

FOR SALE

CBRE

8386
ROVANA
CIRCLE



±24,000 SF ON ±2.5 ACRES

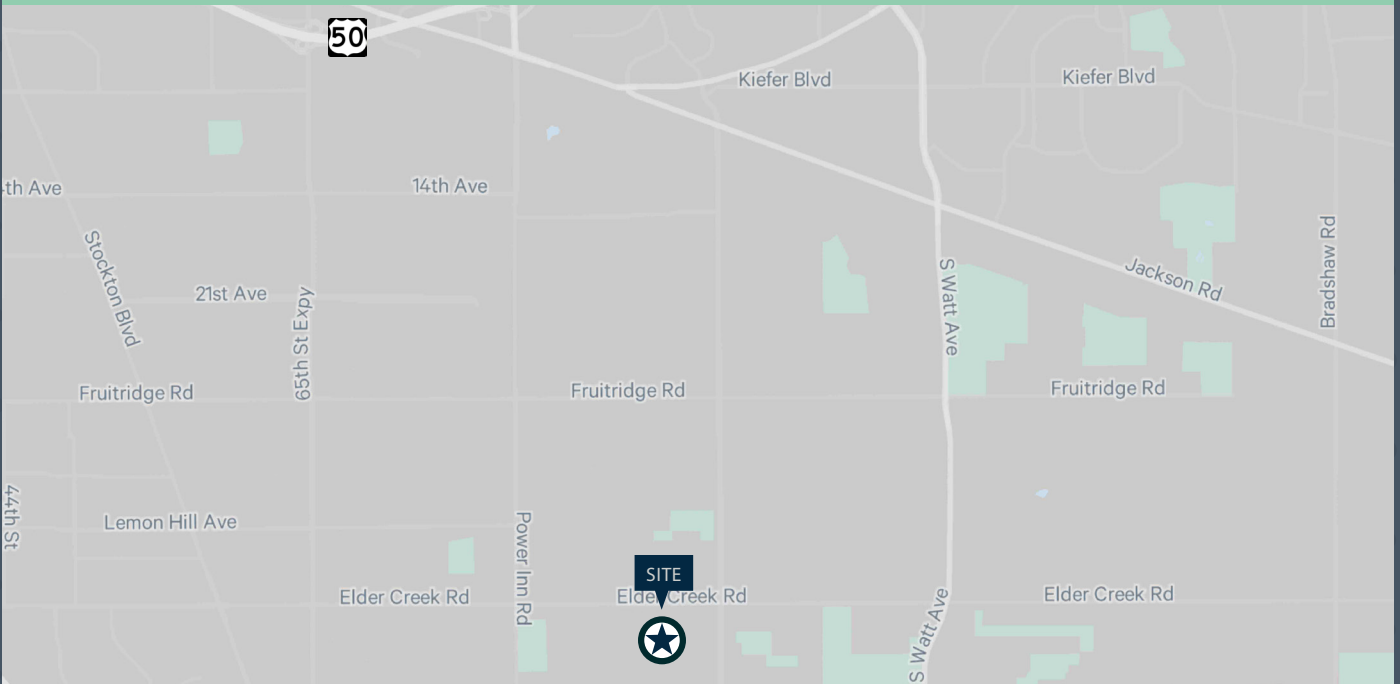


PROPERTY OVERVIEW

- ±24,000 SF building
- Situated on ±2.5 acres
- Built in 1991
- ±6,752 SF office
- ±1,248 SF conditioned storage/
training area
- ±8,000 SF temperature-controlled
production area
- ±8,000 SF warehouse
- ±48,900 SF fenced and paved yard
space
- 2 dock high doors
- 5 (±12'x14') grade level doors
- ±2,000 amps, 277/480 volt, 3 phase power
(*Buyer to independently verify)
- ±24' clear height in warehouse
- Fully Sprinklered
- M-2 Zoning (City of Sacramento-Heavy
Industrial)
- Located in the heart of the Power Inn
Road submarket
- Priced well below replacement cost
- Leased until January 31st, 2027

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SACRAMENTO, CA 95828

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