

OWNER/USER OR VALUE-ADD OPPORTUNITY

FOR SALE

1201 SHORE STREET
WEST SACRAMENTO, CA 95691



\$5,900,000 (\$103 PSF based on footprint)

RENTABLE SF

±65,346

FOOTPRINT SF

±57,346

ACRES

±2.43



PROPERTY HIGHLIGHTS

YEAR BUILT	1969/1980
OFFICE SF	±16,000 (two story)
CLEAR HEIGHT	±24' (original building), ±20 (addition)
DOCK DOORS	3
GRADE-LEVEL DOORS	2
AUTO PARKING	±65 surface spaces
UTILITIES	natural gas - PG&E (above standard gas line) 4000A, 277/480v, 3-Phase 4W (to be independently verified by buyer prior to entering into a binding agreement)
CONSTRUCTION	concrete tilt-up
FIRE SUPPRESSION	sprinklers throughout
RAIL ACCESS	existing spur on the north side with 3 rail loading doors (Sierra Northern Railway connecting to Union Pacific Railroad)

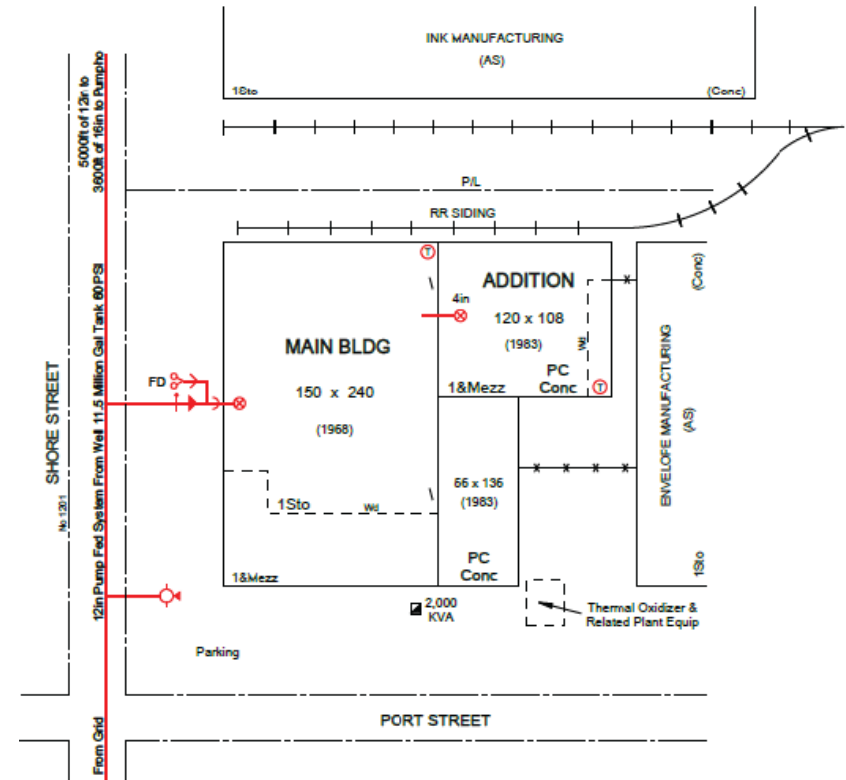
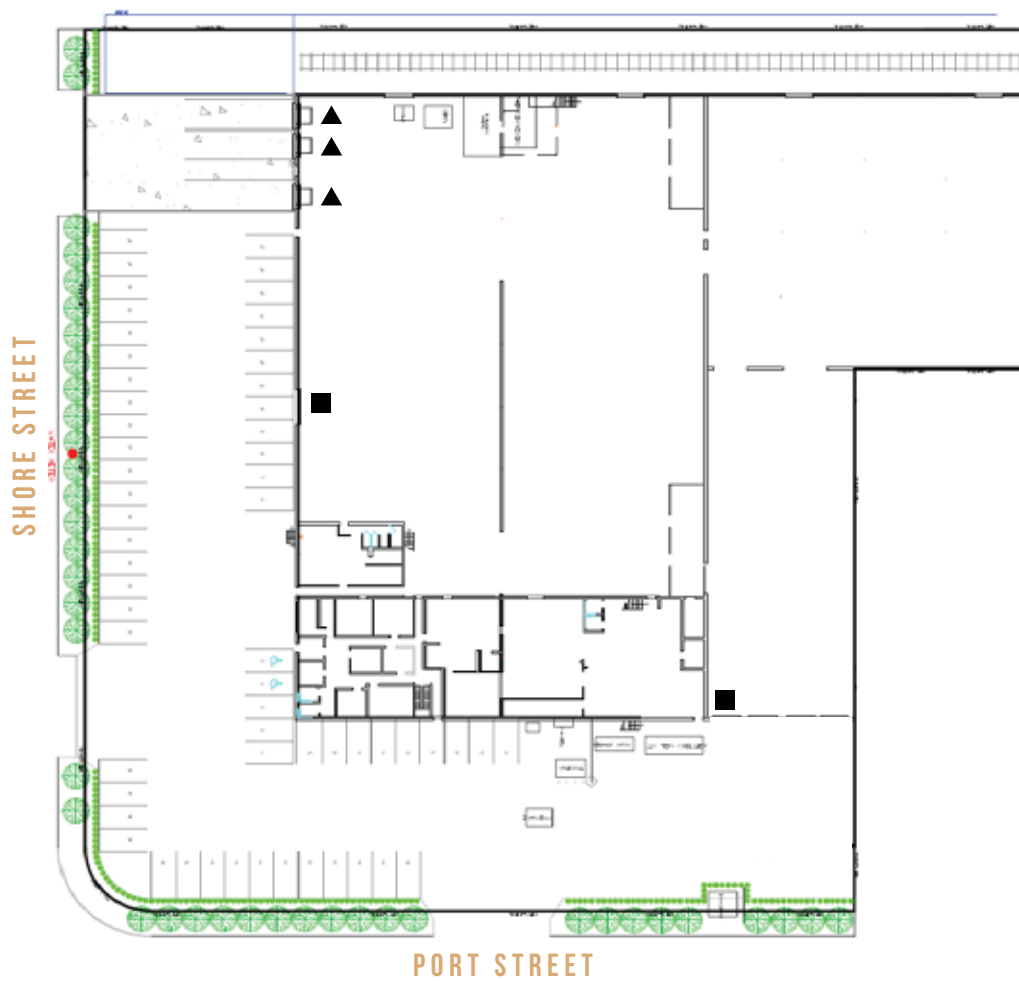
ZONING

M-2

Heavy industrial per City of West Sacramento. The following list is provided as a courtesy, and is any occupant's responsibility to confirm any intended use for the property with the City of West Sacramento Planning Department.

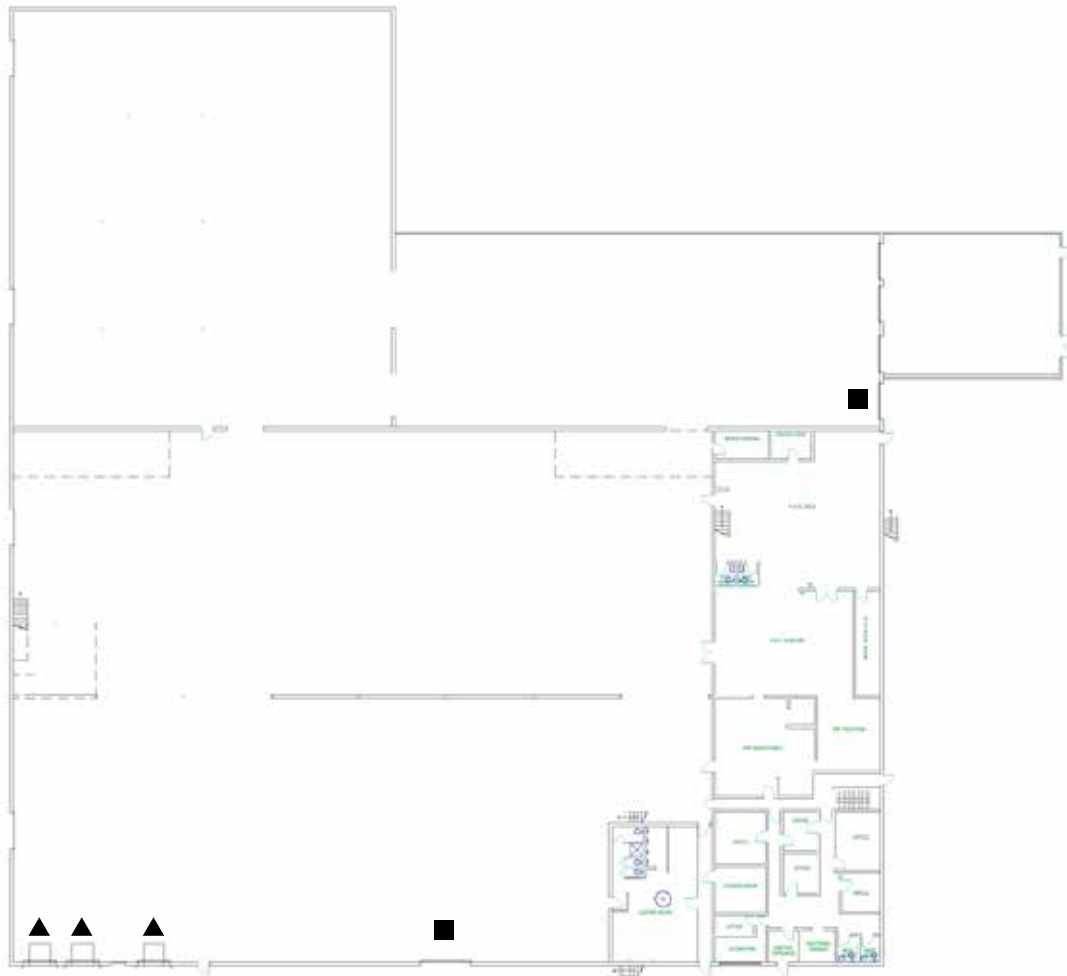
- ✓ WAREHOUSING
- ✓ DISTRIBUTION
- ✓ MANUFACTURING (FOOD & BEVERAGE)
- ✓ CONSTRUCTION YARD
- ✓ RESEARCH & DEVELOPMENT
- ✓ + MANY OTHER USES

SITE PLAN

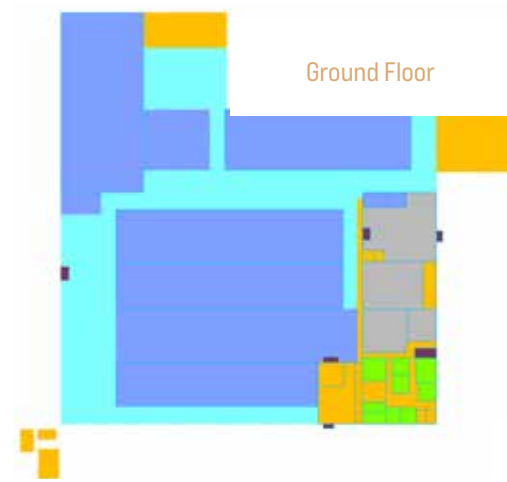


- = Grade Level Door
- ▲ = Dock Door

FLOOR PLANS



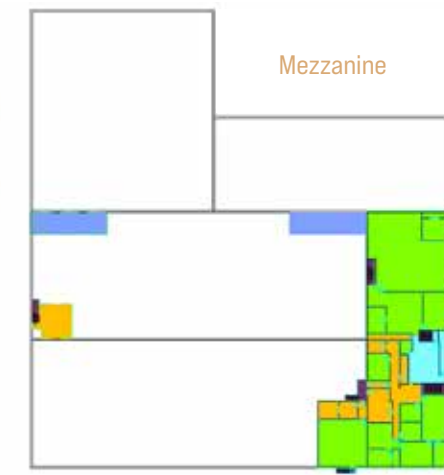
▲ = Dock Door ■ = Grade Level Door



Ground Floor

Prior Occupant's Floor Plan

PRIMARY BUILDING SQUARE FOOTAGE TOTALS	
ADMIN	0,336
DISTRIBUTION	13,367
CORPORATE ADMIN	0
FINISHING	0
FRANGING	4,186
PRESS	32,532
PRODUCTION SUPPORT	6,460
SURVEILLED	0
DIRECT HANDLING	0
PACKAGING	0
PLANT USABLE TOTAL	66,781
M.U.F.P.	738
GROSS PLANT SQ.FE. TOTAL	67,519
CUMULATIVE PLANT TOON	69,032



Mezzanine

MAP NOT TO SCALE
ALL DIMENSIONS ARE APPROXIMATE







85 MILES TO SAN FRANCISCO VIA I-80

TO RENO NEVADA VIA I-80 137 MILES

- 1 UPS
- 2 UNITED BAKERY
- 3 FARMER'S RICE CO-OP
- 4 NOR-CAL BEVERAGE (3 LOCATIONS)
- 5 TOTAL INDUSTRIES
- 6 FLOORING DISTRIBUTORS
- 7 PROPAK LOGISTICS
- 8 CUBEWORK
- 9 WAXIE SANITARY SUPPLY
- 10 INTERNATIONAL LINE BUILDERS

SUBJECT PROPERTY
1201 SHORE STREET

PORT OF WEST SACRAMENTO
4 MINS



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