

INDUSTRIAL/ OFFICE LAND

ELK GROVE, CA

AVAILABLE FOR SALE

±12.4 ACRES OF INDUSTRIAL/OFFICE LAND (WILL SELL SEPARATELY)

±3.13 ACRES

±9.27 ACRES

WATERMAN ROAD

NEWMARK

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CA RE License #01332661

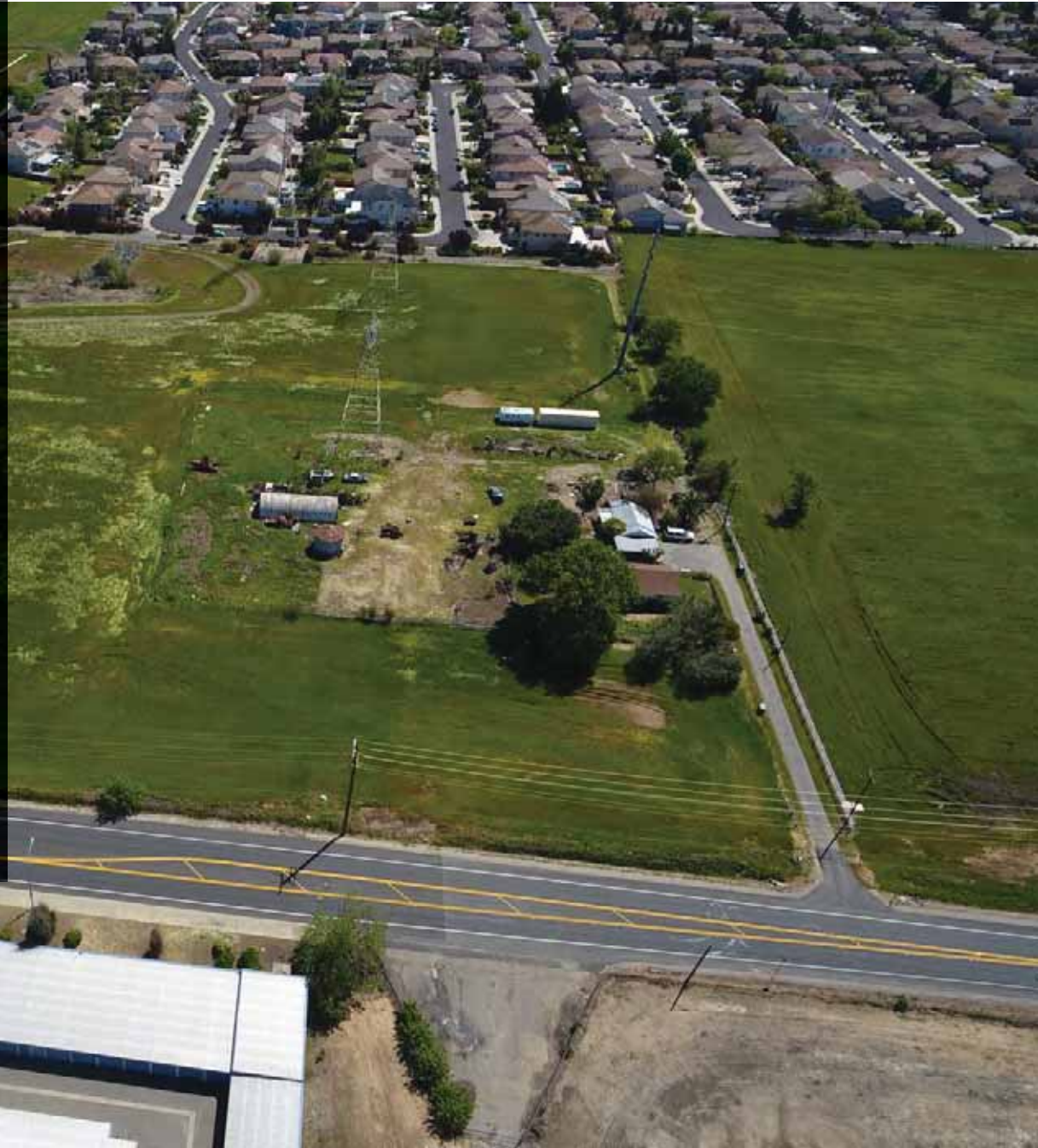
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PROPERTY HIGHLIGHTS

- ±12.4 AC Total
APN#134-0110-0127 - ±3.13 Acres
APN#134-0110-0156 - ±9.27 Acres
- ±9.27 AC parcel contains ±1,584 SF of buildings
- house & storage building
- Zoned MP (City of Elk Grove)
- Connected to water & sewer
- Hard-to-find small parcels with Waterman Road frontage and excellent access to Highway 99
- Adjacent to the largest growth area of commercial and industrial developments in Elk Grove
- Proximity to thousands of emerging and existing residential projects
- Less than 1-mile from the future regional expressway to connect Interstate 5 and Highway 50
- Sale Price: \$1,950,000 (will sell separately)



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PROPERTY PHOTOS



INDUSTRIAL/ OFFICE LAND

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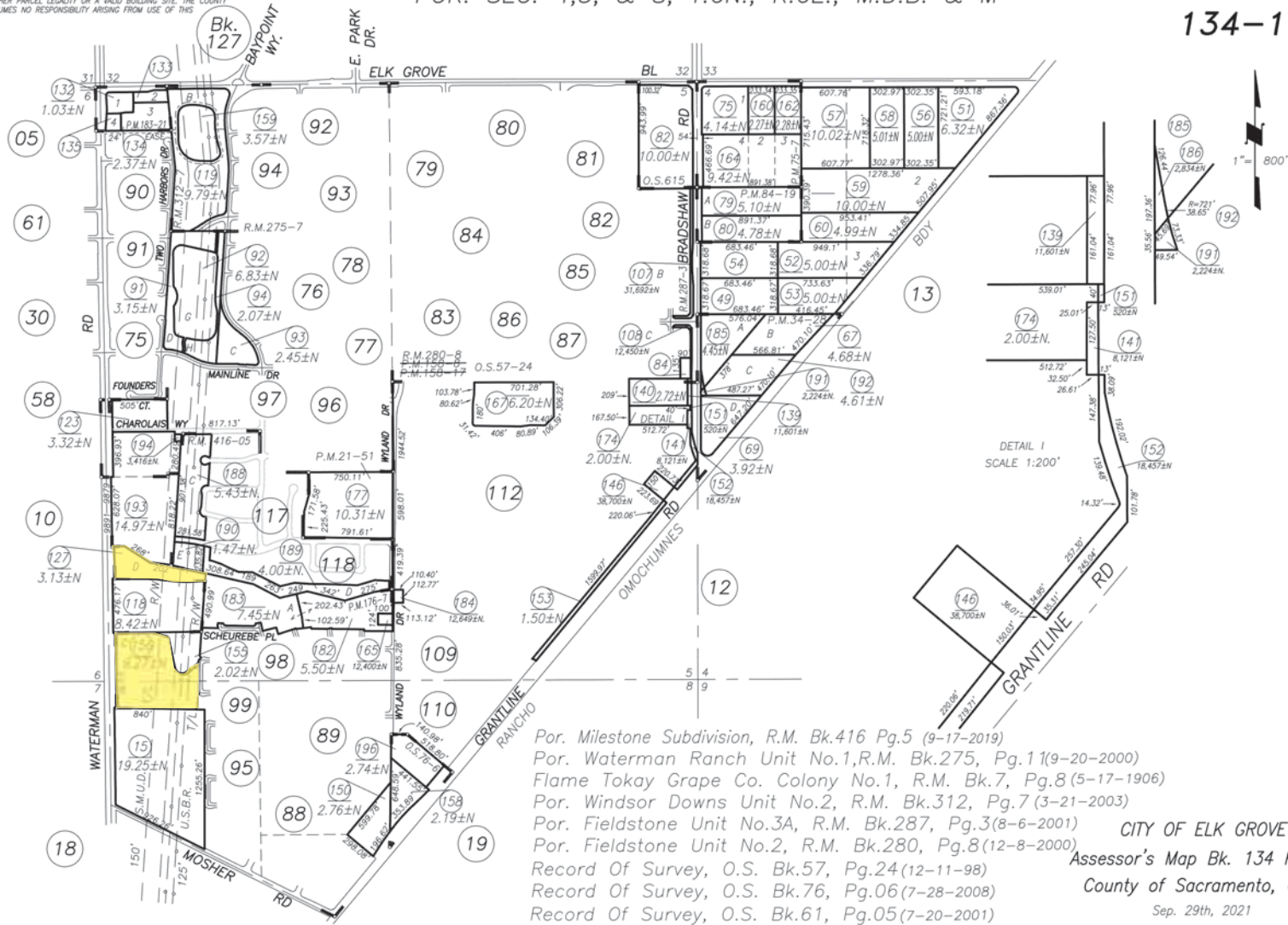
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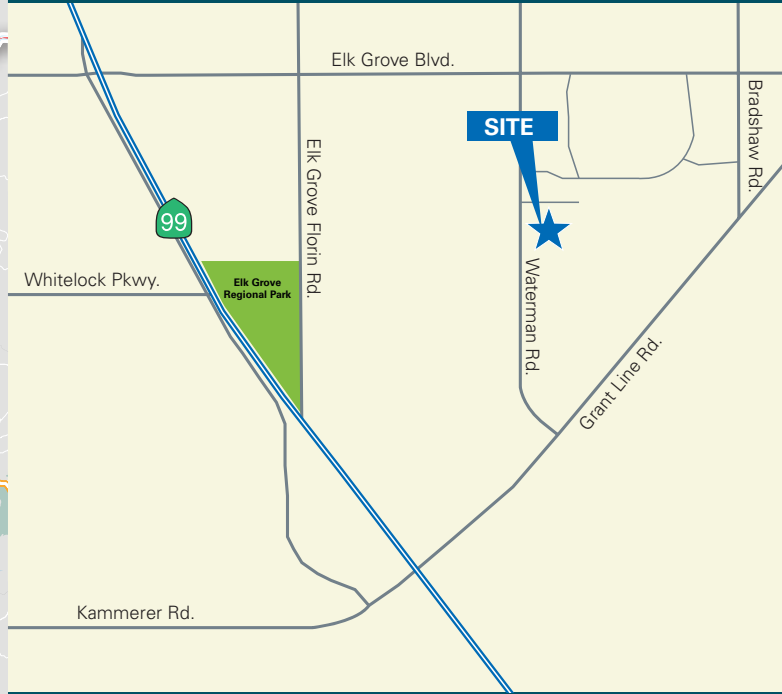
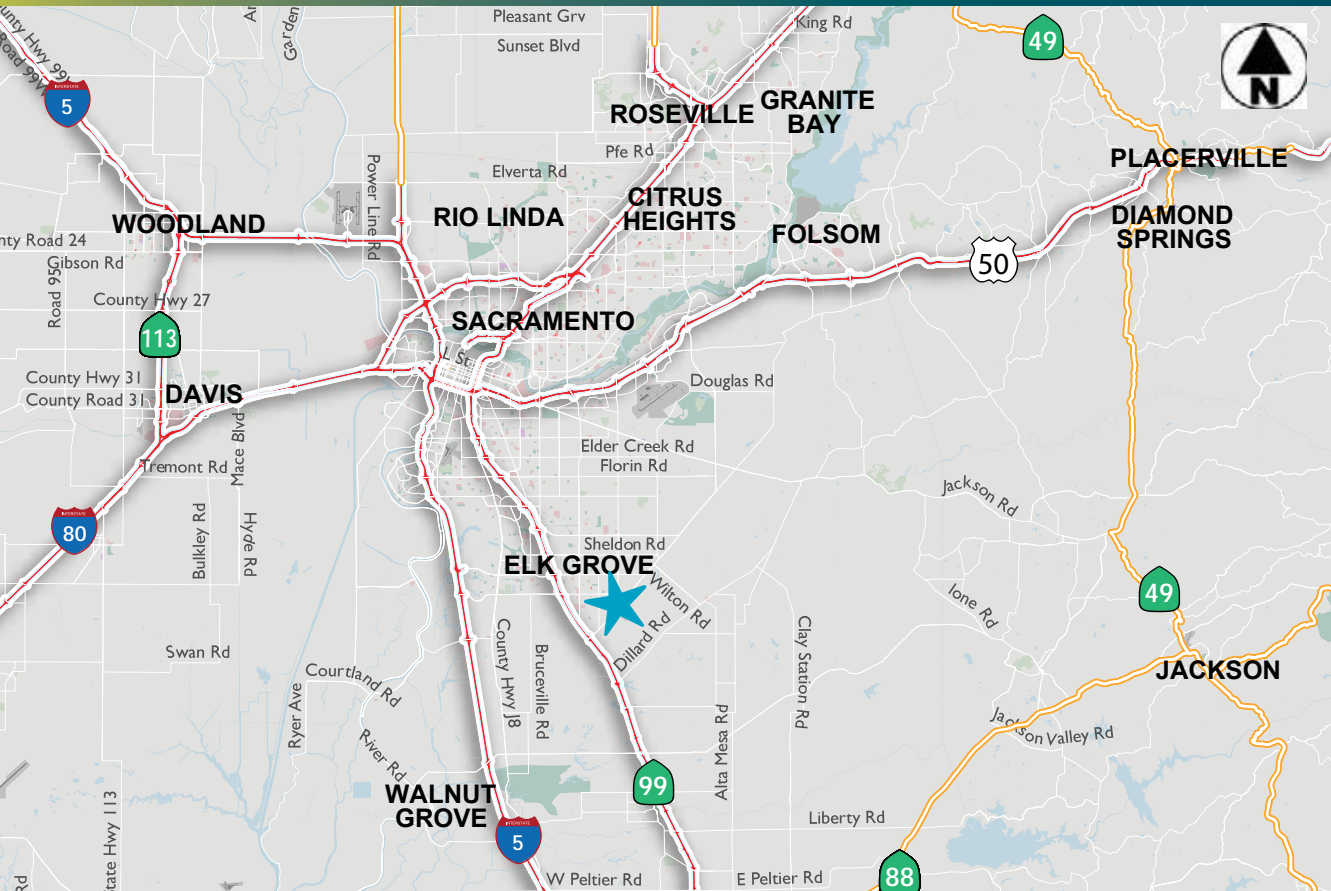
PARCEL MAP

DISCLAIMER: ASSESSORS PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

POR. SEC. 4,5, & 8, T.6N., R.6E., M.D.B. & M

134-11





**INDUSTRIAL/
OFFICE LAND**

ELK GROVE, CA

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