

FOR SALE OR LEASE

1030 NORTH D STREET

SACRAMENTO, CA 95811

Richards Blvd Submarket

±8,800 SF Freestanding
Industrial Flex Building
with Heavy Power and
Secured Yard

Call for Pricing

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PROPERTY FEATURES

SIZE	±8,800 SF on ±0.61 acres
ZONING	C4-SPD
POWER	2000 amps, 277/480v, 3 phase capable (Buyer/Lessee to verify)
SECURED YARD AREA	7,500 SF
PARKING	14 spaces (including 1 ADA)
LOADING	3 grade level
CLEAR HEIGHT	18'
SPRINKLERS	Yes
CONSTRUCTION	Concrete tilt up
YEAR BUILT	2007

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ZONING INFORMATION

HEAVY COMMERCIAL, C4-SPD, CITY OF SACRAMENTO

River District Special Planning District

The Subject Property is greater than ¼ mile and less than ½ mile from an existing or proposed light rail station platform and is subject to associated limitations. It is the responsibility of the Buyer/Lessee to confirm intended use with the City of Sacramento Planning Department.

The existing/prior use is approved for cannabis manufacturing (type 6), cultivation, distribution, and non-storefront delivery.

The following list is provided to show some, but not all examples of permitted and conditional uses per the City of Sacramento 17.216.910 C-4 zone- Permitted uses. Conditional Uses Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC).



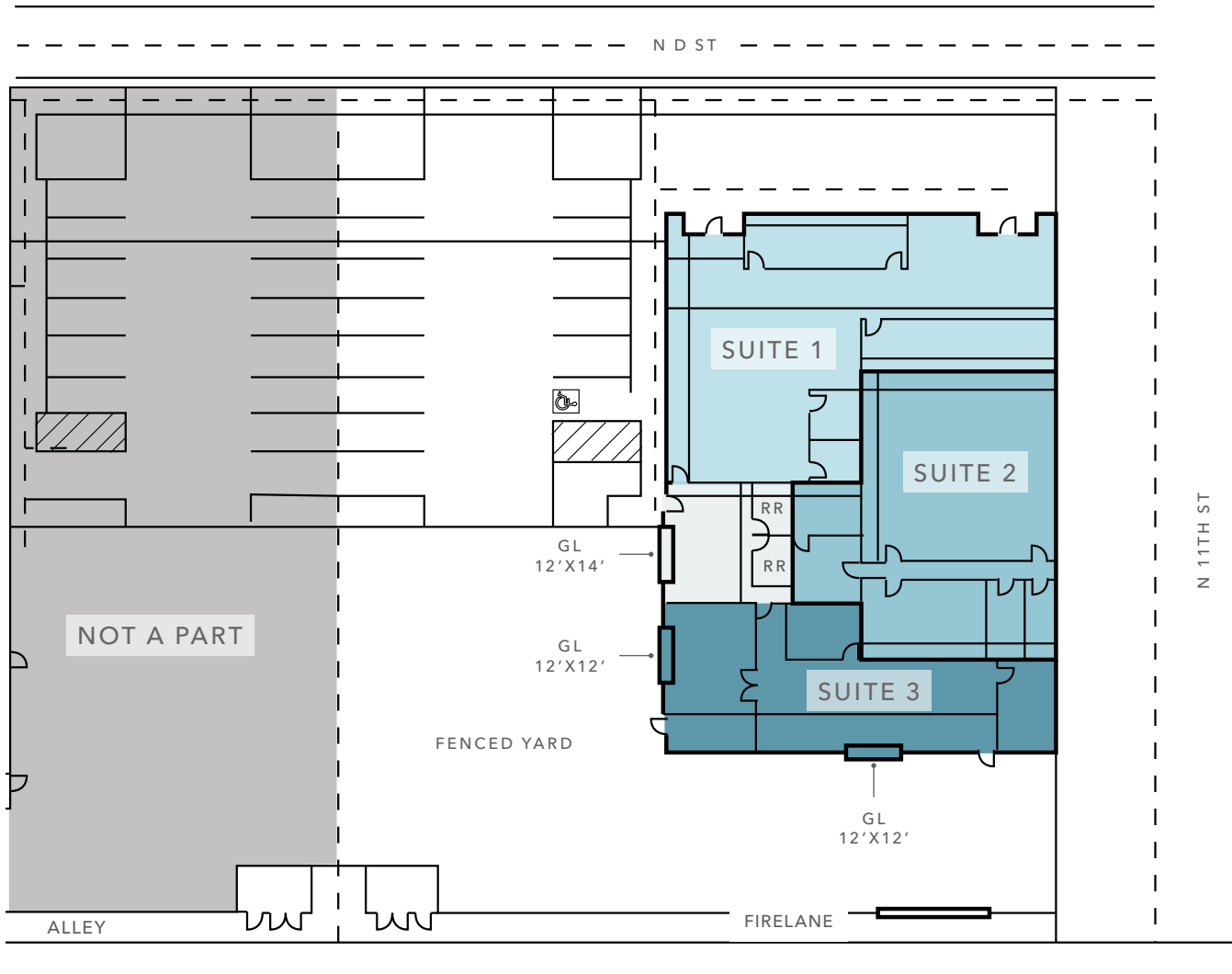
C-4 ZONE POTENTIAL USES PER CITY OF SACRAMENTO 17.216.910

Auto-sales, storage, rental (PDC)	Manufacturing, service, and repair; mini storage; locker building (PDC)
Auto-service, repair (PDC)	Recycling facility (PDC)
Cannabis manufacturing (ZA/PDC)	Retail Store
Cannabis testing (ZA/PDC)	Transit vehicle-service, repair, storage (PDC)
Cannabis dispensary (ZA/PDC)	Warehouse; distribution center (PDC)
Cannabis Cultivation (ZA/PDC)	Wholesale store
Commercial service	
Equipment-rental, sales yard (PDC)	

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SITE PLAN



LEGEND

■ Suite 1	3,286 SF
■ Suite 2	2,650 SF
■ Suite 3	1,650 SF
■ Common Area	1,214 SF
Total	8,800 SF

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