

FOR SALE | ±16,000 SF WAREHOUSE WITH ±13,000 SF YARD

# 5920 ROSEBUD LANE, SACRAMENTO, CA 95841

FOR LEASE | ±8,000 SF WAREHOUSE WITH ±6,000 SF OF YARD



**RICK PHILLIPS**  
Managing Director  
CA DRE #01061757  
(916) 789-3349  
rphillips@gallire.com



GALLELLI REAL ESTATE  
(916) 784-2700  
www.Gallire.com

# FOR SALE OR LEASE

# \$2,380,000 PURCHASE PRICE

## FOR SALE

- ±16,000 SF with ±13,000 SF yard
- ±2,000 SF Office
- (8) 12x12 Overhead Doors



**±16,000 SF**

Total Warehouse Area



**±1.63 AC**

Site

## FOR LEASE

- ±8,000 SF For Lease w/ ±2,000 office & ±6,000 SF of fenced yard
- \$0.85/SF NNN



**±6,000 SF**

Warehouse Area



**±6,000 SF**

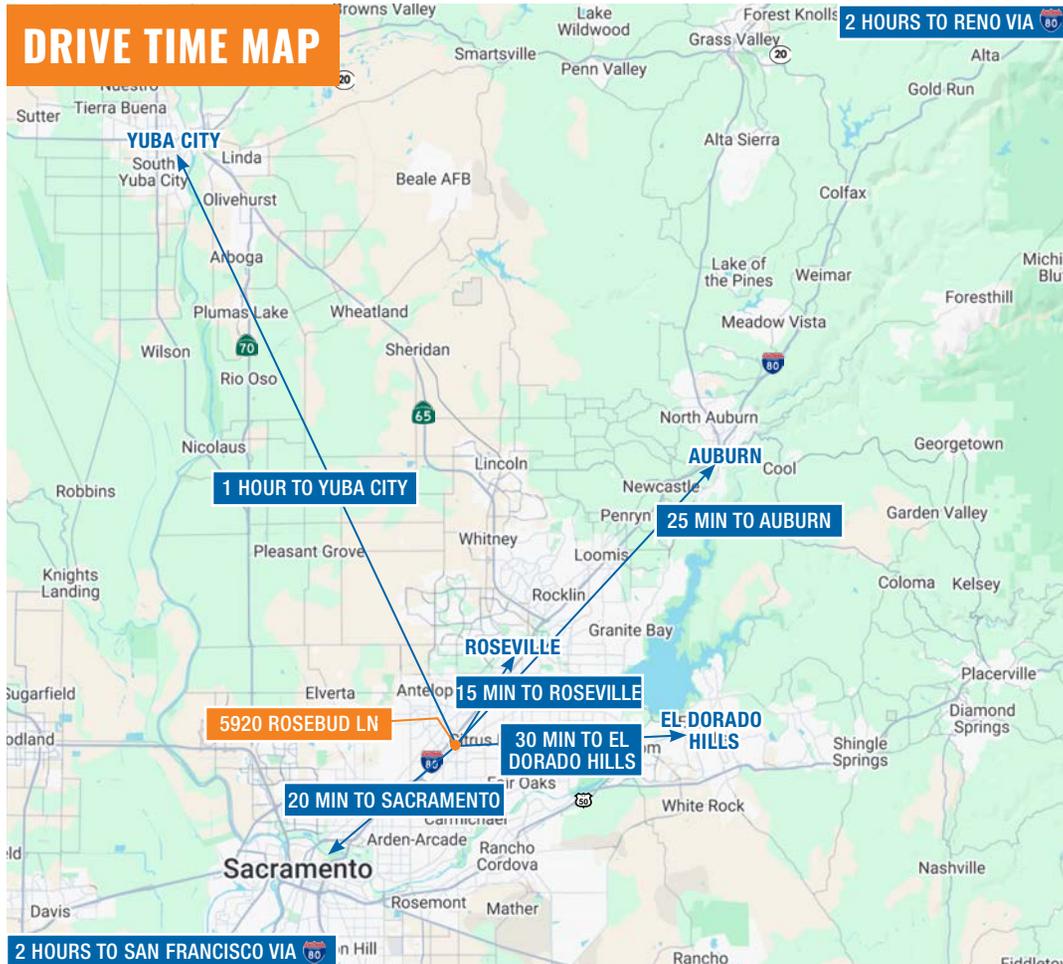
Yard Area



**±2,000 SF**

Office Area

## DRIVE TIME MAP



## BUILDING INFORMATION



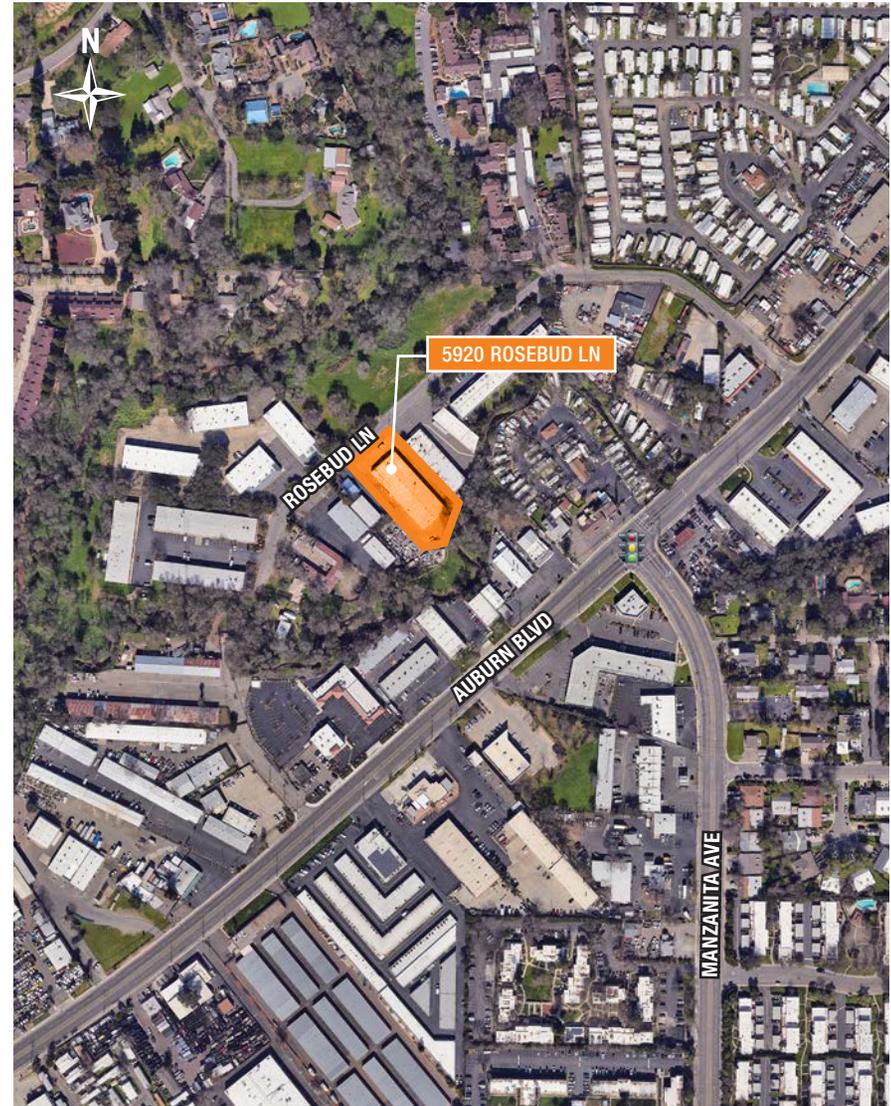
**Zoned: GC**



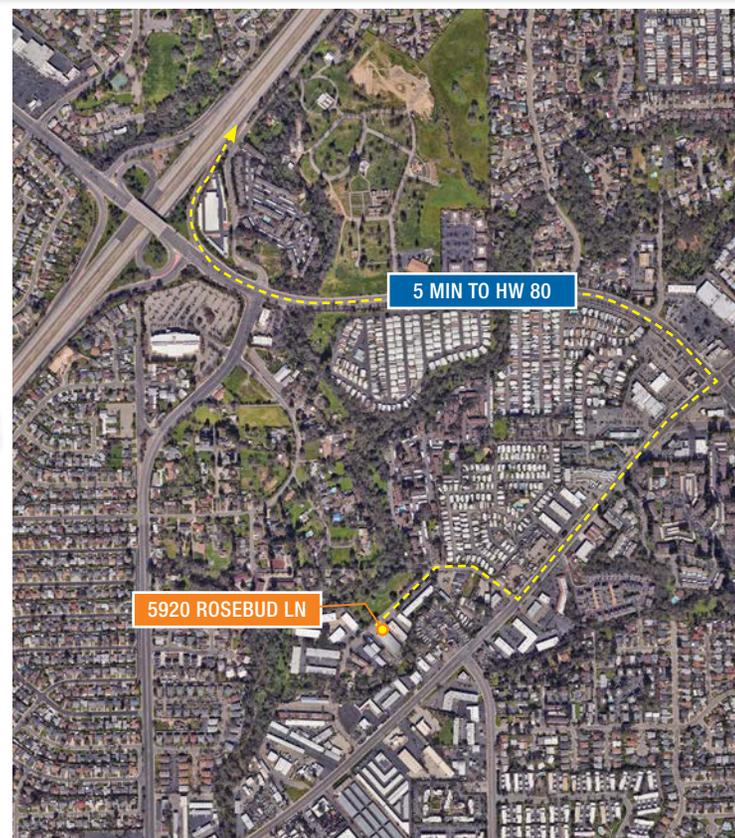
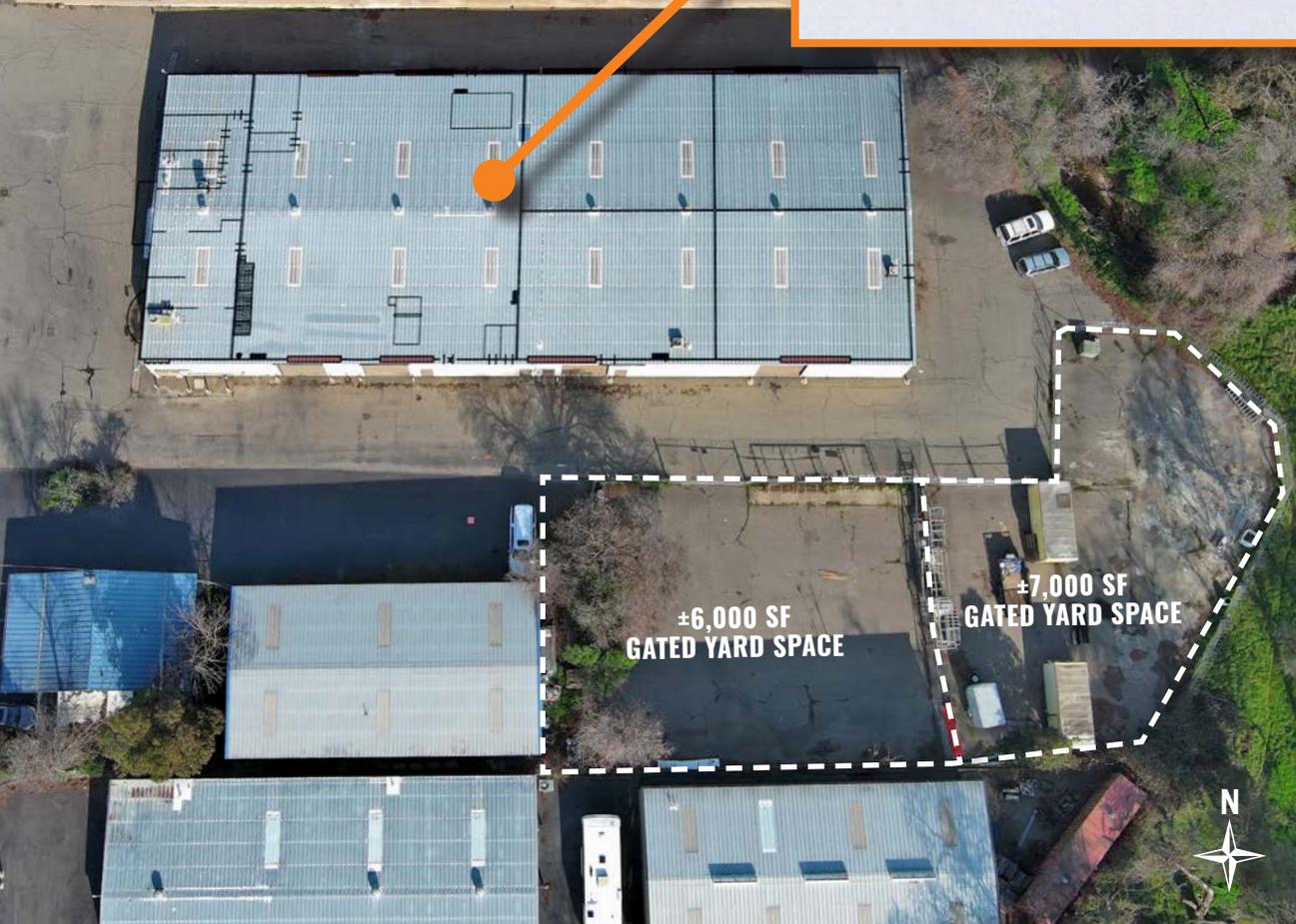
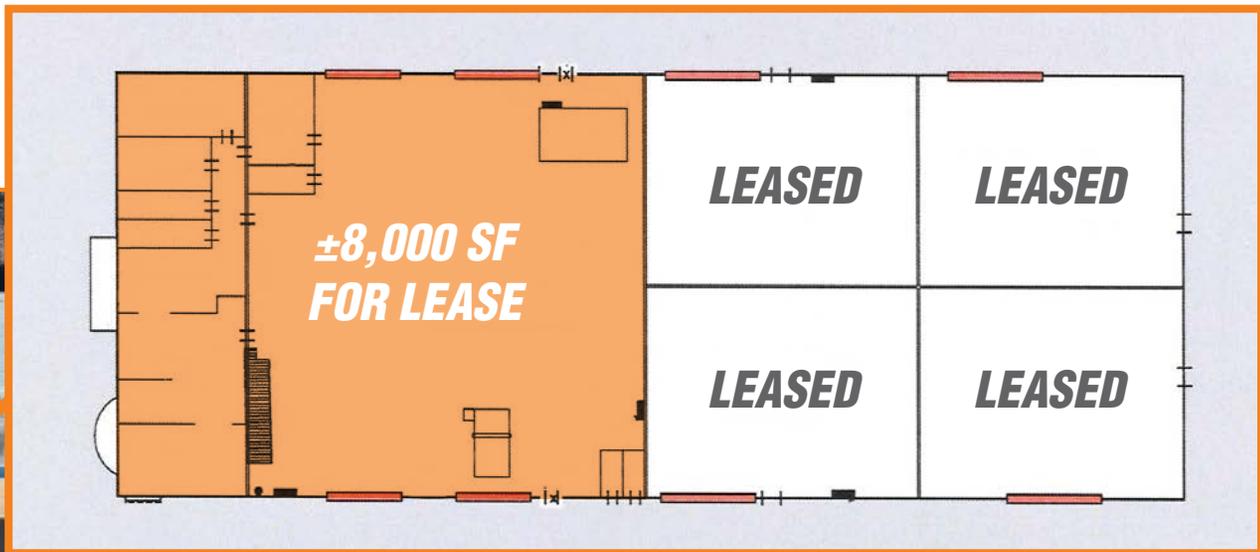
**APN # 220-0161-073**



**Built 1982**



# SITE PLAN



# INTERIOR WAREHOUSE PHOTOS



# OFFICE/EXTERIOR PHOTOS





## FOR MORE INFORMATION PLEASE CONTACT

---

### **RICK PHILLIPS**

Managing Director  
CA DRE #01061757  
(916) 789-3349  
rphillips@gallellire.com

### **GALLELLI REAL ESTATE**

3005 Douglas Boulevard, Suite 200  
Roseville, CA 95661  
916-784-2700  
GallelliRE.com



**GALLELLI**  
REAL ESTATE

Gary B. Gallelli, Broker  
CA DRE #00811881