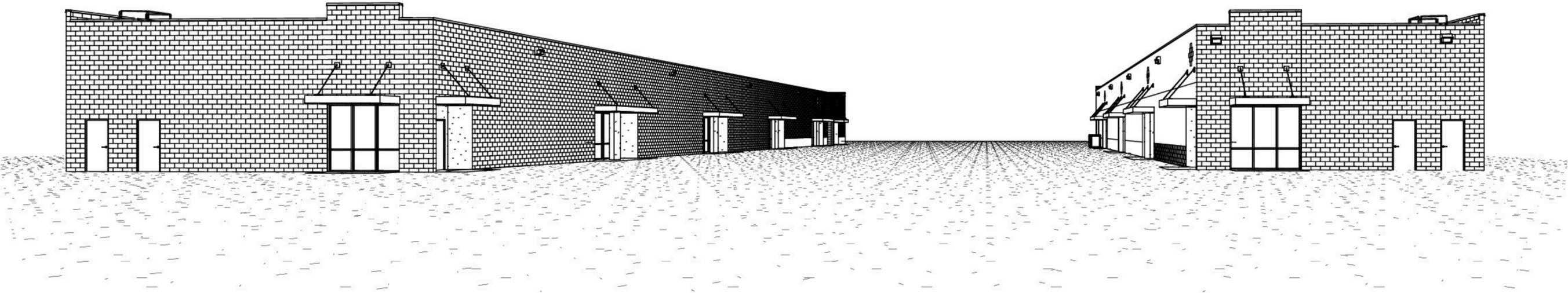


FOR SALE - APPROVED PLANS



1305 Santa Ana Ave, Sacramento, CA 95838



Industrial Land with Approved Plans for 17 Suite Units

Stephan Skots

(916) 410 - 1110

stephan@uskorealty.com

LIC#01471812

Sulamita Skots

(916) 549- 8061

sulamita@uskorealty.com

LIC#02025325

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FOR SALE

1305 Santa Ana Ave, Sacramento, CA 95838



RENDERING OF PROPOSED PROJECT



SANTA ANA AVE

Asking Price:
\$990,000 (\$17/sqft)

1.33 Acre (57,934 sqft)

ZONING M-1S-R Light Industrial

APN# 215-0260-079

Notes PLANS APPROVED!

Building A: 9,285 SF with 7 units ranging 845sqft-1,495sqft

Building B: 15,490 SF with 10 units ranging 1,026sqf-1,325sqft

Total building 24,775 sqft

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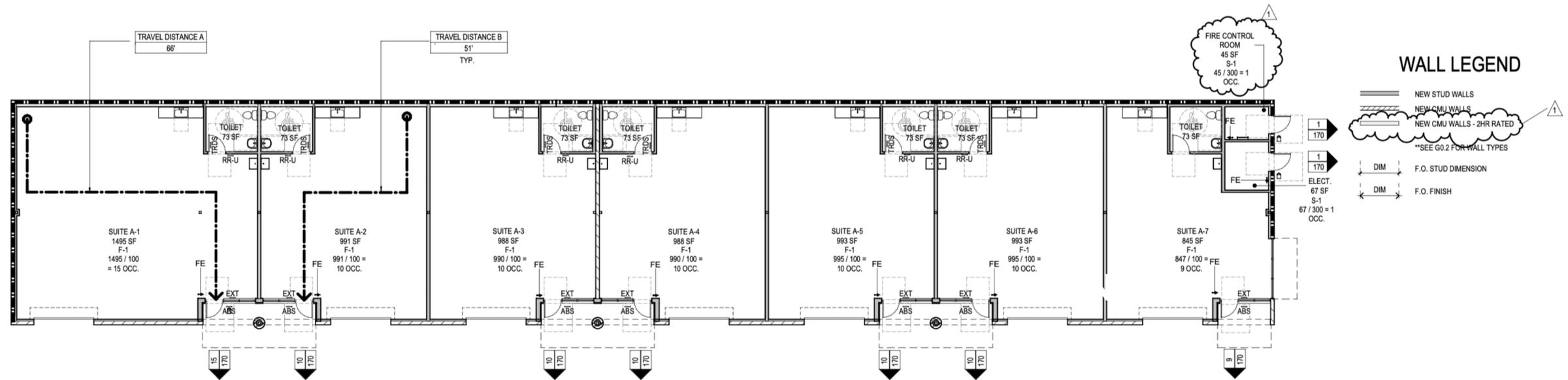
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Sulamita Skots
(916) 549- 8061

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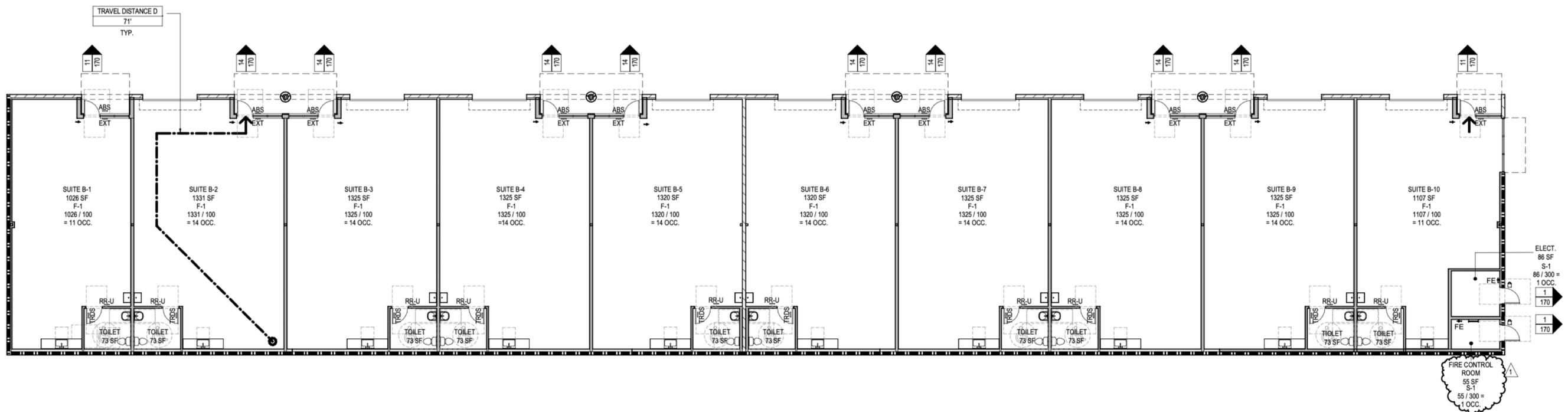
FLOOR PLAN

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CODE PLAN - BUILDING A

SCALE: 3/32" = 1'-0"

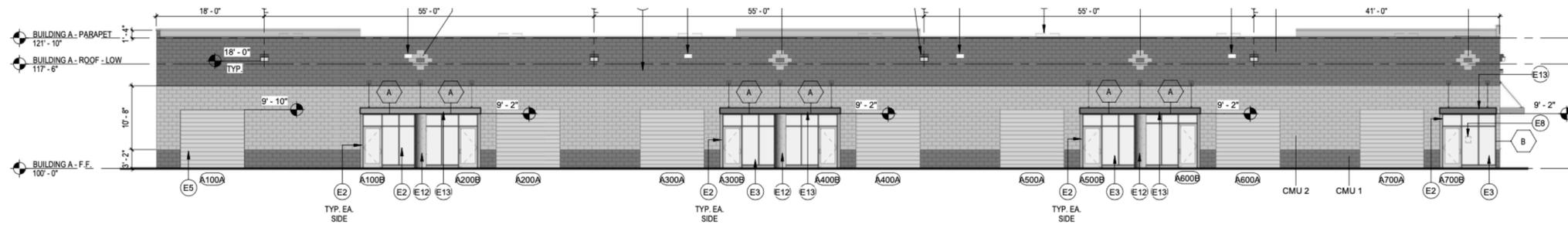


CODE PLAN - BUILDING B

SCALE: 3/32" = 1'-0"

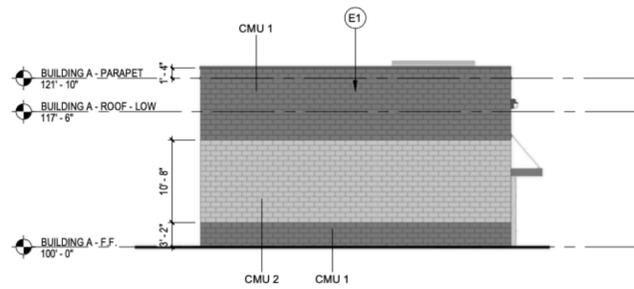
ELEVATIONS

1305 Santa Ana Ave, Sacramento, CA 95838



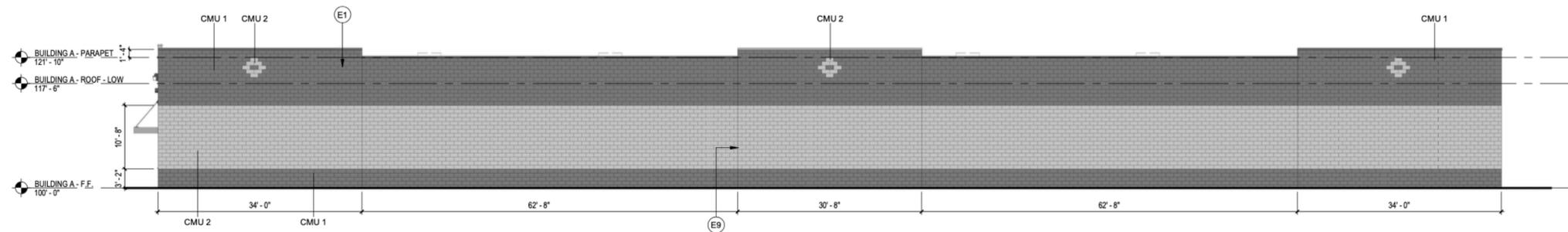
1 BUILDING A - ELEVATION - WEST

A4.1 SCALE: 3/32" = 1'-0"



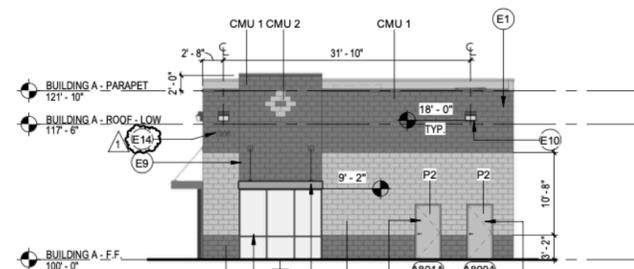
2 BUILDING A - ELEVATION - NORTH

A4.1 SCALE: 3/32" = 1'-0"



3 BUILDING A - ELEVATION - EAST

A4.1 SCALE: 3/32" = 1'-0"

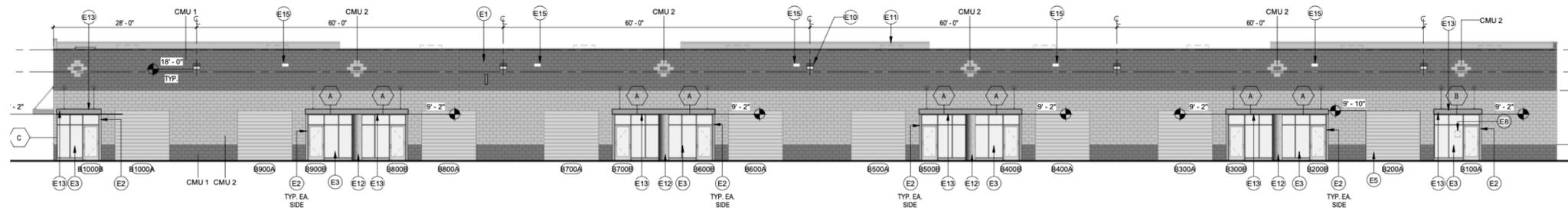


WALL FINISHES	
DESIGNATION	MANUFACTURE
CMU 1	BASALITE (O
CMU 2	BASALITE (O
P1	BENJAMIN M EQUIV.)
P2	BENJAMIN M EQUIV.)

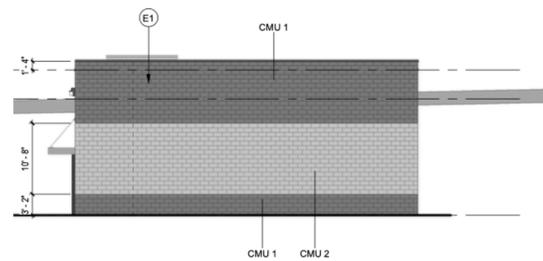
Key Value	
E1	EXTERIOR CMU WALL. SEE S
E2	3-COAT STUCCO SYSTEM
E3	ALUMINUM STOREFRONT W/
E4	EXTERIOR DOOR. SEE DOOR
E5	ROLL-UP DOOR
E8	GC TO INSTALL SIGN STATI
E9	CONTROL JOINT. TYP. SEE S
E10	EXTERIOR WALL PACK LIGHT
E11	ROOFTOP MECHANICAL UNIT
E12	CONCRETE COLUMN. SEE ST
E13	CANOPY AND ANCHOR ROD:
E14	BUILDING NUMBERS. NUMBE
E15	CONTRASTING COLOR TO BA
	OVERFLOW SCUPPER TO BE
	LOCATION IN THE FIELD.

ELEVATIONS

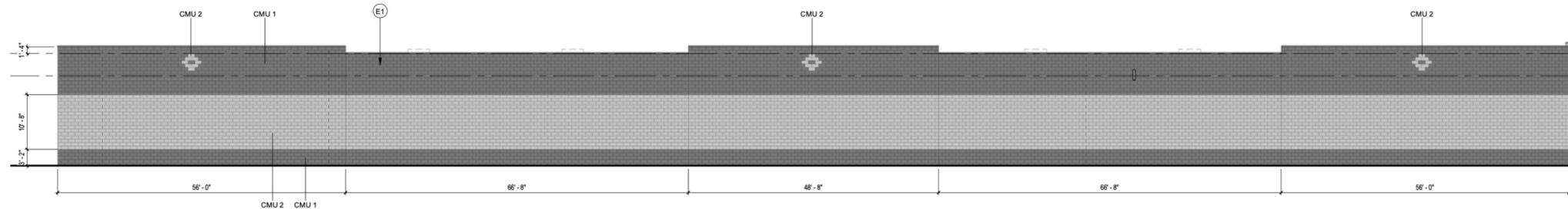
1305 Santa Ana Ave, Sacramento, CA 95838



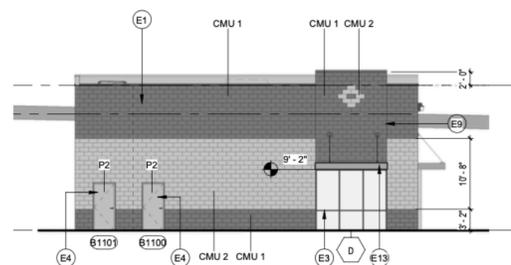
1 BUILDING - B - ELEVATION - EAST
SCALE: 3/32" = 1'-0"



2 BUILDING - B - ELEVATION - NORTH
SCALE: 3/32" = 1'-0"



3 BUILDING - B - ELEVATION - WEST
SCALE: 3/32" = 1'-0"



4 BUILDING - B - ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"

FINISHES				
WALL FINISHES				
DESIGNATION	MANUFACTURER	NUMBER/SERIES	COLOR	COMMENTS
CMU 1	BASALITE (OR EQUIV.)	PRECISION	790 STANDARD	GROUT TO MATCH CMU
CMU 2	BASALITE (OR EQUIV.)	PRECISION	389 STANDARD	GROUT TO MATCH CMU
P1	JANCO (E.I.)	EXTERIOR PAINT	MATCH CMU 1	
P2	BENJAMIN MOORE (OR EQUIV.)	EXTERIOR PAINT	MATCH CMU 2	

KEYNOTES - EXTERIORS	
Key Value	Keynote Text
E1	EXTERIOR CMU WALL. SEE STRUCTURAL DWGS.
E2	3-COAT STUCCO SYSTEM.
E3	ALUMINUM STOREFRONT WINDOW/DOOR SYSTEM. SEE WINDOW SCHEDULE.
E4	EXTERIOR DOOR. SEE DOOR SCHEDULE.
E5	ROLL-UP DOOR.
E8	GC TO INSTALL SIGN STATING "NO SMOKING WITHIN 25 FEET" AT ALL BUILDING ENTRANCES.
E9	CONTROL JOINT. TYP. SEE STRUCTURAL DWGS. FOR ALL C.J. LOCATIONS.
E10	EXTERIOR WALL PACK LIGHT FIXTURE. TYP. SEE ELECT. DWGS.
E11	ROOFTOP MECHANICAL UNIT. TYP. SEE MECH. DWGS.
E12	CONCRETE COLUMN. SEE STRUCTURAL DWGS.
E13	CANOPY AND ANCHOR ROD SUPPORTS (DEFERRED SUBMITTAL).
E14	BUILDING NUMBERS. NUMBERS SHALL BE A MIN. 8" IN HEIGHT WITH A MINIMUM STROKE OF 1.25", AND CLEARLY VISIBLE FROM FRONTAGE ROAD. CONTRASTING COLOR TO BACKGROUND.
E15	OVERFLOW SCUPPER TO BE INSTALLED MIN. 4" ABOVE FINISHED ROOF COVERING IN A CMU BLOCK INCREMENT (8" X 16" W). GC TO VERIFY FIELD LOCATION IN THE FIELD.