

Industrial | For Sale

169 Otto Circle

Sacramento, CA 95822



Contacts:

Tyler Howell

Senior Associate
+1 916 781 4835
tyler.howell1@cbre.com
Lic. 02100245

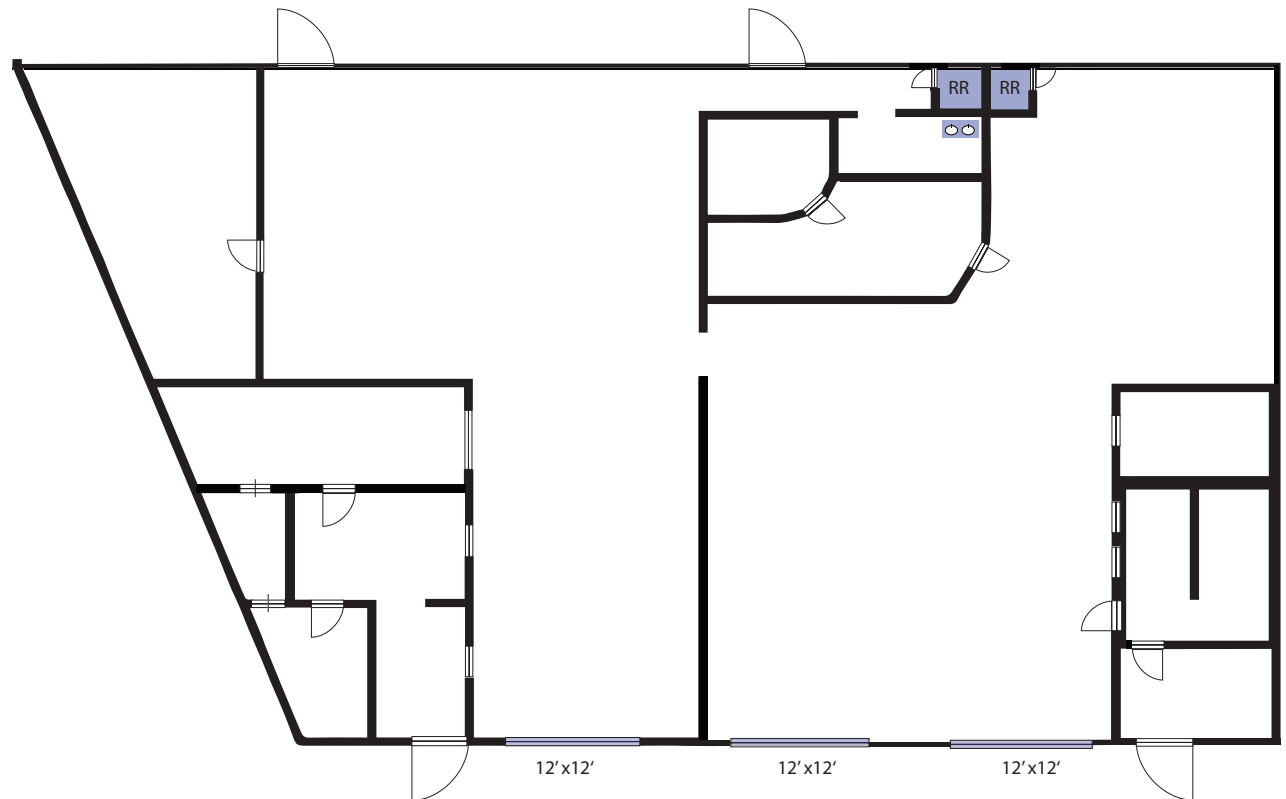
Matt Susac

First Vice President
+1 916 781 4832
matt.susac@cbre.com
Lic. 01979110

CBRE

Property Features

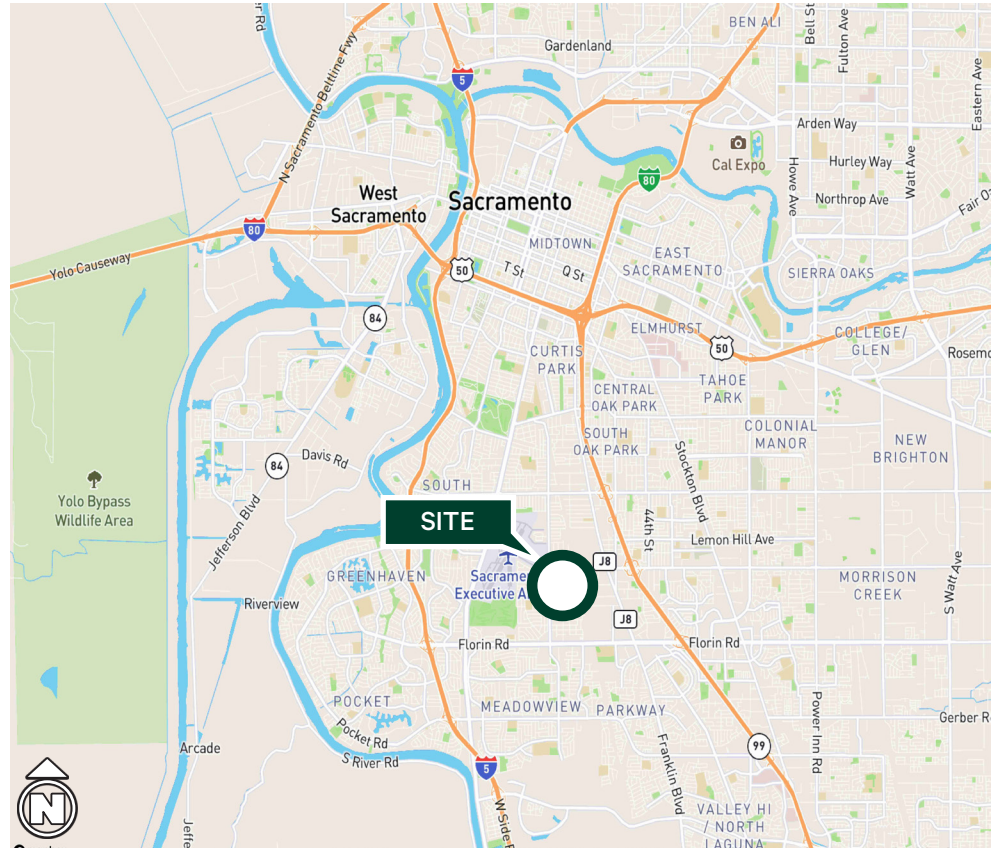
- Total Available: $\pm 9,970$ SF
- Office: $\pm 3,500$ SF
- Warehouse: $\pm 6,470$ SF
- Demised into $\pm 5,040$ SF and $\pm 4,930$ SF units
- Fully Fenced Lot
- GL Doors: 3
- Clear Height: $\pm 15'$
- Power: ± 600 Amps/3-Phase*
- Zoning: M-1
- Lot Size: ± 0.42 acres
- Convenient access to Hwy 99



* 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.

Regional Map



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.