



SALE/LEASE

PRICE REDUCTION

±24,449 SF INDUSTRIAL WAREHOUSE | 320 COMMERCE CIRCLE, SACRAMENTO, CA



Sale Price: \$3,395,000 ~~\$4,280,000~~
Lease Rate: \$1.00 NNN ~~\$1.75/SF~~

LOCATED within the City of Sacramento and zoned M-1

FORMER SHRA maintenance & natural gas fueling facility

ASKING RENT negotiable, subject to credit & terms

FENCED and secure yard area

23 CNG fueling stations on site and a 40 gallon quick fill station

FREEWAY visible location

CONCRETE tilt-up construction

±1.72 AC parcel with ±50 parking stalls

±6,000 SF covered area

800 AMPS OF 208V with possibility of CNG backup power generator

JAY RICHTER, SIOR, CCIM
916.751.3609
jay.richter@kidder.com
LIC N° 01305696

SEAN GALLINGER
916.751.3604
sean.gallinger@kidder.com
LIC N° 01944291

NIK HARMON
916.997.7378
nik.harmon@kidder.com
LIC N° 02016311

ROBERT BAYNE
916.834.7902
robert.bayne@kidder.com
LIC N° 02083667

KIDDER.COM

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320 Commerce Circle

SACRAMENTO, CA



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2021 Population	6,487	156,025	383,245
Households	2,547	65,275	155,619
Median HH Income	\$38,130	\$57,495	\$60,341
HH Growth 2021-2026	0.6%	0.8%	0.7%

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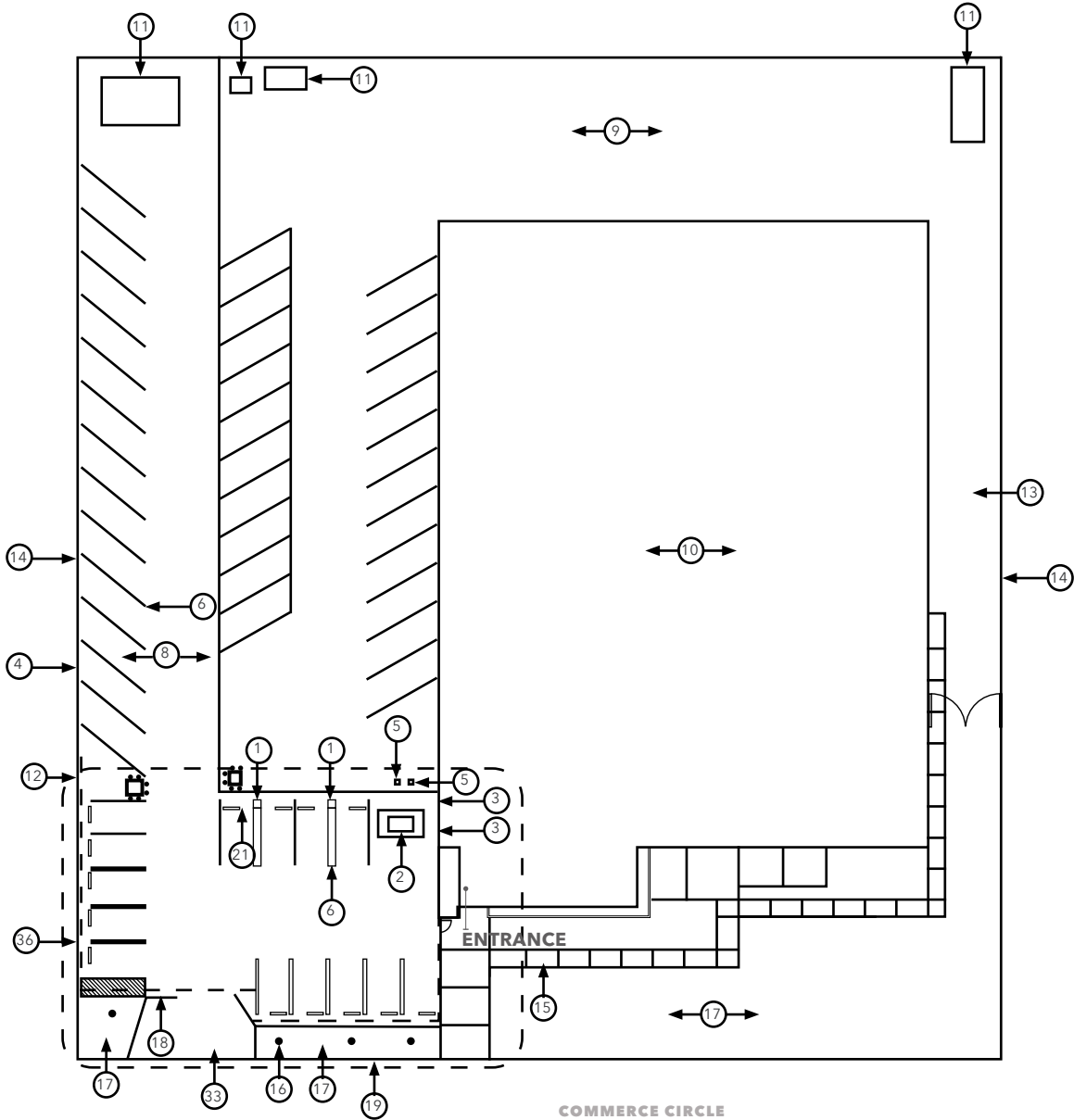


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320 Commerce Circle

SACRAMENTO, CA

Site Plan



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SACRAMENTO, CA

\$3,395,000

REDUCED PRICE (\$138.86/SF)

\$1.00/SF NNN

REDUCED LEASE RATE

±24,449 SF

TOTAL SQUARE FEET

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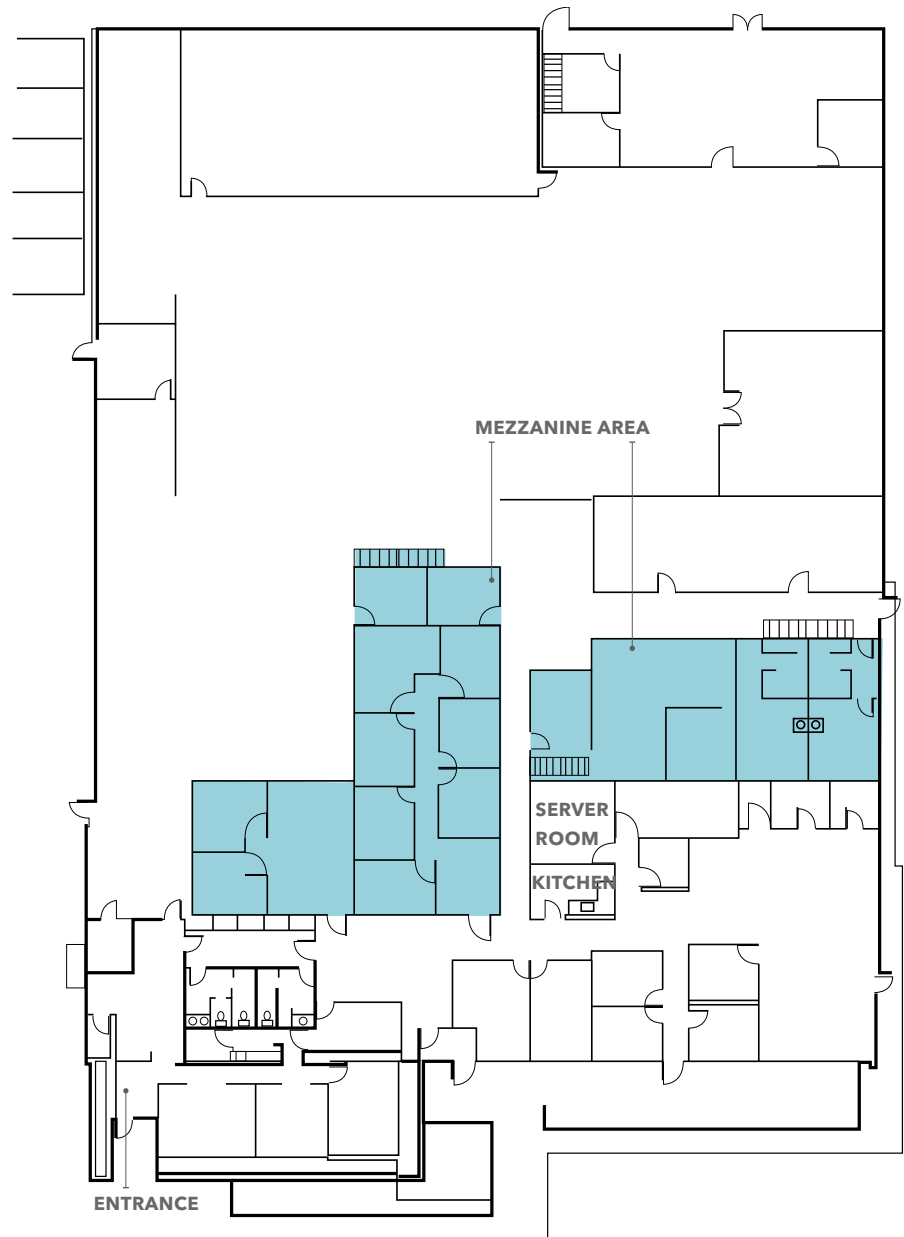
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Floor Plan



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