

FOR SALE OR LEASE

841-849 F STREET

WEST SACRAMENTO, CA



INDUSTRIAL PROPERTY WITH EXCESS LAND

NEWMARK

Kevin Jasper, SIOR
Senior Managing Director
916.826.7276
kevin.jasper@nrmk.com
CA RE License # 01164925

Sean Mahoney, SIOR
Senior Managing Director
916.952.5750
sean.mahoney@nrmk.com
CA RE License # 01332661

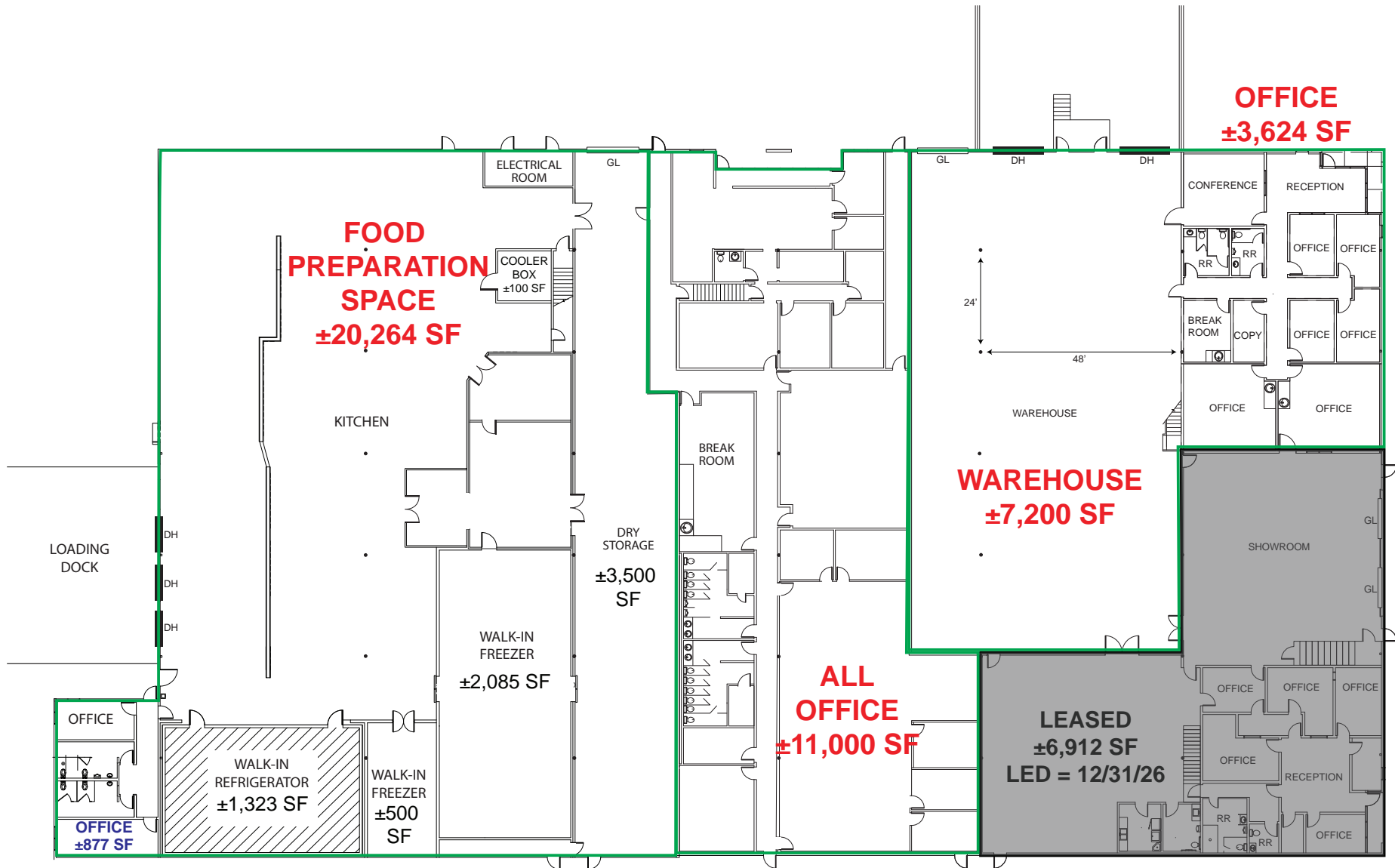
PROPERTY HIGHLIGHTS

- Available for Sale or Lease
- ±49,000 SF Building on 2.6 acres, with Adjacent 1.28 Acre Paved Lot
- ±20,264 SF of State of CA Registered Food Processing Facility
- ±17,000 SF of Existing Office Space
- Five (5) Dock-High Doors
- Four (4) Grade Level Doors
- ±24' Clear Height
- 2,000 Amps of 480-Volt Power (Tenant/Buyer to Independently Verify)
- Fully Sprinklered
- Skylights
- Current Income = \$8,723/Month, NNN for ±6,912 SF with ±12,500 SF of Yard Area
- Currently a Multi-Tenant Building with Four (4) Tenants
- Secured and Fenced Business Park

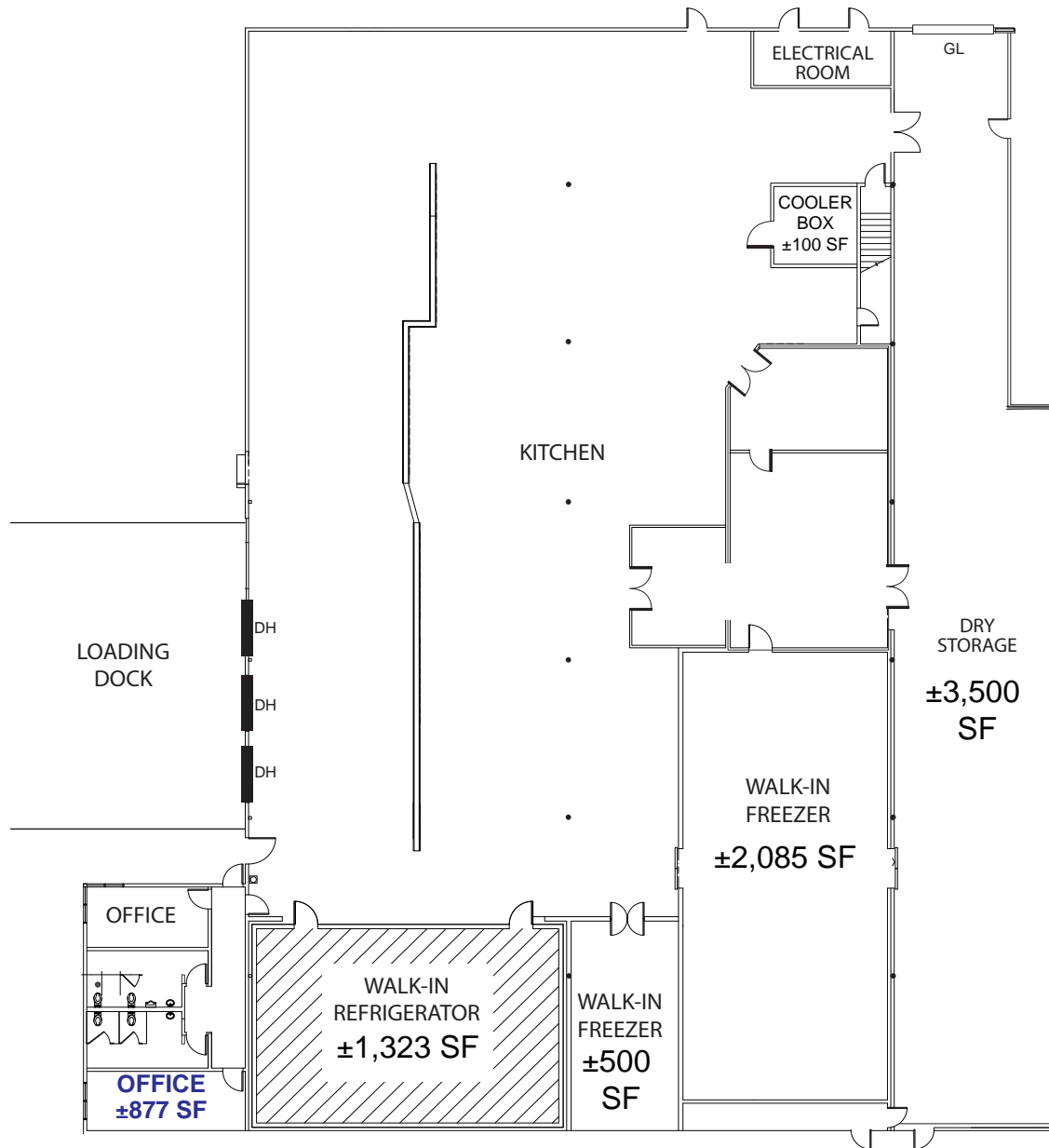
ASKING SALE PRICE: \$8,330,000 (\$170 PSF)
ASKING LEASE RATE: \$0.85 PSF (Building)
\$0.20 PSF (Yard)



FLOOR PLAN



FOOD PREPARATION SPACE



SPACE HIGHLIGHTS

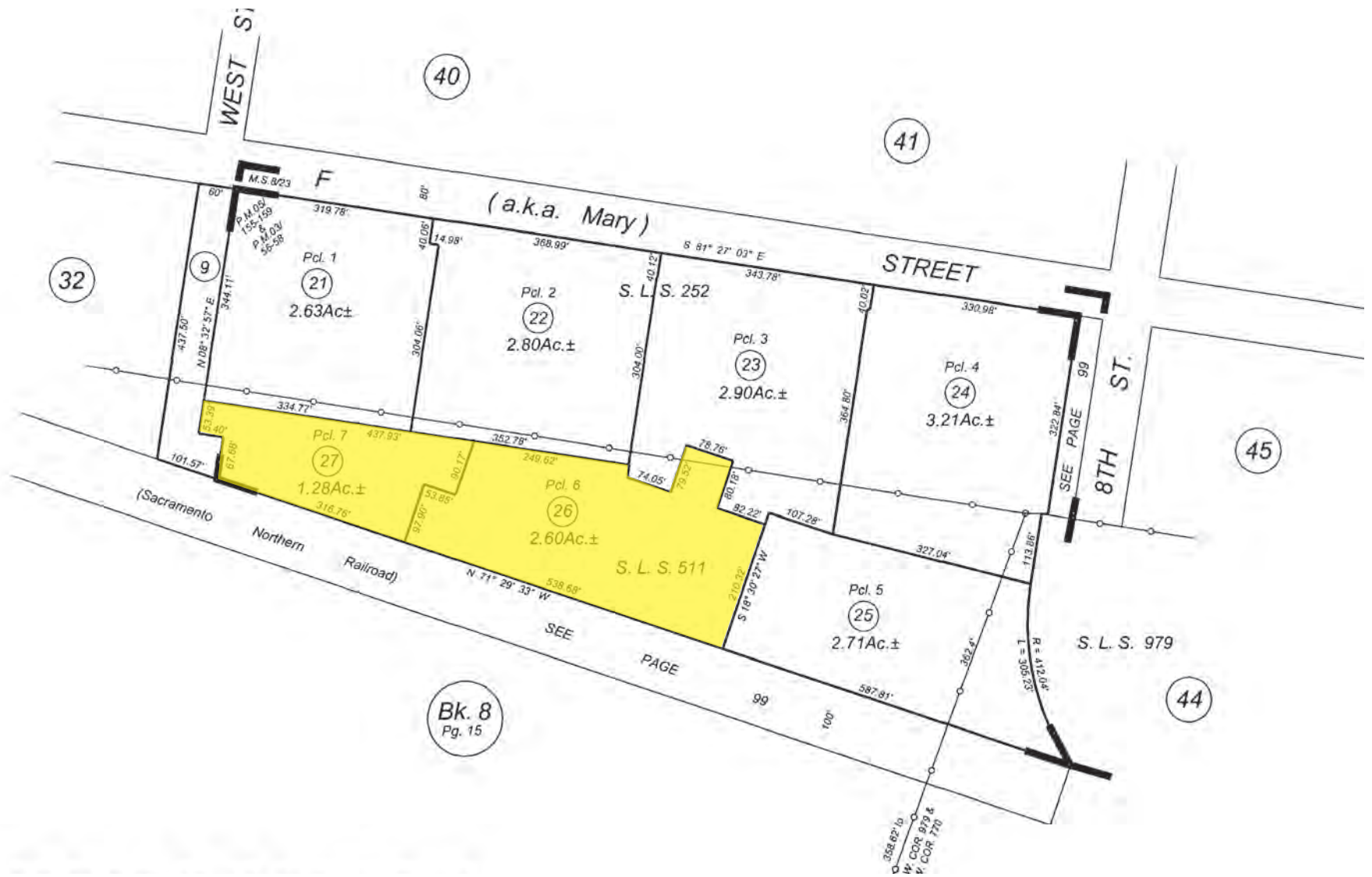
- ±20,264 SF Space with Small Office Area
- Three (3) Dock Doors
- One (1) Grade Level Door
- Registered State of CA Processed Food facility
- Floor Drains
- Walk-in freezers and coolers
- Cooling tower and boiler



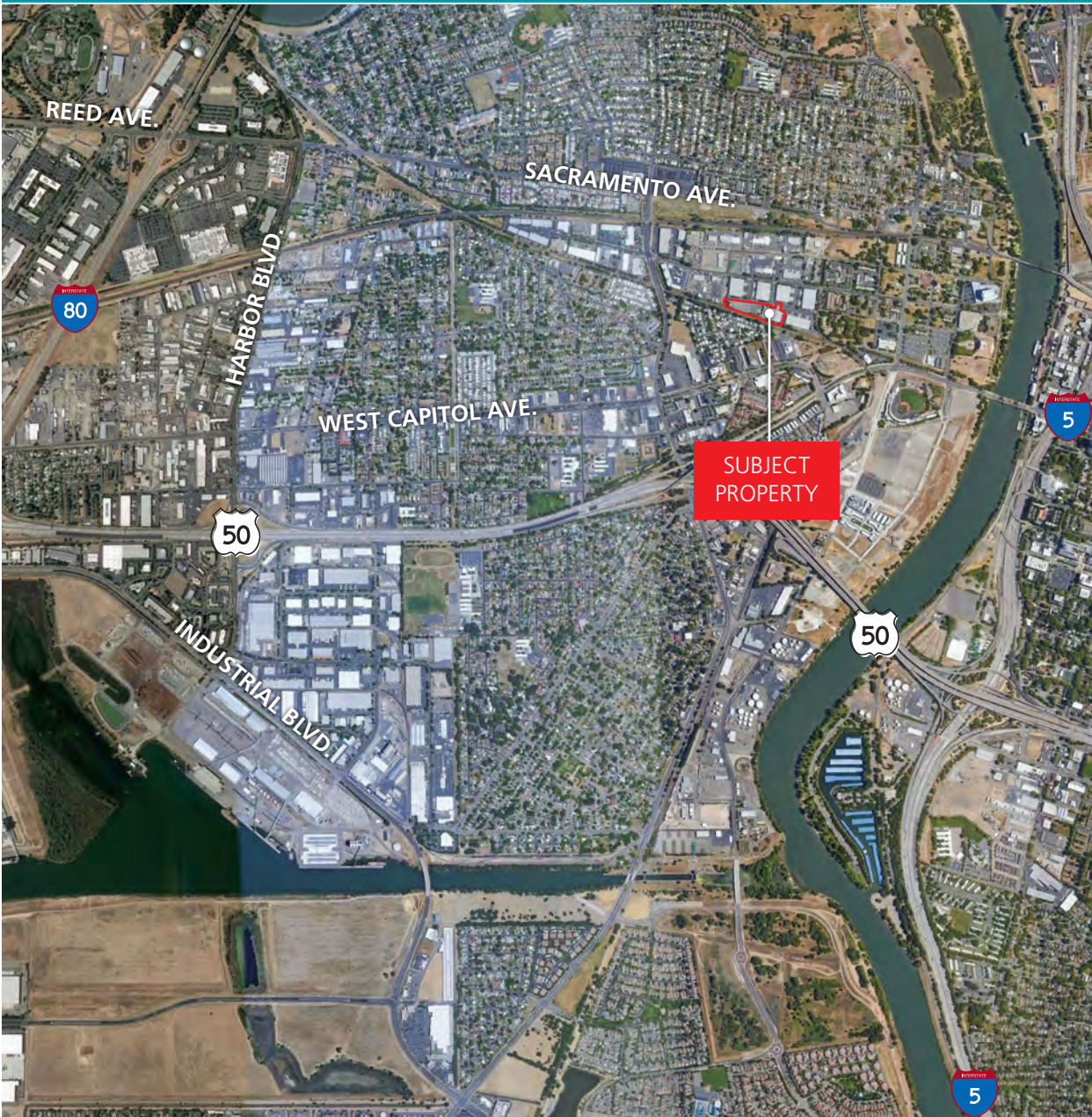
SITE PLAN



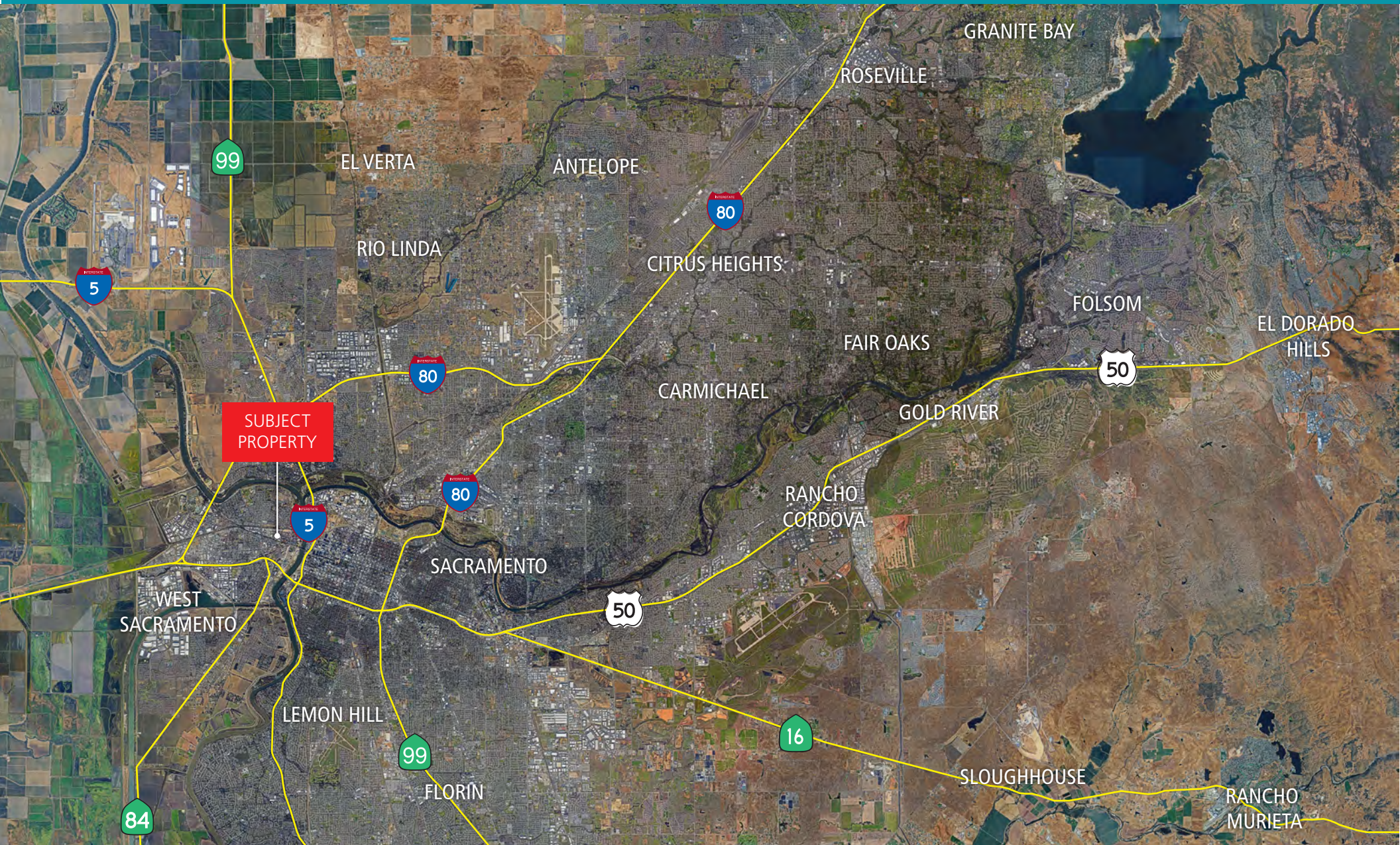
PARCEL MAP



PROPERTY AERIAL



REGIONAL MAP



841-849 F STREET

WEST SACRAMENTO, CA



Kevin Jasper, SIOR Senior Managing Director
916.826.7276 / kevin.jasper@nrmk.com
CA RE License # 01164925

Sean Mahoney, SIOR Senior Managing Director
916.952.5750 / sean.mahoney@nrmk.com
CA RE License # 01332661

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 04/26