

# ±21,600 SF FREESTANDING BUILDING FOR SALE



RENOVATIONS RECENTLY COMPLETED

9961 HORN ROAD | SACRAMENTO, CA 95827

## FOR MORE INFORMATION:

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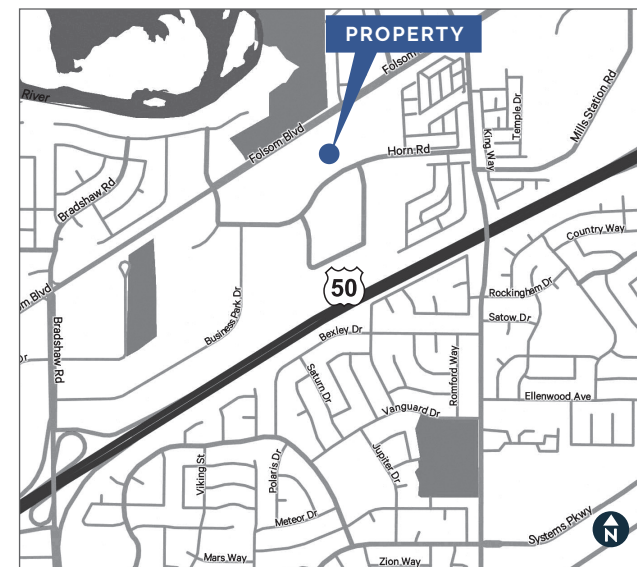


**CBRE**

GPR VENTURES

## Property Features

- Superior curb appeal
- Combination warehouse/office space
- HVAC within office space
- Clear Height: ±16'
- 2.6/1,000± parking ratio
- Grade level roll-up doors
- Zoning: OIMU (Office Industrial Mixed Use)
- Hwy 50 access via Bradshaw Rd or Mather Field Rd
- Access to public transportation
- Supported by numerous nearby restaurant/retail services

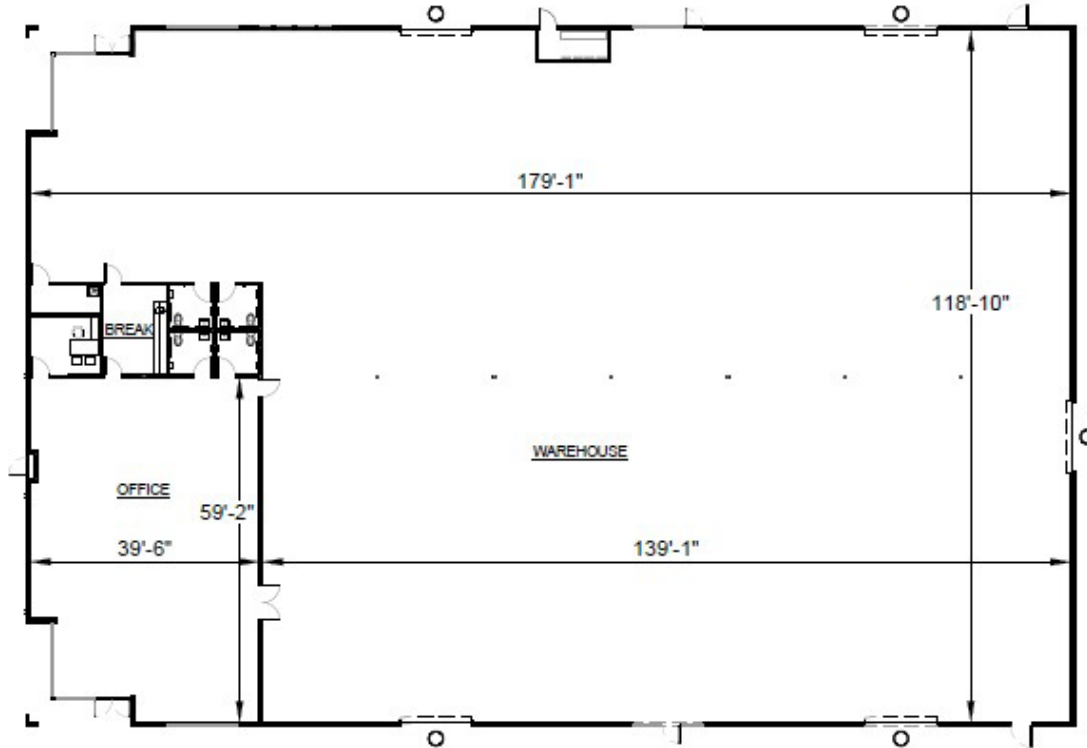


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# CAPITOL INDUSTRIAL CENTER *NORTH* BUILDING 9961



GPR VENTURES



## BUILDING FEATURES

Total	±21,600 SF
Office	±3,060 SF
Warehouse	±18,540 SF
Parcel	2.16 Acres
Power	SMUD
Roof Coating	2022
Clear Height	±16'
Grade Level Doors	5 (±10'x12')

ALL MEASUREMENTS ARE APPROXIMATE.

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Amenities & Improvements

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