

# For Sale or Lease

## ±14,000 SF Warehouse with ±1.82 AC Yard

7701 Wilbur Way, Sacramento, CA

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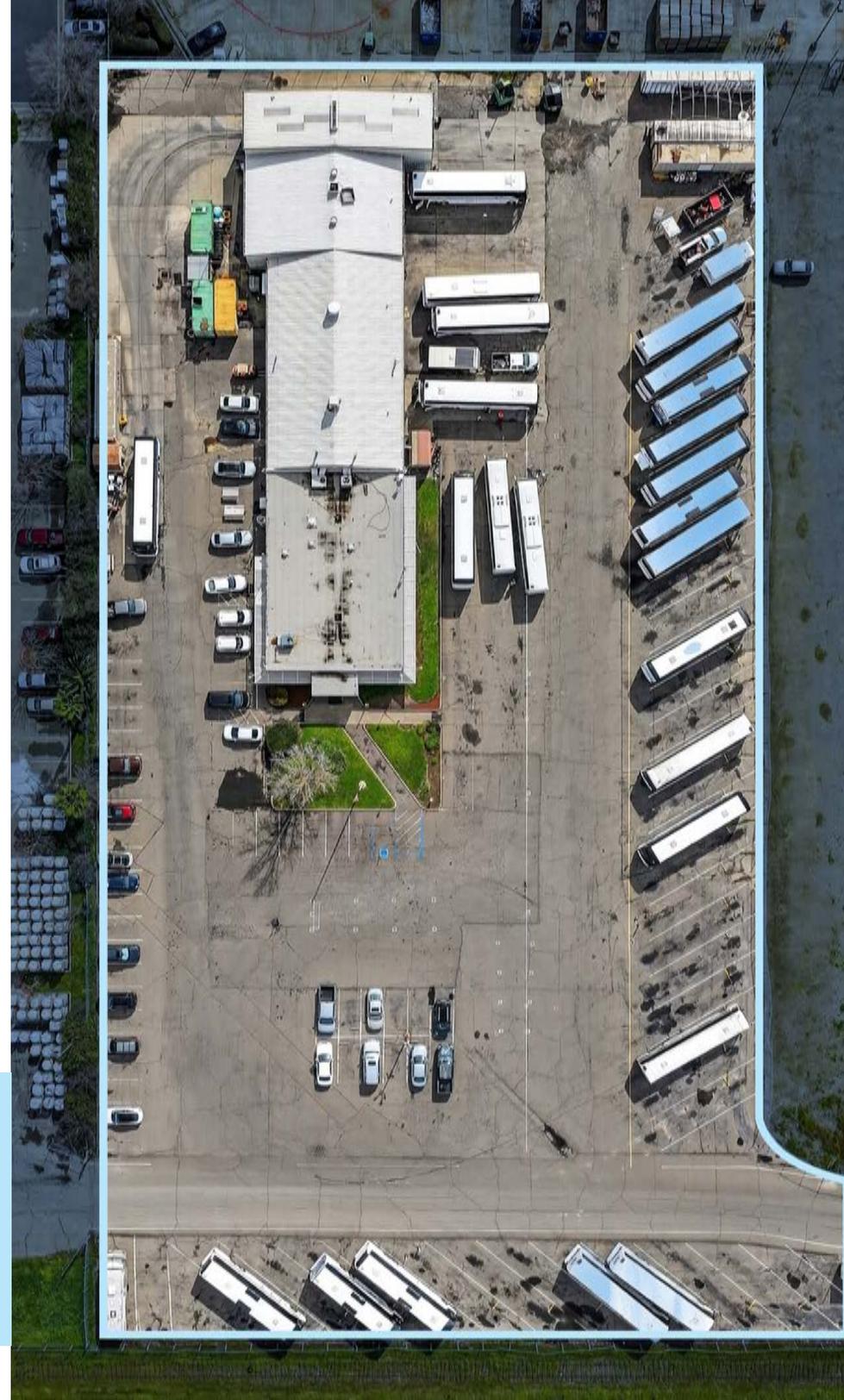
# Property Overview

- ±10,000 SF Industrial Warehouse
- ±4,000 SF Office
- ±1.82 AC Yard - Fenced & Paved
- ±4.51 AC Parcel
- Zoned M-1
- 18' Clear Height
- 9 Over-sized Grade Level Doors
- Truck/Trailer Wash Area
- Ample Employee Parking
- Current lease with Avalon  
*Expires 12/31/2026*

**\$4,250,000**

Asking Price

**Contact Broker for Lease Rate**

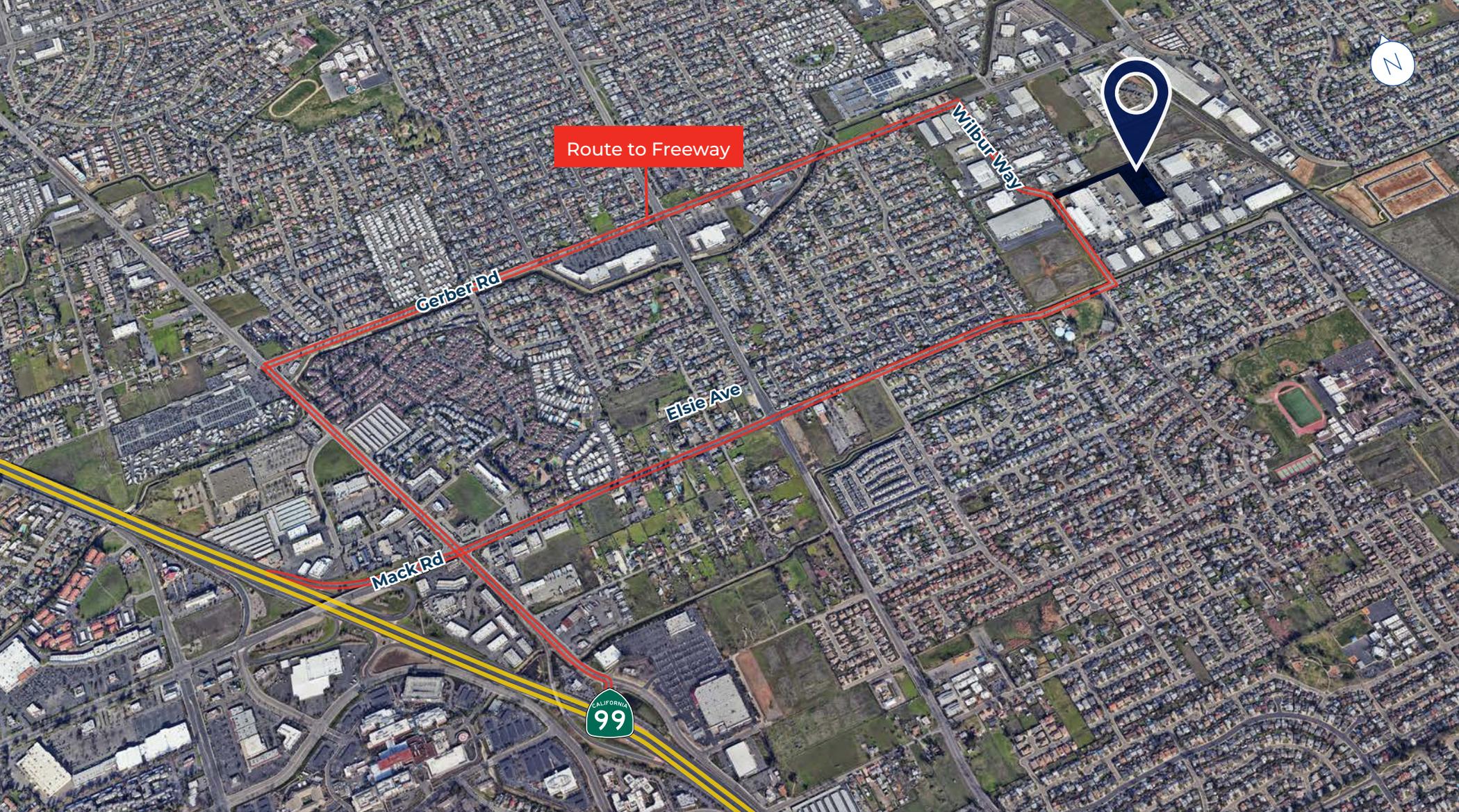


# Property Photos



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Route to Freeway

Gerber Rd

Elsie Ave

Mack Rd

Wilbur Way



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