

FOR SALE/LEASE

# 1704 KATHLEEN AVENUE

SACRAMENTO, CA 95815

*±17,848 SF Industrial building situated on ±0.8 Acres*

Quick access to Downtown Sacramento

Located near Business 80

Fully fenced perimeter

Grade Level (Access Doors)

600A 208V Power

Zoned M-1

Approved for Cannabis (CUP in place), 3 existing grow rooms with partial build out

**NIK HARMON**

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LIC N° 02016311

**JAY RICHTER, SIOR, CCIM**

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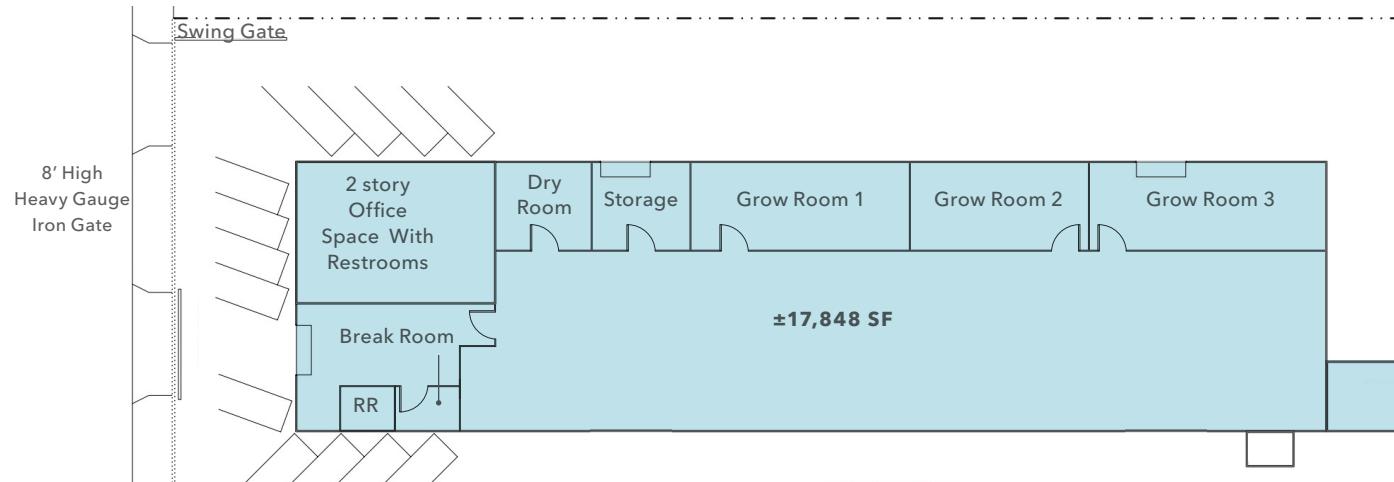
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## FLOOR PLAN



*FOR SALE*

ACCEPTING OFFERS

**\$0.80/SF**

FOR TRADITIONAL USES, NNN

**\$1.00/SF**

FOR CANNABIS USES, NNN

## SPACE DESCRIPTION

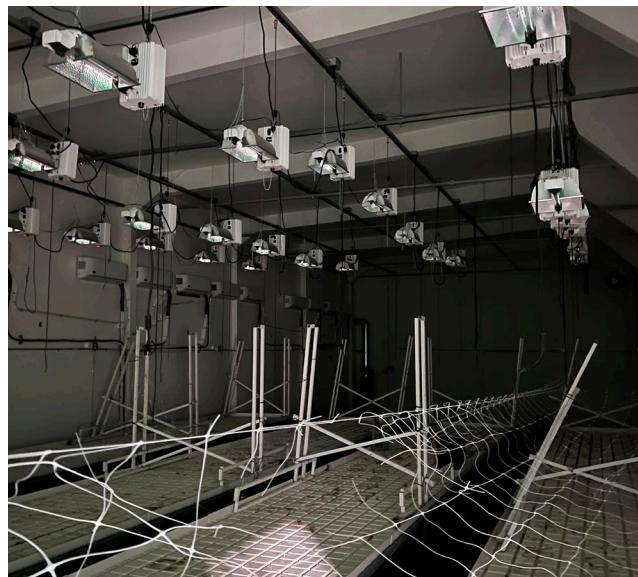
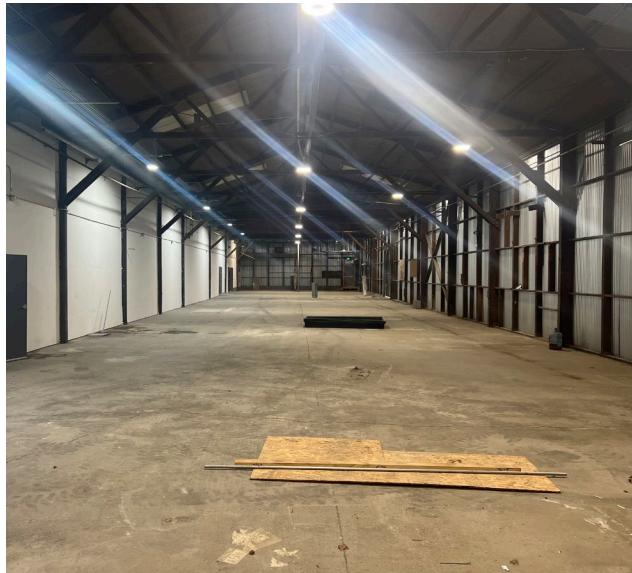
The entire building is  $\pm 17,848$  rental square feet, with  $\pm 3,196$  of the total being a 2 story office space. There are currently 3 existing cannabis cultivation rooms, a dry room, and a storage room encumbering  $\pm 4,800$  SF of eastern portion of the warehouse space which can be removed for a non-cannabis tenant. The remaining  $\pm 7,996$  SF of space is open warehouse space with the exception of a restroom and small breakroom.

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**km** Kidder  
Mathews

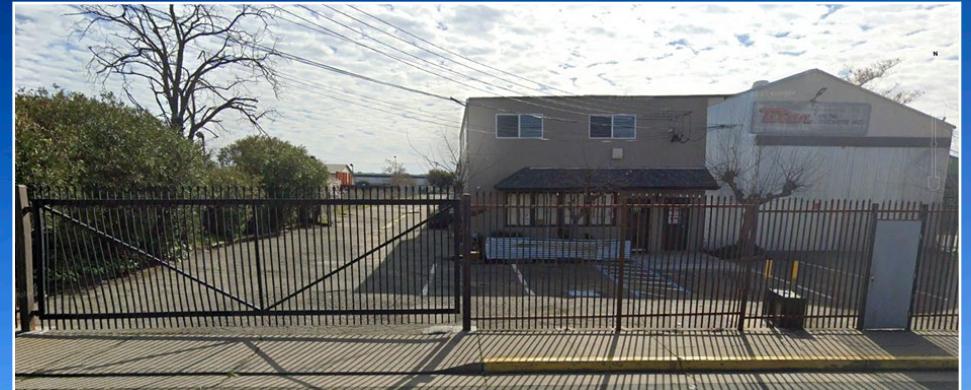
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*Exclusively listed by*

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