

Industrial | For Sale or Lease

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# 3200 & 3258 Stockton Blvd

Sacramento, CA 95828

AVAILABLE FOR SALE |  $\pm$  22,374 SF TOTAL



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## Property Highlights

- $\pm 22,374$  SF on  $\pm 0.77$  acres (2) parcels

### 3200 Stockton Blvd: $\pm 6,446$ SF

- Small Office/Restroom ( $\pm 392$  SF)
- Two (2) Grade Level Roll-Up Doors
- Dedicated, secured parking lot
- Sprinklers
- Estimated 600 amps, 120/208v Power (to be confirmed)

### 3258 Stockton Blvd: $\pm 15,928$ SF

- Large, recently renovated,  $\pm 12,665$  SF two-story office
- $\pm 2,805$  SF 1st Floor Office
- $\pm 9,860$  SF 2nd Floor Office (not included in total building SF)
- $\pm 7,055$  SF 2nd story could be demolished to create  $\pm 10,115$  total warehouse SF
- High-end office finishes
- Conditioned warehouse
- Sprinklers
- Heavy Power (Estimated 800 amps, 120/208v - to be confirmed)
- C-2 SPD Zoning (General Commercial)
- Good access to Highway 50 and Highway 99
- Adjacent to UC Davis Medical Center and Aggie Square
- Entitlements for  $\pm 101$  multi-family units in process

3200 & 3258 Stockton Blvd  
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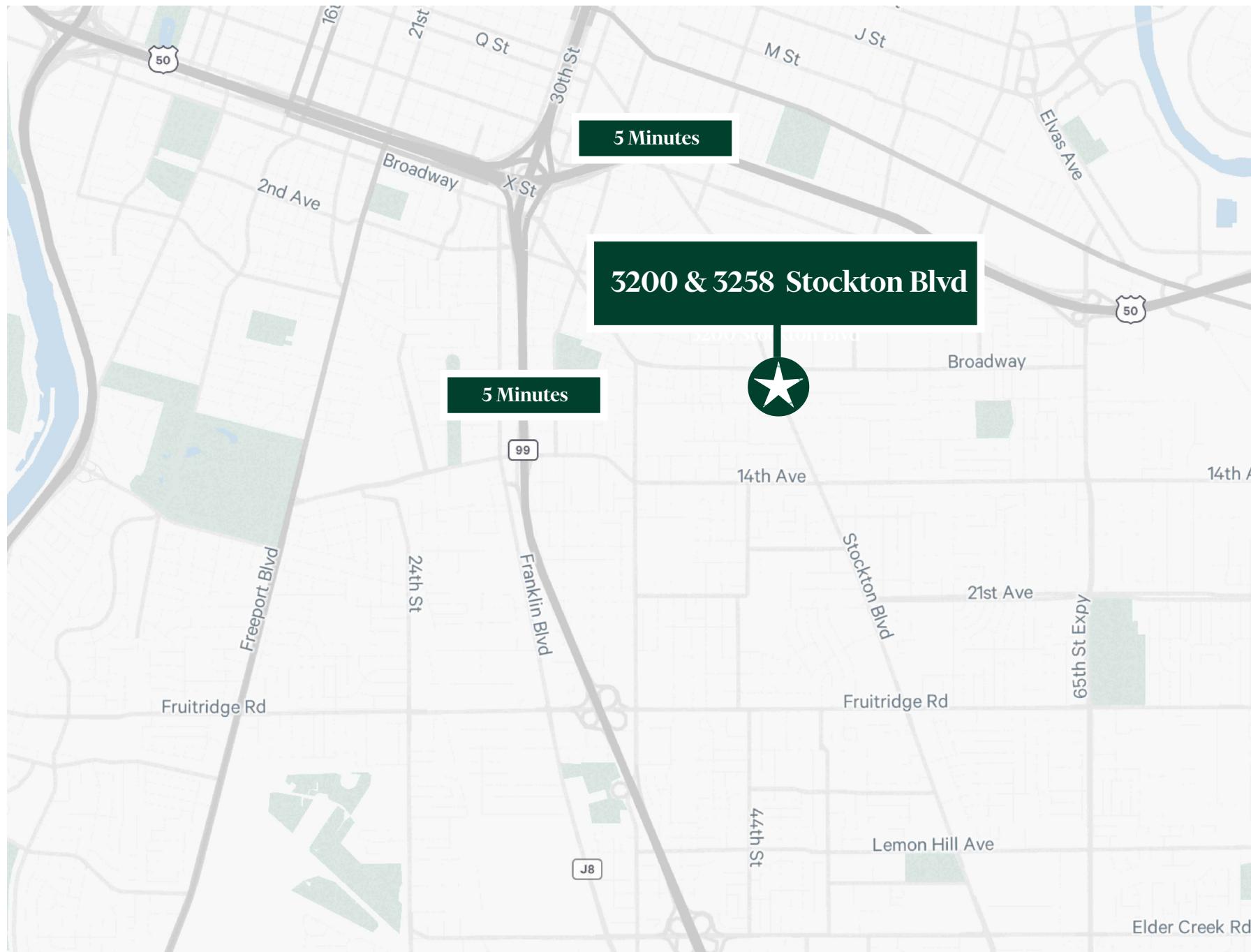
## Aerial



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## Location Map







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