

FOR SALE OR LEASE

±6.57 Acre IOS Property with
±9,000 SF Shop/Warehouse



Owner/User Opportunity with In-Place Income

7851 14th Avenue, Sacramento, CA 95826

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The Opportunity

This ±6.57-acre IOS property offers an exceptional owner/user opportunity with in-place income and a high-quality industrial setting. The site features a large paved and fenced yard, a ±9,000 SF clear-span warehouse with oversized doors, ample power, and multiple access points along 14th Avenue. Located just one mile from Highway 50 via the Power Inn Road STAA truck route, the property provides excellent connectivity and immediate access to major regional corridors. Its position within the established Power Inn industrial submarket places it near high-growth areas such as Rancho Cordova, Folsom, and Elk Grove, enhancing long-term value and operational convenience.



**Owner/User
Opportunity**



**IOS - Low
Coverage Site**



**Power Inn Industrial
Submarket**



**Immediate Access to
Highway 50**



Building Specifications

Total SF ±9,000

of Suites Two (2)

- Suite A: ±6,000 SF
- Suite B: ±3,000 SF

of Offices Two (2)

Office SF

- Suite A: ±3,000 SF
- Suite B: 600 SF (Two-Story)

Warehouse SF

- Suite A: ±3,000 SF
- Suite B: ±2,700 SF

Yard Fenced, Secured and Partially Paved

Clear Height ±18'

Column Spacing Clear Span

Grade Level Doors Three (3)

- One (1) 16' x 14'
- One (1) 20' x 15'
- One (1) 14' x 15'

Natural Gas PG&E

Ceiling Insulated

Roof Metal

Power 400 amps | 480v | 3 Phase (SMUD)

Construction Metal

Year Built 1979

Year Renovated 2023/2024

APN 079-0300-012

Zoning MRD-SWR (Manufacturing / Research & Development / Solid Waste Restricted)

Current Uses Manufacturing, Service & Repair, Contractor Storage Yard.

*Current non conforming uses are permitted to continue in use. Buyers/Tenants should verify this information with the City of Sacramento.

\$8,000,000

Asking Price

\$0.20 PLSF + NNN

Asking Rate

Site Plan

Downtown Sacramento

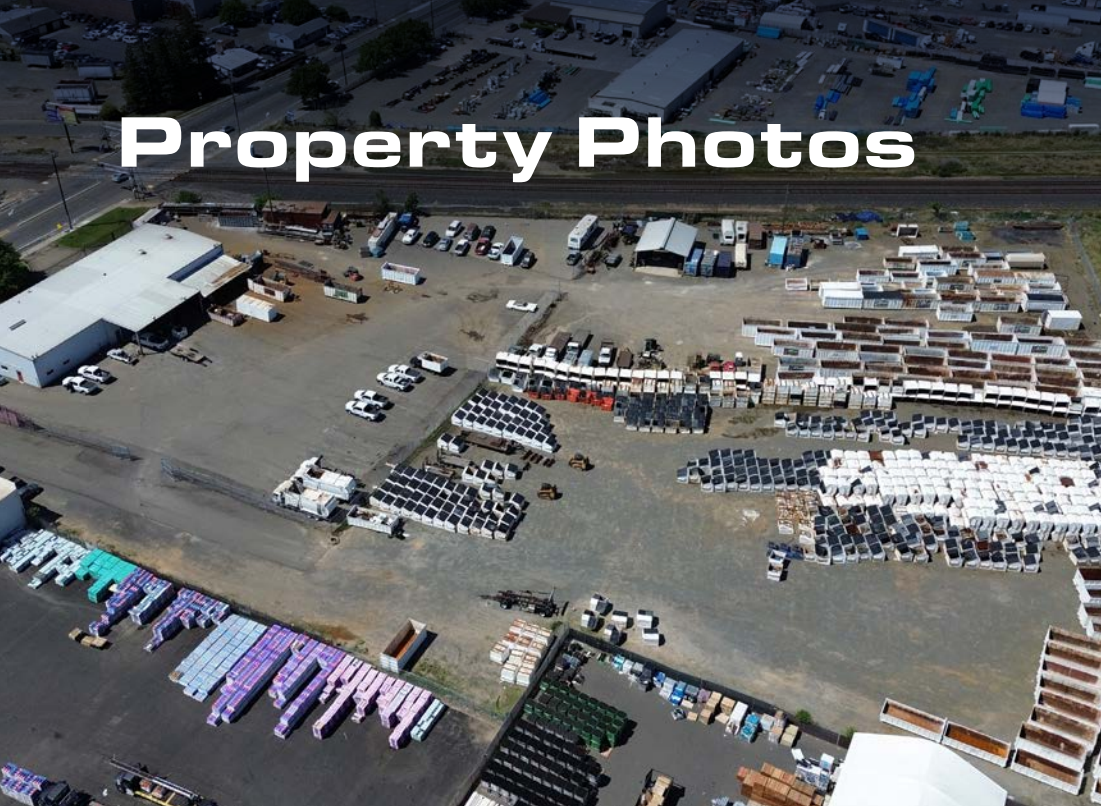


Floor Plan

— 14th Avenue —



Property Photos

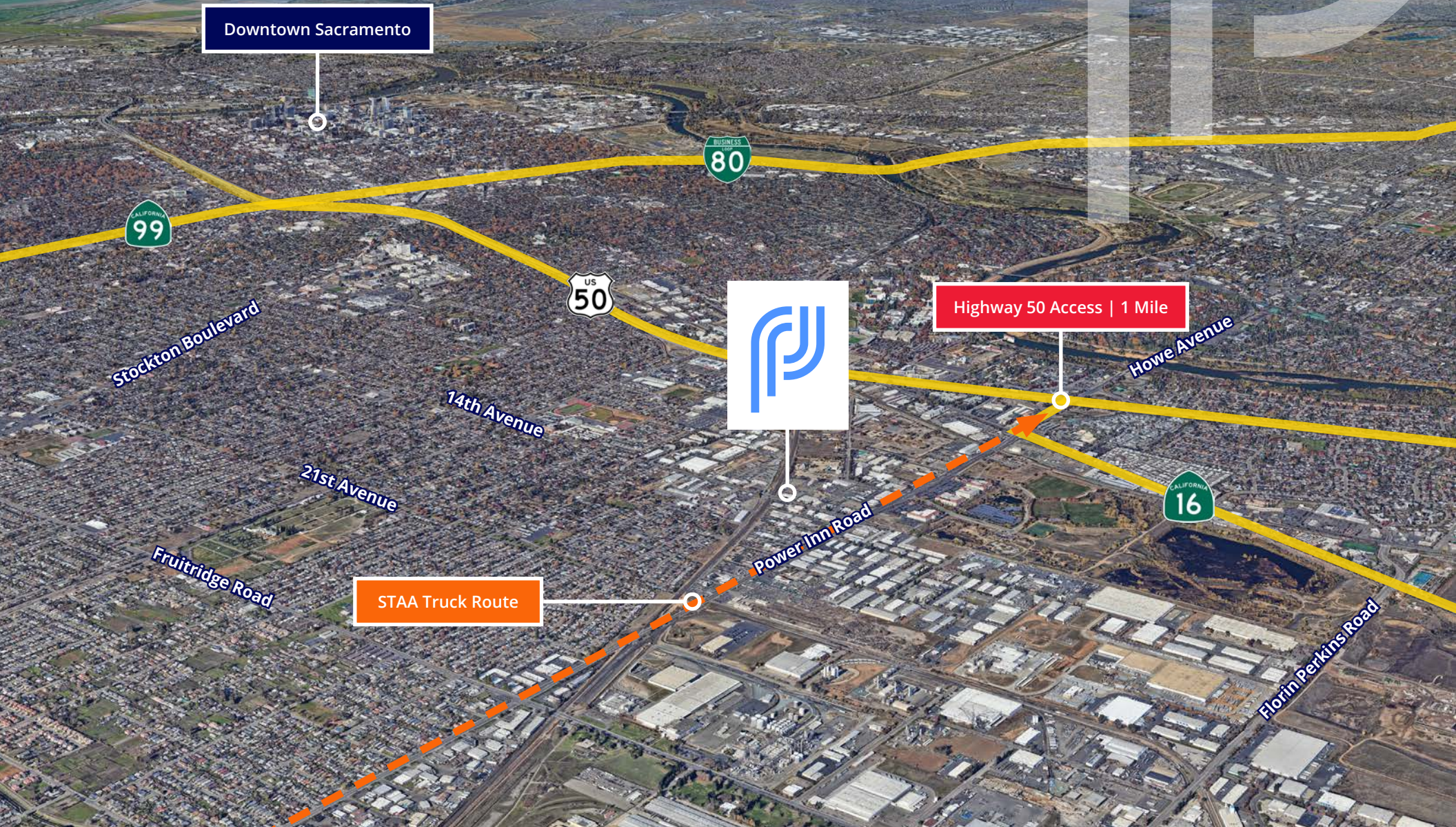


Interior Photos



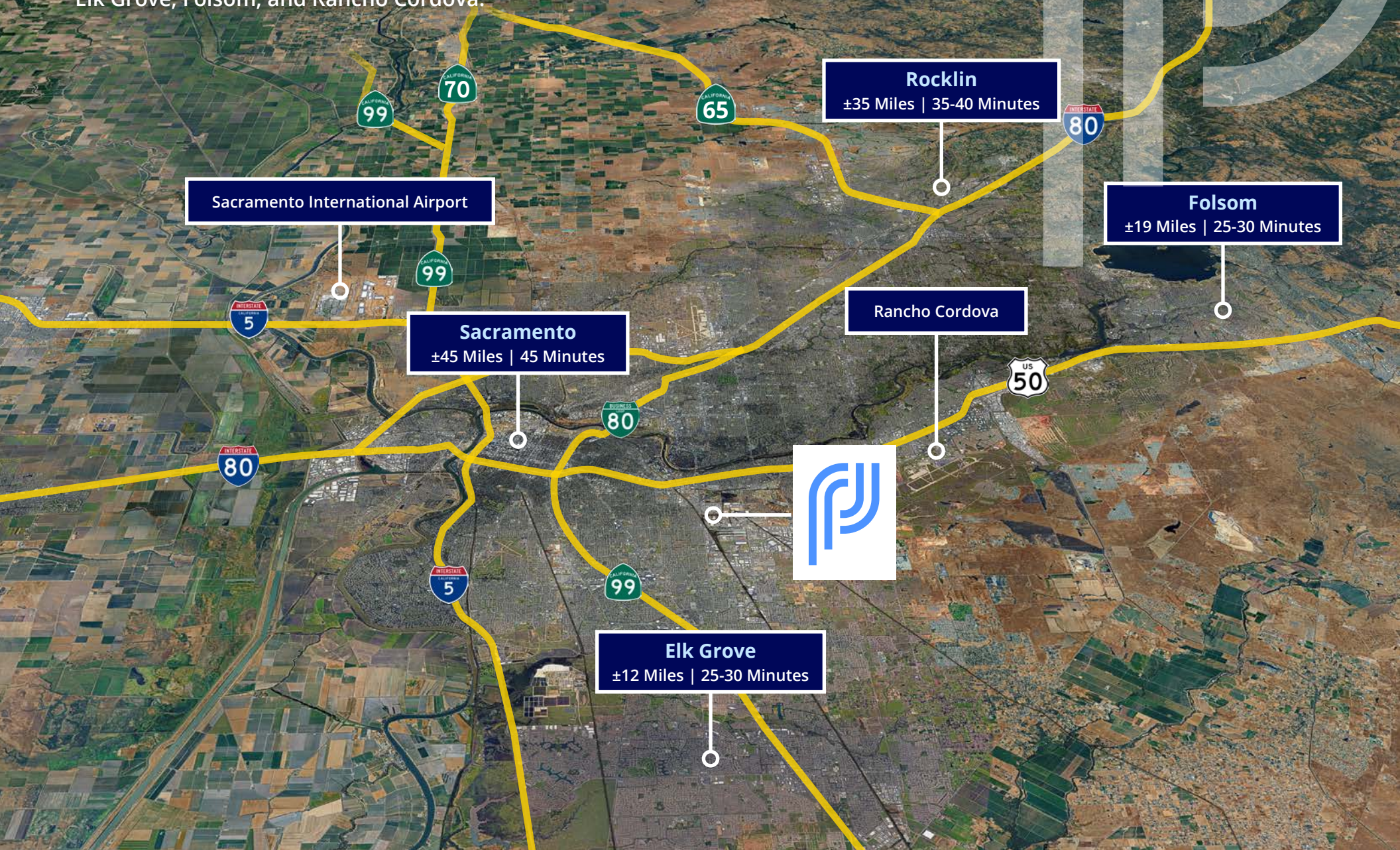
Area Overview

The Property is located approximately one mile from Highway 50 with convenient access to an STAA-designated truck route, and sits just about 6 miles from Downtown Sacramento, providing excellent connectivity for industrial users.



Location & Connectivity

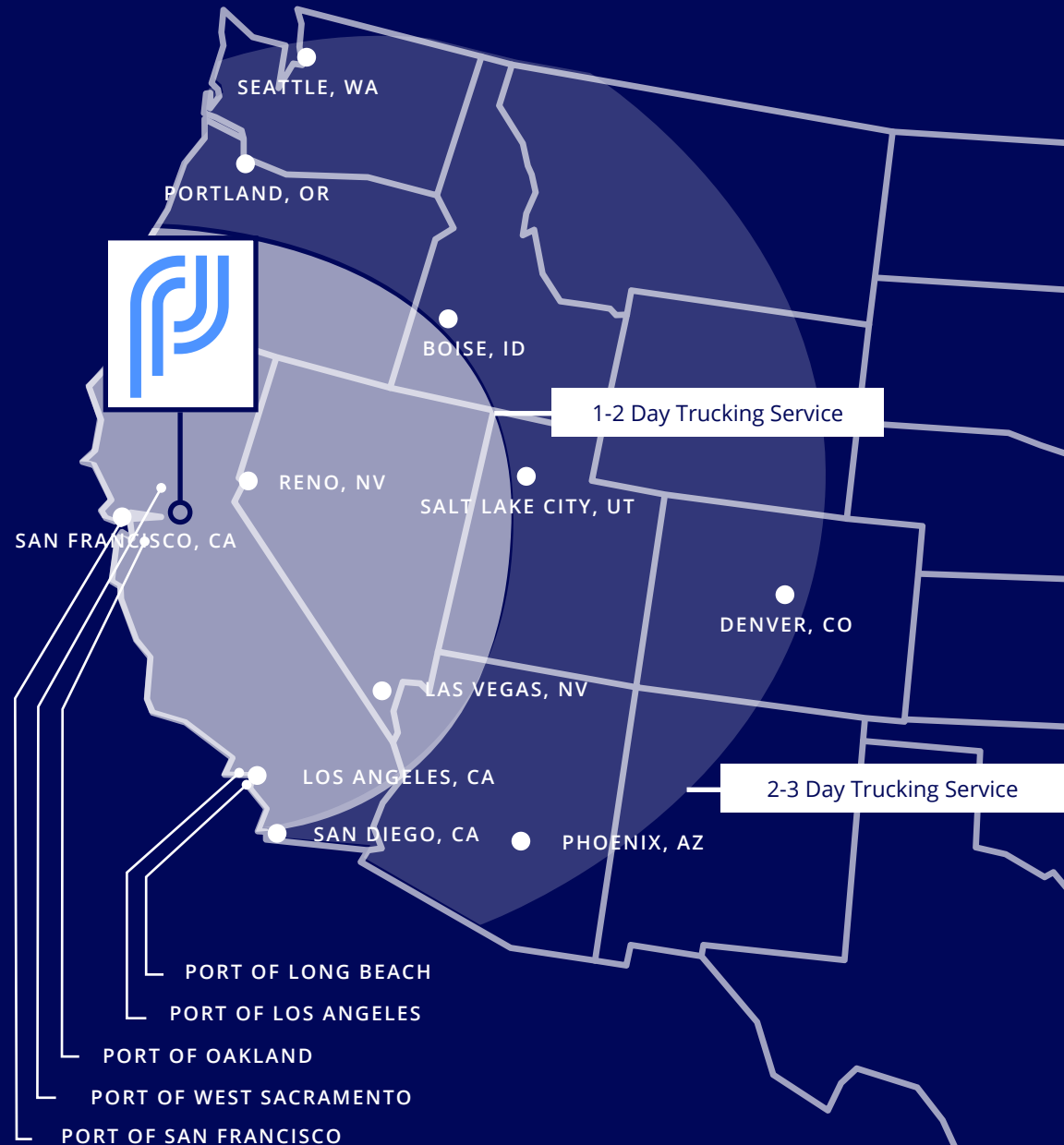
Located in the highly desirable Power Inn industrial submarket, the Property is strategically positioned with direct connectivity to the region's primary transportation corridors. The Property offers excellent regional access to the fast-growing cities of Elk Grove, Folsom, and Rancho Cordova.



Transportation At-A-Glance

CITY	DISTANCE (MILES)
San Francisco, CA	92
Reno, NV	136
Los Angeles, CA	388
San Diego, CA	509
Boise, ID	558
Portland, OR	586
Las Vegas, NV	558
Salt Lake City, UT	654
Seattle, WA	759
Phoenix, AZ	758
Denver, CO	1,168

PORTS	DISTANCE (MILES)
Port of West Sacramento	9
Port of Oakland	87
Port of San Francisco	91
Port of Los Angeles	413
Port of Long Beach	415





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