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# 8521 YOUNGER CREEK DR

*For Sale ±21,600 SF Industrial Building with  
Yard @ Florin Perkins & Younger Creek Drive*

SACRAMENTO, CA 95828

*Price Reduced:*

*\$3,850,000*

*~~\$4,298,000~~*

ASKING PRICE



## PROPERTY OVERVIEW

ADDRESS	8521 Younger Creek Dr Sacramento, CA
BUILDING SIZE	±21,600 SF
YARD SIZE	Can be configured to ±14,000 SF
ASKING PRICE	\$3,850,000.00 (\$178.24 PSF)
YEAR BUILT	1989
CONSTRUCTION	Concrete tilt-up
*CONFIGURATION	Multi-tenant (multiple meters)
*HEAVY POWER	800A; 480V 2 Meters SMUD
SPRINKLERS	Fully Sprinklered
GAS	PG&E
CLEAR HEIGHT	18'
PARKING	±40 Spaces
INSULATED	Fully Insulated

\*Buyer to verify power supply, electric meter count, and power distribution

\*Buyer to verify multi tenant configuration

*15 MIN*  
DRIVE TO DOWNTOWN

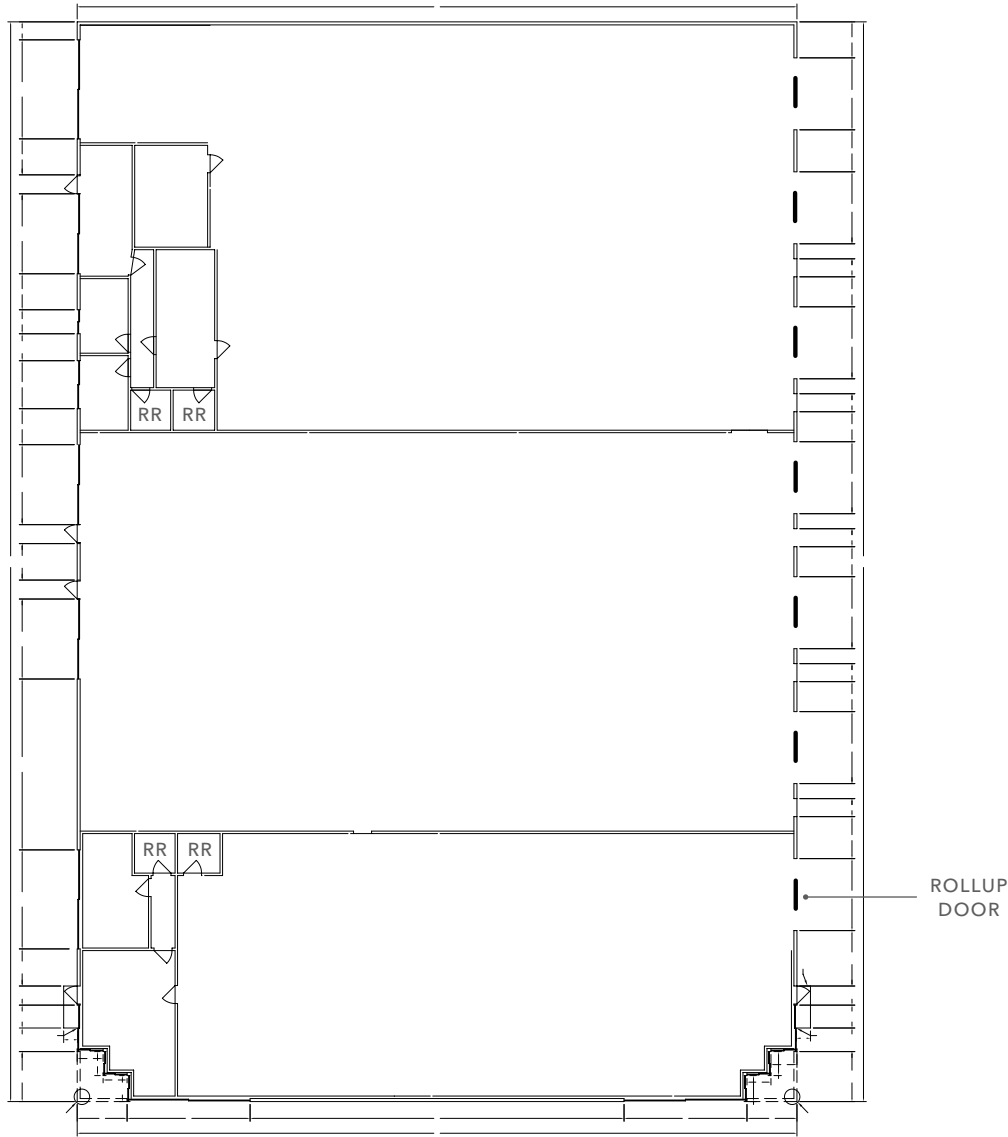
*20 MIN*  
DRIVE TO MIDTOWN

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# FLOOR PLAN



*Price Reduced:*

*\$3,850,000*

~~*\$4,298,000*~~

ASKING PRICE

*±21,600 SF*

AVAILABLE

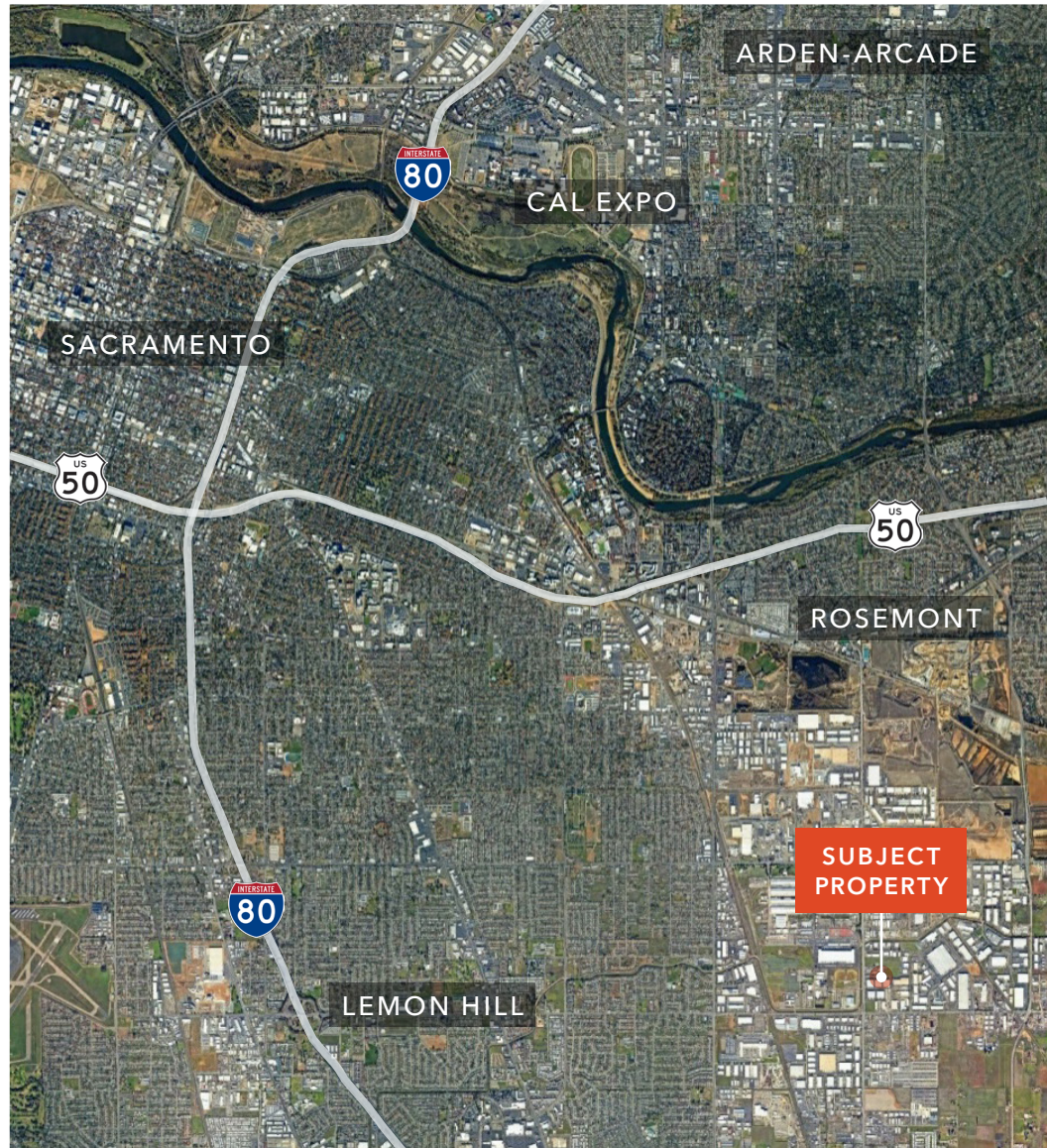
*NOW*

AVAILABLE

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