRIAL BUILDING *FOR SALE*

5801 88TH STREET, SACRAMENTO, CA



## *Property Overview*

Freestanding ±28,880 SF building

±1.89 AC Site

Two (2) Yard Areas

M-2 Zoning

Fully Leased with new 5 year lease extension. Tenant has occupied building since March 2020

Tenant is a large Cannabis company that operates their Cannabis propagation facility in this building as part of their ±290,000 SF of facilities in the area

Additional tenant information available upon request

Tenant has significant capital improvements invested in the building

Below market lease rate

Priced significantly below replacement costs

Financial details available upon request

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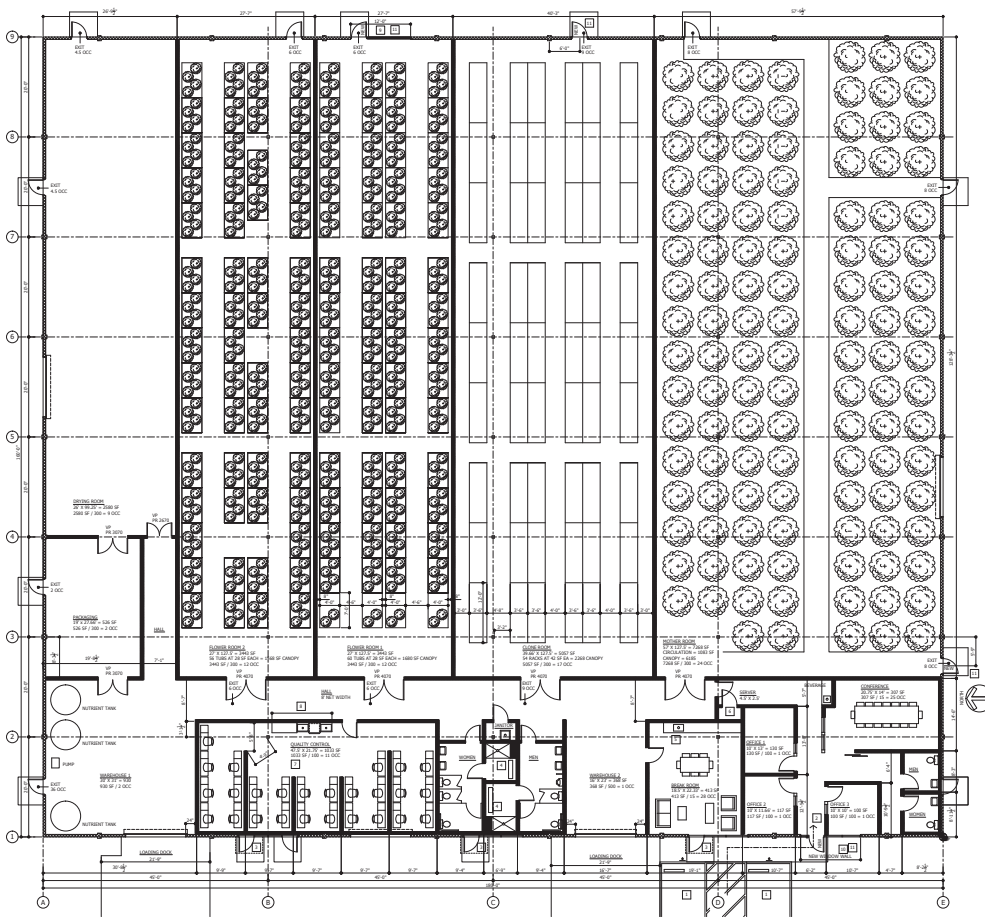








5801 88TH ST



28,880 SF  
TOTAL SF

1.89 AC  
PARCEL SIZE

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