

OWNER USER OPPORTUNITY | ±85,000 SF | RIVER & HIGHWAY FRONTRAGE



Marcus & Millichap

14712 HIGHWAY 160

ISLETON, CA



Marcus & Millichap

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OFFERING SUMMARY

SALE PRICE
\$2,700,000

PRICE PSF
\$31.76

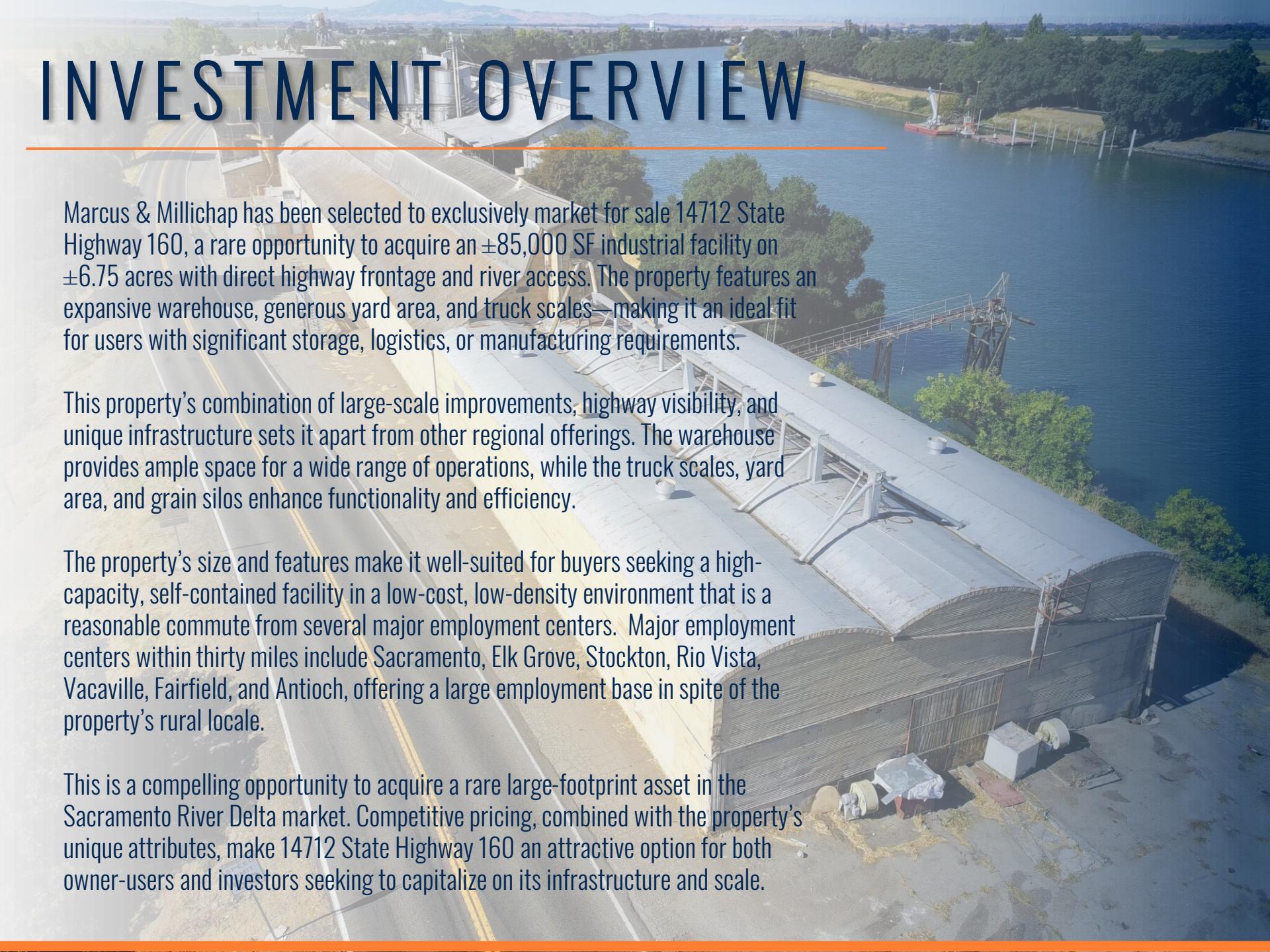
SALE SUMMARY

Sale Price	\$2,700,000
Price/SF	\$31.76
Gross Square Feet	±85,000 SF
Total Lot Size	±6.75 Acres
Clear Heights	14' - 40'
Amenities	Truck Scale, Grain Elevator, Grain Silos
Zoning	M-1 Light Industrial (Sacramento County)
Year Built	1970
Total Parcels	10 Parcels
Assessor's Parcel Numbers	157-0081-001; 157-0081-002; 157-0081-003; 157-0081-004; 157-0081-006; 157-0081-007; 157-0081-008; 157-0081-009; 157-0040-047; 157-0040-048

INVESTMENT HIGHLIGHTS

- OPPORTUNITY TO UTILIZE \pm 85,000 SQUARE FEET OF INDUSTRIAL/AGRICULTURAL SPACE
- RIVERFRONT INDUSTRIAL SITE ON MAIN THOROUGHFARE (\pm 5,400 VPD)
- \pm 1,500 FEET OF RIVER AND HIGHWAY FRONTAGE
- TRUCK SCALE, GRAIN ELEVATOR, & 27 GRAIN SILOS
- MULTIPLE PARCELS ALLOW FOR FLEXIBLE EXIT

INVESTMENT OVERVIEW



Marcus & Millichap has been selected to exclusively market for sale 14712 State Highway 160, a rare opportunity to acquire an $\pm 85,000$ SF industrial facility on ± 6.75 acres with direct highway frontage and river access. The property features an expansive warehouse, generous yard area, and truck scales—making it an ideal fit for users with significant storage, logistics, or manufacturing requirements.

This property's combination of large-scale improvements, highway visibility, and unique infrastructure sets it apart from other regional offerings. The warehouse provides ample space for a wide range of operations, while the truck scales, yard area, and grain silos enhance functionality and efficiency.

The property's size and features make it well-suited for buyers seeking a high-capacity, self-contained facility in a low-cost, low-density environment that is a reasonable commute from several major employment centers. Major employment centers within thirty miles include Sacramento, Elk Grove, Stockton, Rio Vista, Vacaville, Fairfield, and Antioch, offering a large employment base in spite of the property's rural locale.

This is a compelling opportunity to acquire a rare large-footprint asset in the Sacramento River Delta market. Competitive pricing, combined with the property's unique attributes, make 14712 State Highway 160 an attractive option for both owner-users and investors seeking to capitalize on its infrastructure and scale.

DISTANCE TO:

ANTIOCH	18 MILES
SACRAMENTO	29 MILES
STOCKTON	21 MILES
INTERSTATE 5	14 MILES



SUBMARKET OVERVIEW



Isleton is a rising commercial destination in southern Sacramento County, ideally located along the Sacramento River and State Route 160. Within 30 miles of Sacramento Elk Grove, Stockton, and the East Bay, the property offers rare access to a more laid-back lifestyle and major consumer bases.

At the heart of the California Delta, the town attracts local residents, East Bay visitors, and Delta tourists year-round. Market Street, the main commercial corridor, offers excellent frontage and visibility. State Route 160 provides direct connectivity north to Sacramento and south to Antioch. Many travelers stop in Isleton for food, fuel, supplies, or services before visiting marinas, wineries, or attending Delta events. The surrounding area includes riverfront homes, working farms, and nature preserves, creating a stable, year-round customer base.

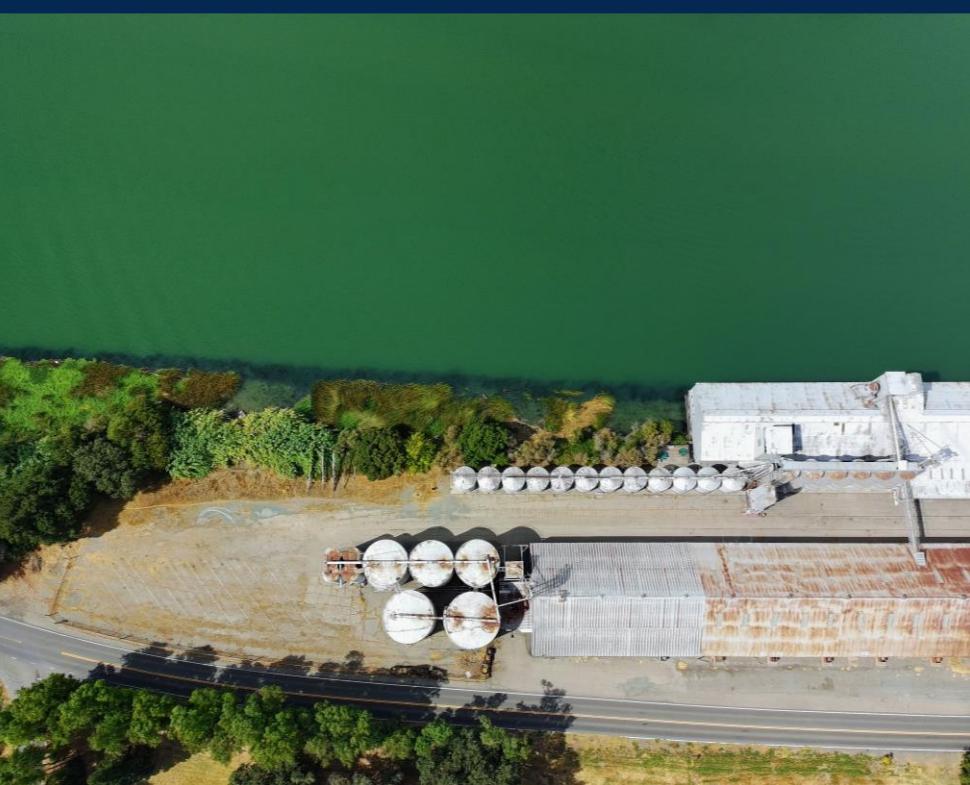
Commercial inventory is scarce and tightly held, providing significant value for owner-users and investors alike. Median household income is approximately \$88,000, significantly higher than the national average. More than 50% of residents hold a bachelor's degree or higher, and many are professionals or remote workers choosing the Delta lifestyle while remaining connected to metro areas.

The town is located minutes from top wineries along the Clarksburg Wine Trail and benefits from steady traffic tied to outdoor recreation and seasonal tourism. Nearby developments such as the 400,000 square foot Walnut Business Park, Elk Grove's North 40 expansion, and the upcoming Valley Rail service continue to boost long-term upside.



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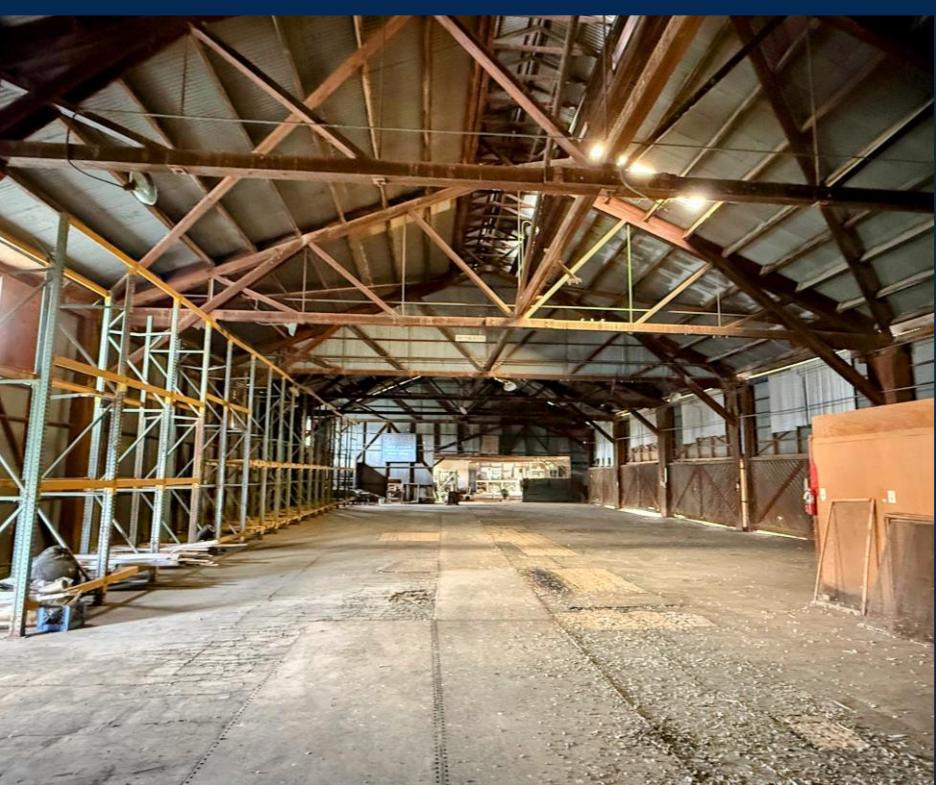
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