

# FOR SALE OR LEASE OWNER-USER OPPORTUNITY

■ 1251 EL CAMINO AVENUE, SACRAMENTO, CA

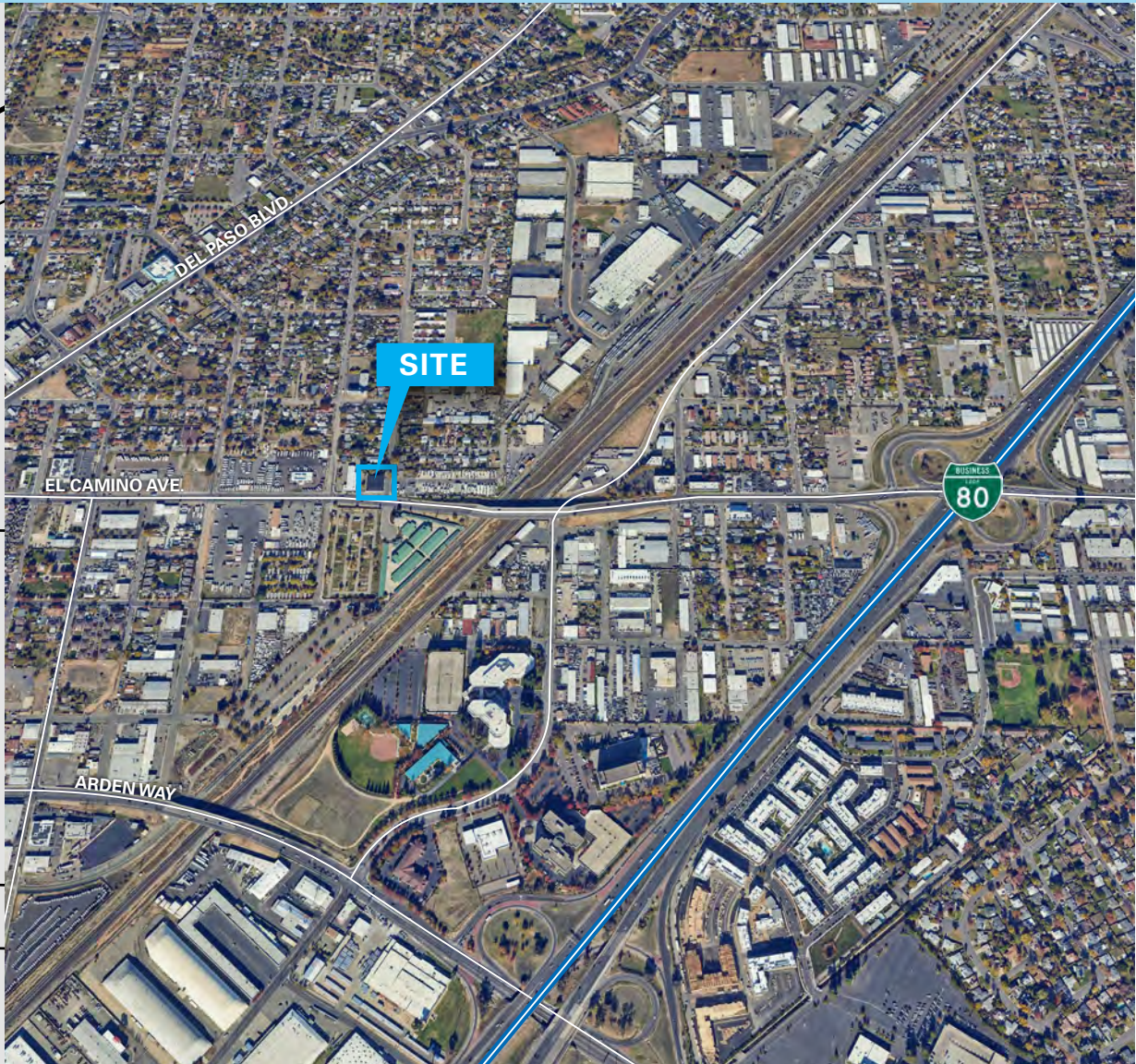
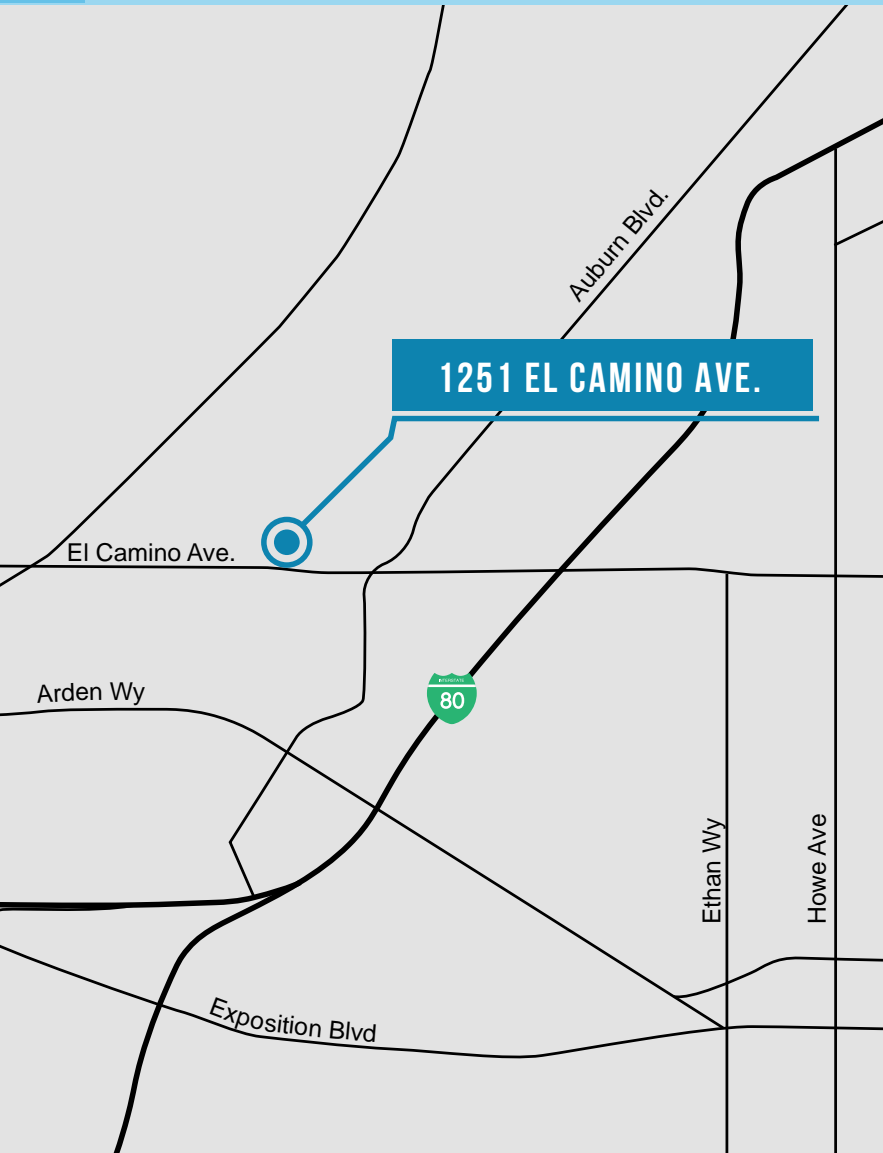
- ±12,152 SF owner-user opportunity
- ±10,764 SF Clear Span Warehouse
- ±1,388 SF Office
- Possible Mezzanine Storage
- 17' x 13' Grade Level Door
- 8' x 12' Grade Level Door
- Remodeled Breakroom and Restroom
- Located just off Business 80
- Zoned C-2
- ±6,300 SF Possible Yard Area

HIGHLIGHTS

**NEWMARK**

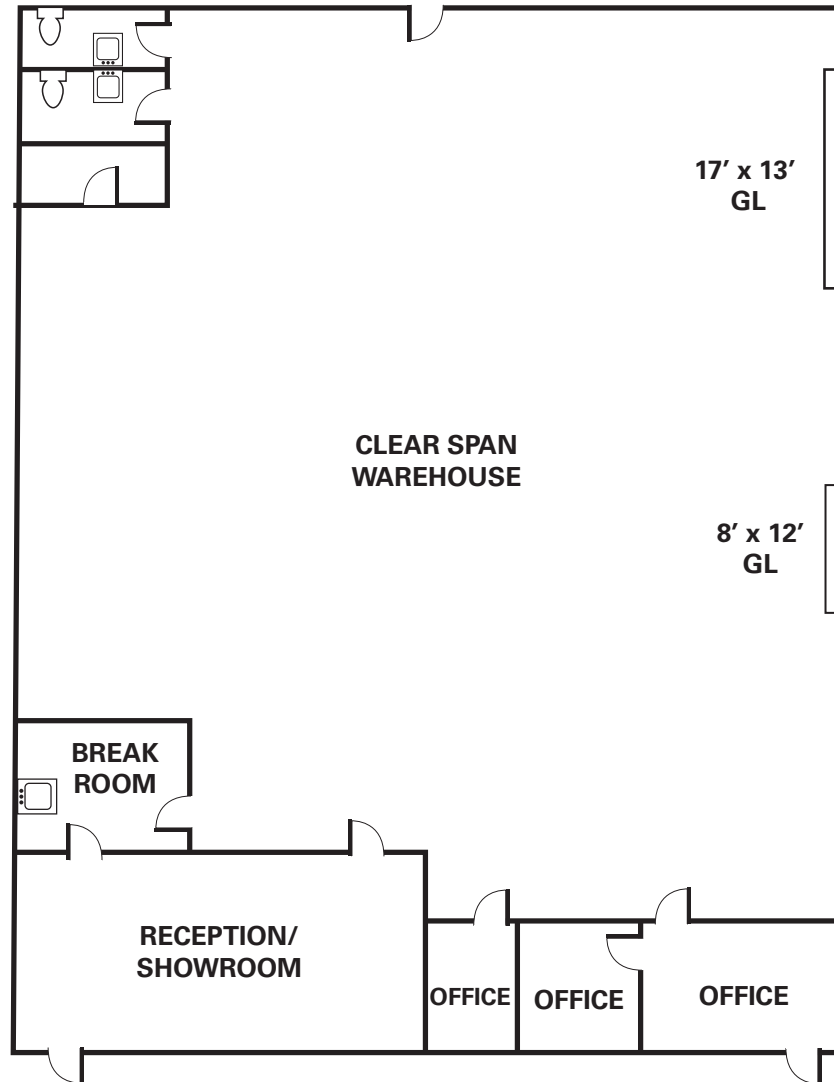
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# SITE AERIAL



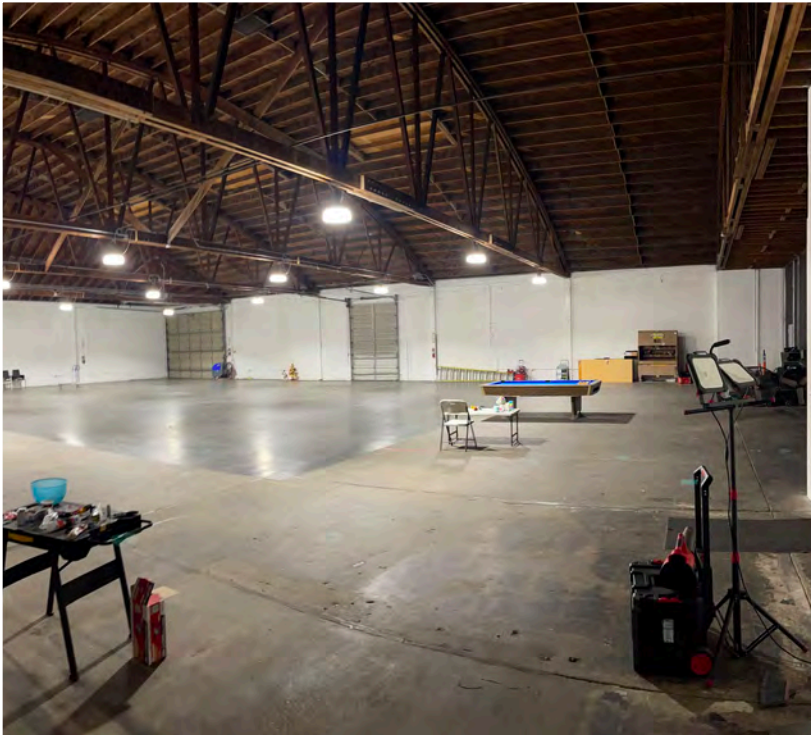
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# FLOORPLAN



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# SITE PHOTOS



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**NEWMARK**

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