



CROSSROAD
VENTURES GROUP

3264 Ramona Ave

Sacramento, CA 95826



FOR SALE SUBJECT TO OFFER

Owner User/Investor

Industrial Yard

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crossroadventures.net

Highlights

- ±7,160 SF warehouse with ±600 SF office
- Newly built ±2,500 SF lumber storage shelter
- Upgraded power to support modern industrial requirements
- ±3.31 acres with substantial yard space for outdoor storage or staging
- Zoned MRD-SWR allowing manufacturing, research & development, warehousing, and related support services

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your real estate compass.

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SECTION 1.

Property Information

3264 Ramona Ave

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For Sale

Industrial Yard

Property Summary



Property Description

The property features a versatile $\pm 7,160$ SF warehouse complemented by ± 600 SF of functional office space, ideal for a range of industrial operations. A newly constructed $\pm 2,500$ SF lumber storage shelter for, staging, or additional uses. Zoned MRD-SWR, the site allows for manufacturing, research & development, warehousing, and related support services, offering adaptability to meet diverse business needs. Positioned on ± 3.31 acres with upgraded power and a flexible layout, the property is suitable for either an owner-user or as a leased investment.

For investors, the current seller/tenant is willing to enter into a long-term lease, with terms to be negotiated, offering the potential for immediate cash flow. This dual appeal makes the property a compelling opportunity for both owner-users and investors.

Offering Summary

Sale Price:	Subject To Offer
Lot Size	142,763 SF
Building Size	10,260 SF

Demographics	1 Mile	2.5 Miles	5 Miles
Total Households	5,354	34,099	144,716
Total Population	13,445	87,882	373,253
Average HH Income	\$80,241	\$98,425	\$99,430

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Additional Photos



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Industrial Yard

Property Description



Location Description

Located in Sacramento's established industrial hub, the area benefits from immediate access to major transportation routes, including Highway 50, Interstate 80, and Interstate 5, ensuring efficient distribution throughout Northern California and beyond. The location is minutes from the Power Inn Alliance business district, Sacramento Executive Airport, and within easy reach of Sacramento International Airport. Nearby, California State University, Sacramento and the thriving downtown core contribute to a strong labor pool and dynamic economic base. This connectivity and central positioning make the area a premier choice for industrial investors and owner-users seeking accessibility, visibility, and long-term growth potential.

Property Highlights

- ±7,160 SF warehouse with ±600 SF office space
- Newly built ±2,500 SF open-air structure ideal for storage, staging, or operations
- ±3.31 acres of land with significant yard space for outdoor storage, truck maneuvering, or expansion
- Upgraded power to accommodate modern industrial and manufacturing demands
- Clear-span warehouse layout for maximum efficiency and flexibility
- Functional office component for administrative, dispatch, or management needs
- Zoning: MRD-SWR allowing manufacturing, research & development, warehousing, and related support services
- Fully fenced yard providing security and controlled access
- Flexible site design to support diverse operational requirements
- Attractive to both owner-users and industrial investors
- Seller/tenant willing to enter into a long-term lease, with terms to be negotiated
- Opportunity for immediate, stable cash flow with a secured tenant in place
- Long-term versatility ensures adaptability for future users and market demands
- Strategic industrial location within Sacramento's established distribution corridor

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SECTION 2.

Location Information

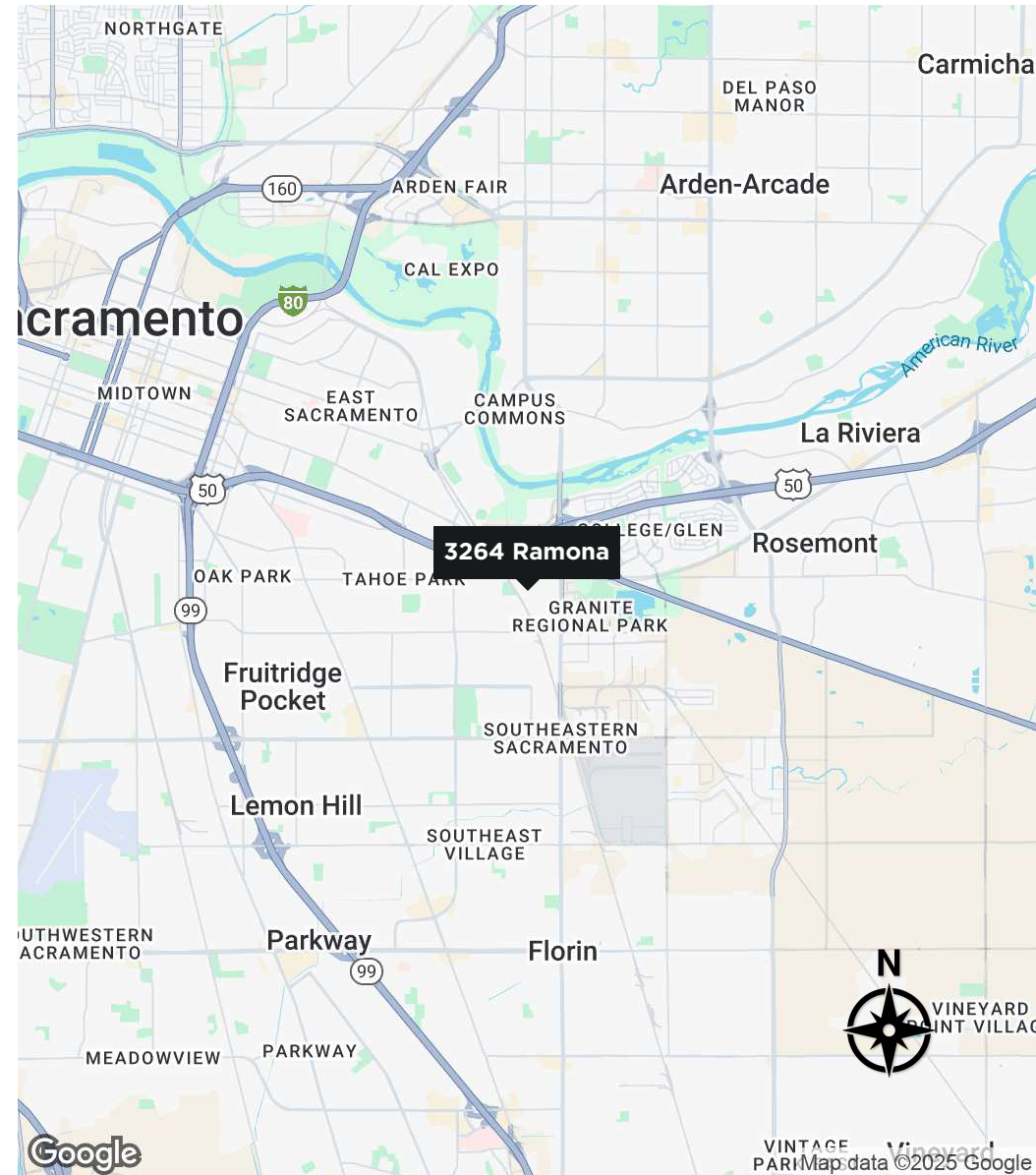
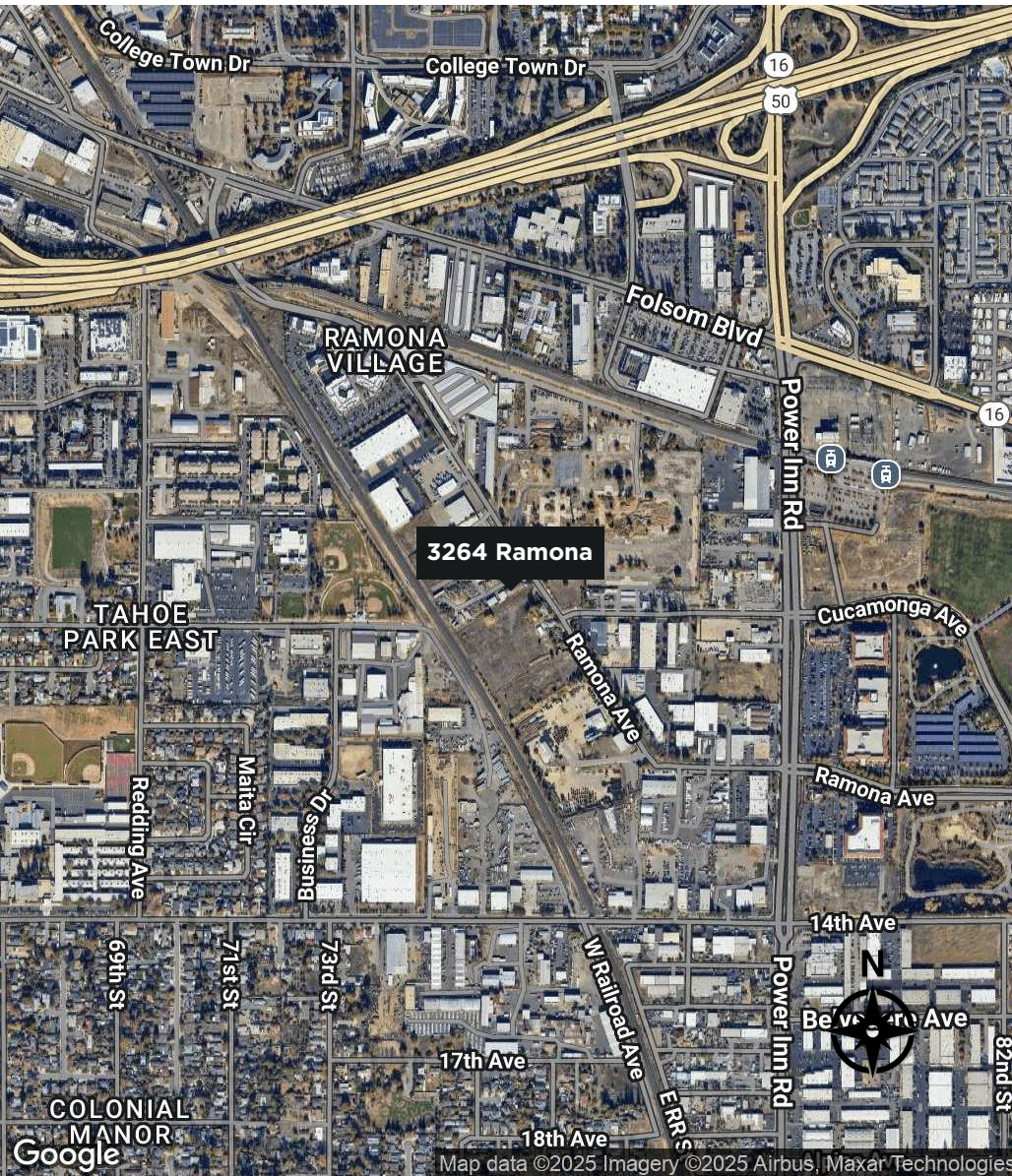
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Regional Map



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Area Analytics

Population	5 Minutes	10 Minutes	15 Minutes
Total Population	12,667	173,227	484,502
Average Age	36	39	39
Average Age (Male)	36	39	38
Average Age (Female)	37	40	40

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	4,741	69,924	185,036
Persons per HH	2.7	2.5	2.6
Average HH Income	\$84,438	\$102,243	\$100,121
Average House Value	\$468,454	\$605,331	\$563,110
Per Capita Income	\$31,273	\$40,897	\$38,508

Map and demographics data derived from AlphaMap

