

# 8511 Younger Creek Drive

POWER INN SUBMARKET  
SACRAMENTO, CA

±8,244 SF Industrial Building including ±635 SF Office



## Contact Us

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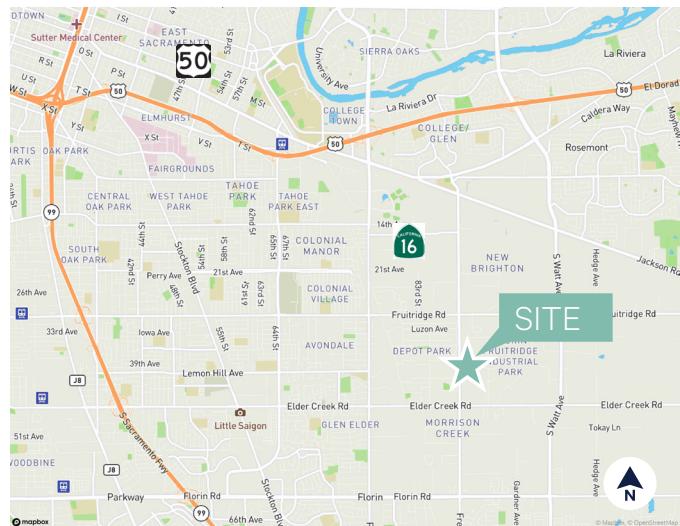
# PROPERTY INFORMATION

## 8511 YOUNGER CREEK DRIVE SACRAMENTO, CA 95828

- Building Area:  $\pm 8,244$  SF\*
- $\pm 7,609$  SF Warehouse\*
- $\pm 635$  SF Office\*
- Clear Height: 16'-19'
- 2 (12x14') Grade Level Doors  
Ability to expand to 6 Grade Level Doors
- Zoning: M-2S Heavy Industrial\*
- Good Access to Highway 50
- Visibility on Florin Perkins Road
- 800 AMPS 277/480V\*

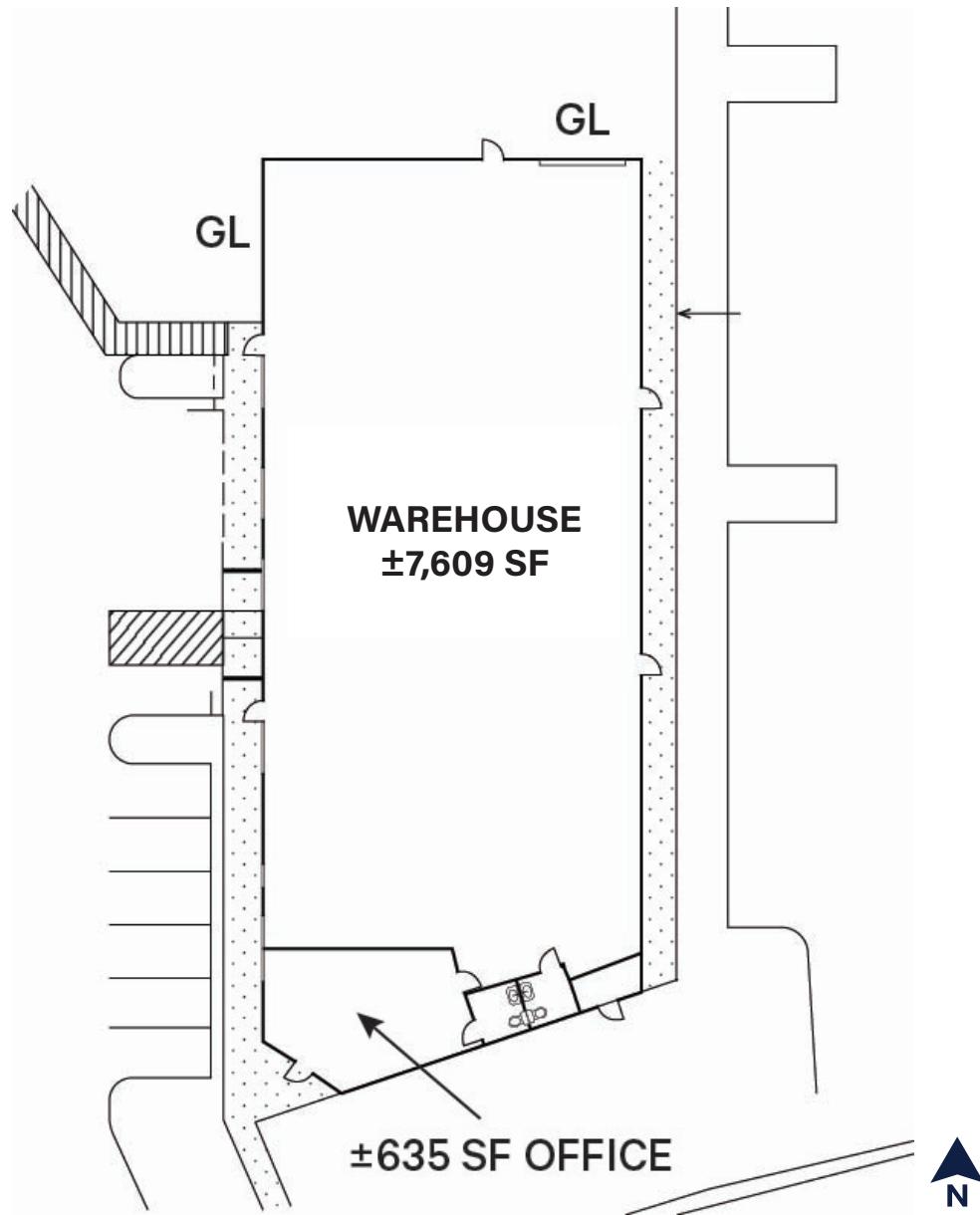


\*TENANT TO INDEPENDENTLY VERIFY PRIOR TO ENTERING BINDING AGREEMENT



## FLOOR PLAN

Floorplan not to scale  
GL : Grade Level Door



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