

FOR SALE OR LEASE | ±6.5 ACRES HEAVY INDUSTRIAL ZONED LAND

**7425, 7435 & 7445 REESE RD
SACRAMENTO, CA 95828**

**FENCED YARD PROPERTY WITH
EXCELLENT FREEWAY ACCESS**



Reese Road



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Vice President

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EXECUTIVE SUMMARY

ADDRESS: 7425, 7435 & 7445 Reese Rd
Sacramento, CA 95828

OFFERING PRICE: \$2,265,000.00

LEASE RATE: \$3,000 Per Month, Per Acre, Gross

TOTAL LOT SIZE: 6.5 Acres (±283,140 SF)

ZONING: M-2, Heavy Industrial

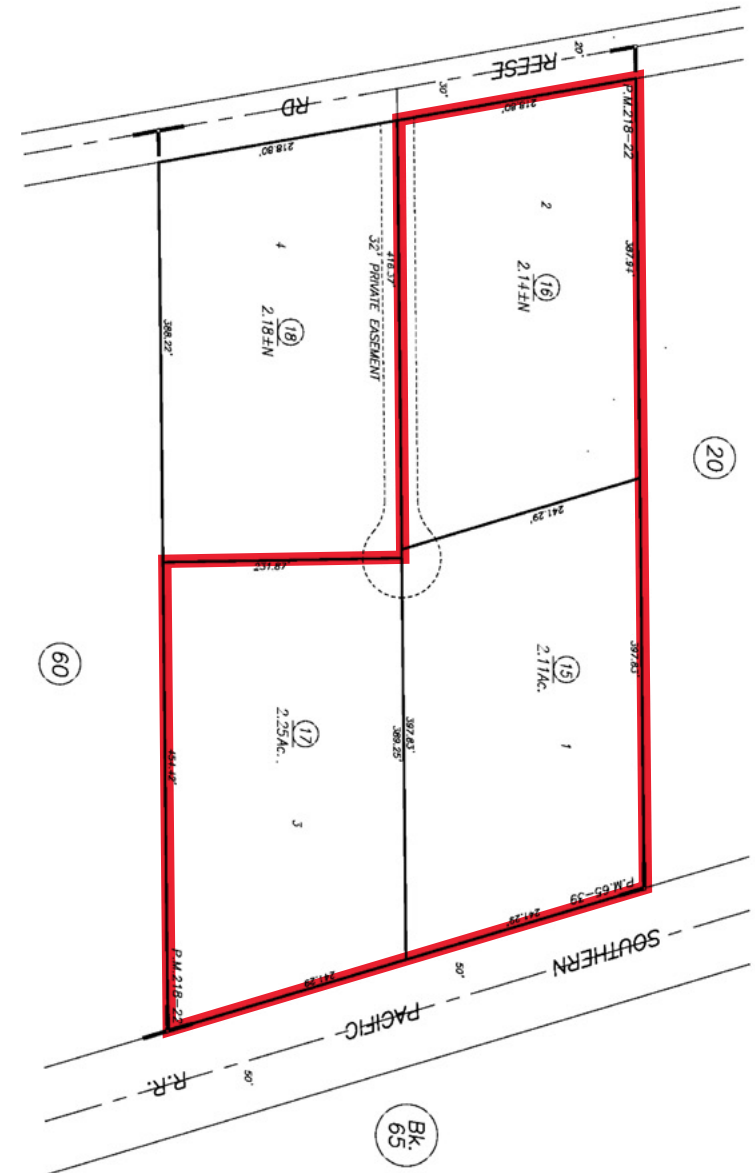
APN'S: 051-0610-015, 051-0610-016, & 051-0610-017

UTILITIES TO SITE: Curb, Gutter, Sidewalk, Sewer, & Streets

OPPORTUNITY ZONE: Yes

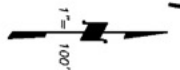
PROPERTY HIGHLIGHTS

- Zoning supports outdoor storage, staging, contractor yard use, and more.
- Flexible lot configurations available.
- Secure perimeter fencing with gated access.
- Prime industrial location near Florin-Perkins Road.
- Excellent access to Highway 99.
- Ideal for owners/users seeking secure yard space.



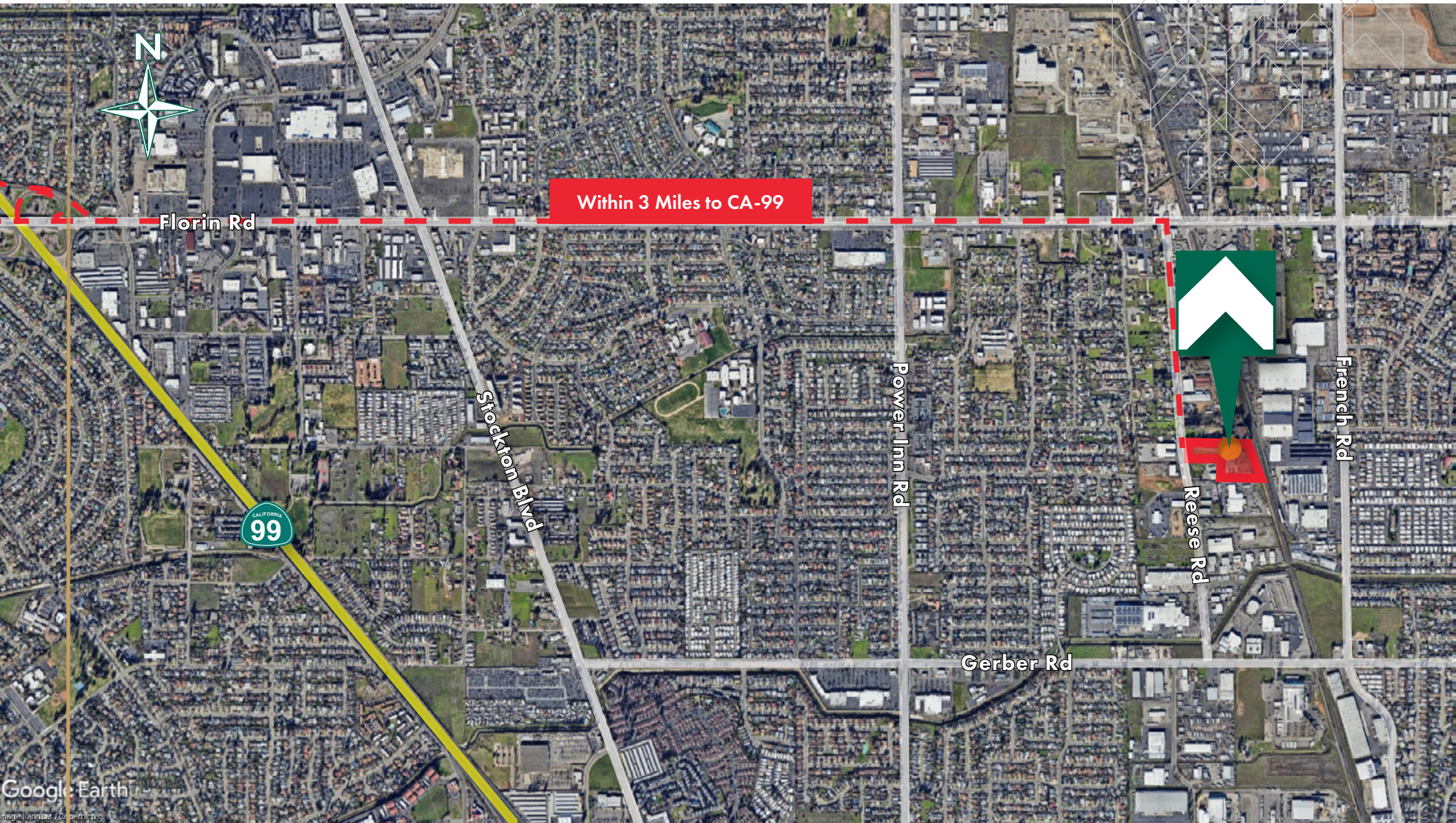
POR. S1/2 SEC.2, T.7N., R.5E., M.D.B. & M.

051-061



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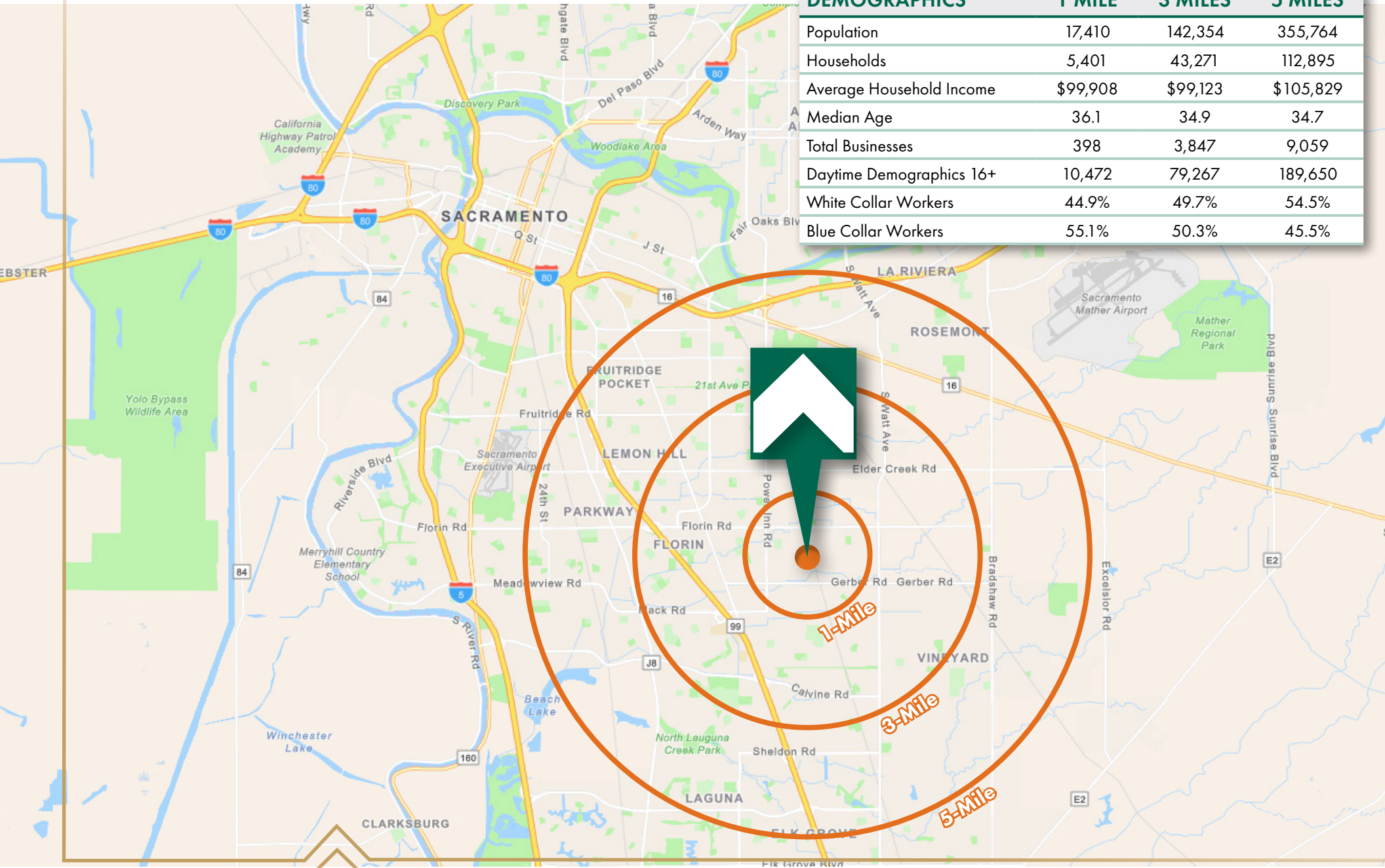
LOCATION OVERVIEW



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DEMOGRAPHIC REPORT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	17,410	142,354	355,764
Households	5,401	43,271	112,895
Average Household Income	\$99,908	\$99,123	\$105,829
Median Age	36.1	34.9	34.7
Total Businesses	398	3,847	9,059
Daytime Demographics 16+	10,472	79,267	189,650
White Collar Workers	44.9%	49.7%	54.5%
Blue Collar Workers	55.1%	50.3%	45.5%



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