

# Rovana Circle

Sacramento, CA 95826

## Property Overview

- + ±12.14 gross acres
- + APN # 064-0010-164
- + M-2 zoning (Heavy Industrial) - City of Sacramento
- + Utilities: Electricity (SMUD); natural gas (PG&E), water (City of Sacramento) and sewer (Sacramento Area Sewer District) are stubbed to the site
- + ± 100 driveway cut on Rovana Circle
- + Rail possible - ±597 feet along UP rail line at west end of the property
- + One of the last remaining large parcels available along the Highway 50 corridor
- + Fully entitled for ±101,250 SF of industrial development
- + Located in Sacramento's largest industrial submarket (Power Inn)

## Contact Us

**Sean Merold, SIOR**  
Senior Vice President  
+1 916 446 8701  
sean.merold@cbre.com  
Lic. 01803204

**Mike Zimmerman, SIOR**  
Senior Vice President  
+1 916 446 8702  
mike.zimmerman1@cbre.com  
Lic. 01514055

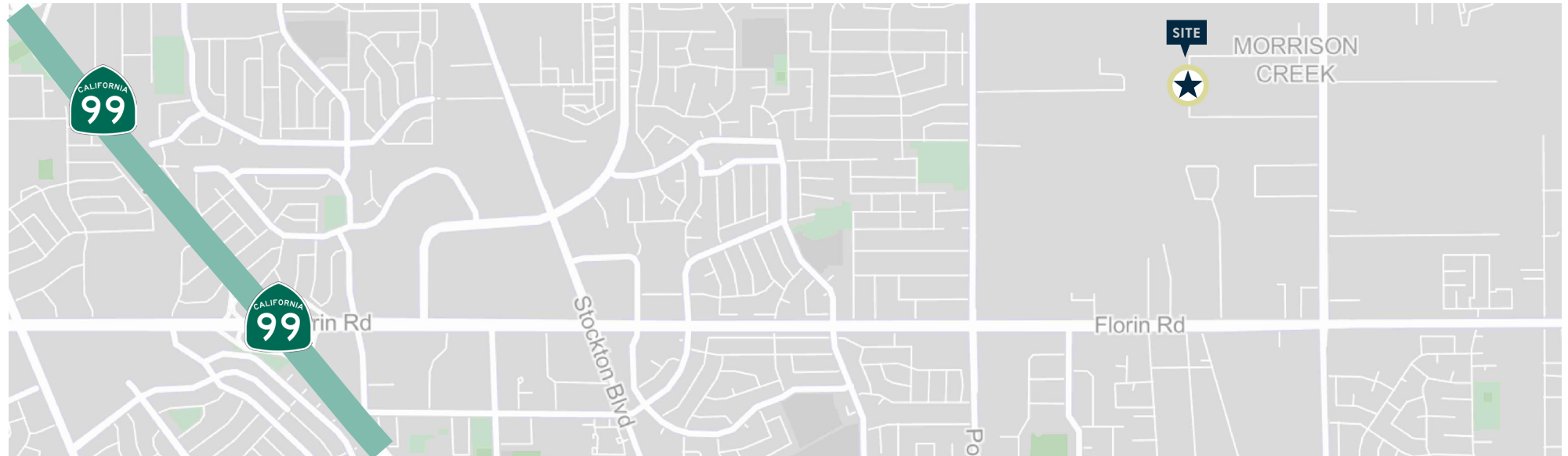
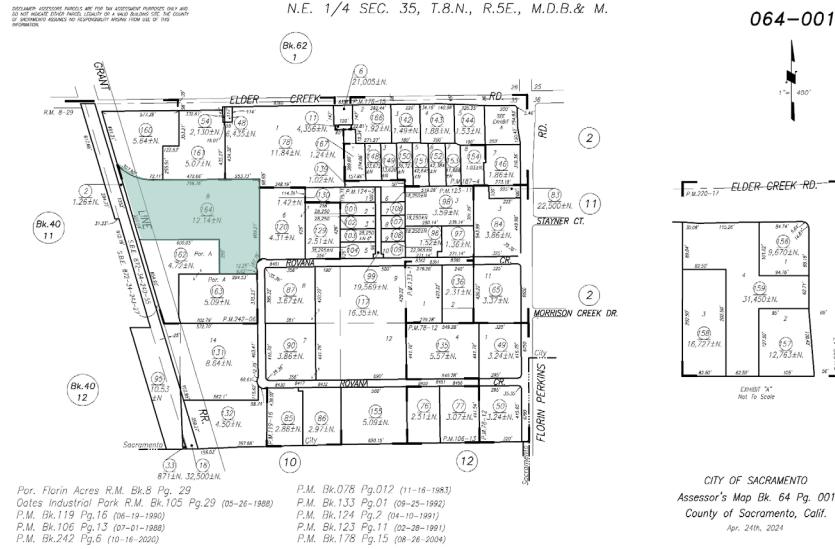
±12.14 ACRES OF INDUSTRIAL LAND AVAILABLE





# Aerial Map





© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.