

Industrial | For Sale

# 169 Otto Circle

Sacramento, CA 95822



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# Property Features

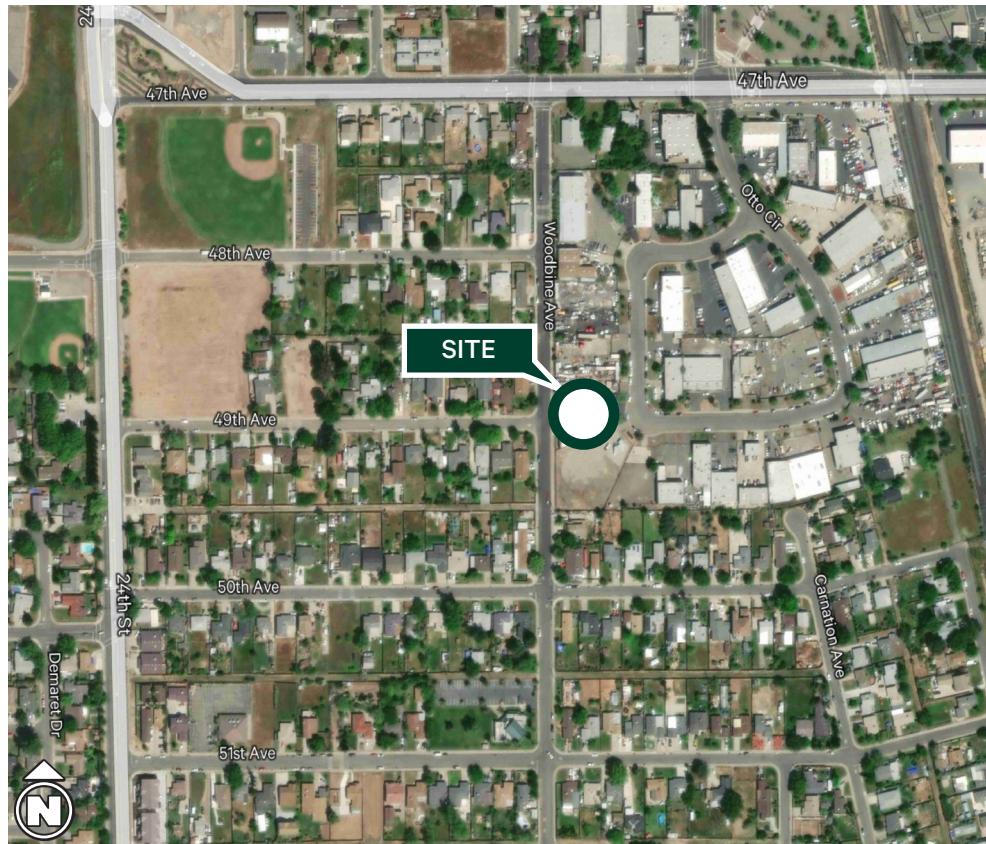
- Total Available:  $\pm 9,970$  SF
- Office:  $\pm 3,500$  SF
- Warehouse:  $\pm 6,470$  SF
- Demised into  $\pm 5,040$  SF and  $\pm 4,930$  SF units
- Fully Fenced Lot
- GL Doors: 3
- Clear Height:  $\pm 15'$
- Power:  $\pm 600$  Amps/3-Phase\*
- Zoning: M-1
- Lot Size:  $\pm 0.42$  acres
- Convenient access to Hwy 99



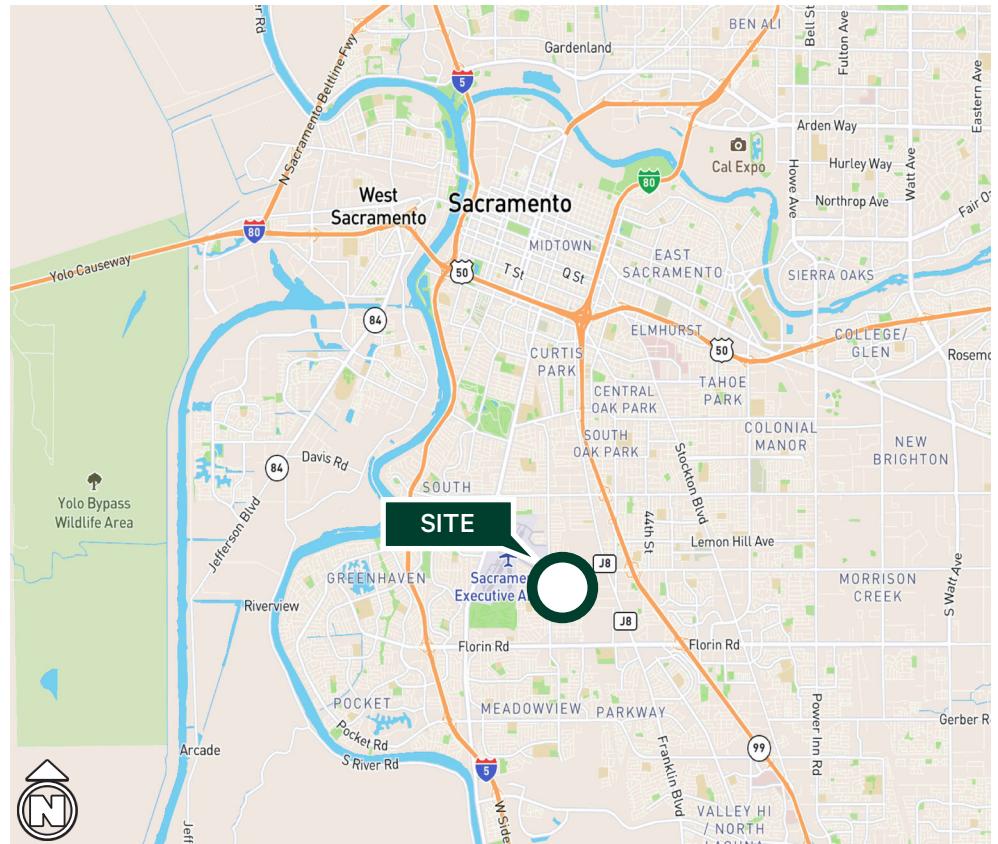
\* To be independently verified by buyer prior to entering into a binding contract

Not to scale. All measurements listed are approximate and should be independently verified.

## Aerial Map



## Regional Map



MAPS NOT TO SCALE

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